

Condominium

RESIDENTIAL

2825 LITTLE RIVER RUN

FORT WAYNE, IN 46804

\$626,771 TopHap Estimate · \$86 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

7,296 ft²

LIVING AREA

0.18 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

10

ROOMS

3

PARKING

VALUATION

\$627K

\$593K low

\$660K high

Est. Owner Equity

\$626,771

TAX & ASSESSMENT

Property Tax	\$5,630 (2025)
Assessed Value	\$548,000
Previous Assessed	\$561,400
Assessor Market Value	\$548,000

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ALLEN
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Solar
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 28, 2018	Financing	Warranty Deed			
Nov 18, 2016	Financing	Intrafamily Transfer			\$31K
Aug 16, 2013	Financing	Trustees Deed			\$332K
Aug 14, 2013	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Ridge Elementary School	Elementary	KG–5	1.0 mi
Homestead High School	High	9–12	1.1 mi
Woodside Middle School	Middle	6–8	1.5 mi

District: Southwest Allen County Metropolitan School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 46804

75 CRIME INDEX	95 AIR POLLUTION	29,012 POPULATION	\$85K MEDIAN IN-COME	50°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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