

Single Family Residence **RESIDENTIAL**

11223 EAGLE RIVER RUN

FORT WAYNE, IN 46845

\$367,093 TopHap Estimate · \$191 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,925 ft²

LIVING AREA

0.27 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$367K

\$343K low

\$391K high

Est. Owner Equity

\$147,661

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,165 (2025)
Assessed Value	\$396,800
Previous Assessed	\$396,800
Assessor Market Value	\$396,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2021	Resale	Contract Sale	\$219,432	\$114	\$219K
Apr 28, 2021	Resale	Warranty Deed	\$318,000	\$165	
Sep 30, 2020	Resale	Corporation Deed	\$44,910	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cederville Elementary School	Elementary	KG–3	0.9 mi
Leo Jr/Sr High School	Middle	7–12	3.2 mi

District: East Allen County Schools

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 46845

22 CRIME INDEX	96 AIR POLLUTION	29,777 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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