

Condominium

RESIDENTIAL

2820 LITTLE RIVER RUN

FORT WAYNE, IN 46804

\$378,928 TopHap Estimate · \$86 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

4,416 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$379K

\$361K low

\$397K high

Est. Owner Equity

\$378,928

TAX & ASSESSMENT

Property Tax	\$3,300 (2025)
Assessed Value	\$334,200
Previous Assessed	\$340,400
Assessor Market Value	\$334,200

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ALLEN
Lot (acres)	0.18
Construction	Concrete Blocks
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 14, 2025	Financing	Warranty Deed			
Nov 14, 2025	Resale	Warranty Deed	\$375,000	\$85	
Jul 21, 2008	Resale	Warranty Deed	\$240,000	\$54	\$190K

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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------