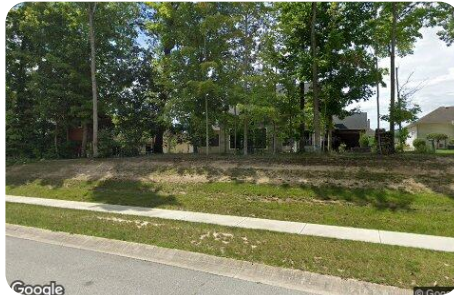


Residential - Vacant Land

**RESIDENTIAL**

# DEER RUN AT EAGLE RIVER RUN

FORT WAYNE, IN 46845



**0.21 ac**

LOT SIZE

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Allen                     |
| Lot (acres)   | 0.21                      |
| Heating       | None                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Nov 28, 2023 | Quitclaim | Quit Claim Transfer |       |                    |      |

## 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<br>CRIME INDEX | 96<br>AIR POLLUTION | 29,777<br>POPULATION | \$110K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 59%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|