

Residential - Vacant Land

RESIDENTIAL

EAGLE RIVER RUN

FORT WAYNE, IN 46845



0.39 ac

LOT SIZE

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Allen
Lot (acres)	0.40
Heating	None
Pool	No

CLIMATE RISK

36

FLOOD

8

WILDFIRE

70

HEAT

69

STORM

3

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	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 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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