

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202619761 2904 Thompson Avenue Fort Wayne IN 46807 Status Active L \$78,800



**Area** Allen County **Parcel ID** 02-12-15-231-001.000-074 **Type** Site-Built Home  
**Sub** L H Moores **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 1  
**Location** City/Town/Suburb **Style** Two Story  
**School District** FWC **Elem** South Wayne **JrH** Portage **SrH** South Side  
**Legal Description** Lot 23 Felts Addition  
**Directions** Broadway to Home, turn west to Thompson, turn south, and Home will be on the west side  
**Inside City Limits** Y **City Zoning** R1 **County Zoning** **Zoning Description**

**Remarks** 4 bedroom home in a very quiet area with mature trees, stamped concrete patio, replacement windows, new furnace and central air with over sized detached garage. All this home needs is a little tlc and it's an instant money maker.... <<< Special Note: This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$2,500. Seller will review the Highest Offer on Wednesday, June 17 @ 3pm. There will be Two Open House dates to view the property on Sun. June 7 (1-2 pm) and Sun. June 14 (1-2 pm).

Se	Lo	Lot Ac/SF/Dim	0.1100 / 4,792	38 x 135	Sr	No	Lot Des	Level
<b>Township</b> Wayne		<b>Abv Gd Fin SqFt</b> 1,786	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 832	<b>Ttl Fin SqFt</b> 1,786	<b>Year Built</b> 1910		
<b>Age</b> 116	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Fndtn</b> Crawl, Partial Basement	<b># Rooms</b> 6			
<b>Room Dimensions</b>		<b>Inside City Limits</b> Y	<b>City</b> R1	<b>County</b>	<b>Zoning Description</b>			
<b>DIM</b>	<b>L</b>							
<b>L</b> 18 x 13	<b>M</b>	<b>Baths</b> Full	<b>Half</b>	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas	<b>No</b>	<b>Fireplace</b>	<b>No</b>
<b>D</b> 12 x 12	<b>M</b>	<b>B-Main</b> 0	<b>1</b>	<b>Well</b>	<b>Dryer Hookup</b> Elec	<b>No</b>	<b>Guest Qtrs</b>	<b>No</b>
<b>F</b> x		<b>B-Upper</b> 1	<b>0</b>	<b>Sewer</b> City	<b>Dryer Hook Up</b>	<b>No</b>	<b>Split FirPln</b>	<b>No</b>
<b>K</b> 18 x 11	<b>M</b>	<b>B-Blw G</b> 0	<b>0</b>	<b>Fuel /</b> Gas, Forced Air	<b>Disposal</b>	<b>No</b>	<b>Ceiling Fan</b>	<b>No</b>
<b>B</b> x		<b>Laundry Rm</b> Main	<b>Heating</b>	<b>Water Soft-Owned</b>	<b>No</b>	<b>Skylight</b>	<b>No</b>	
<b>D</b> 10 x 12	<b>M</b>	<b>Laundry L/W</b> 10x 10	<b>Cooling</b> Central Air	<b>Water Soft-Rented</b>	<b>No</b>	<b>ADA Features</b>	<b>No</b>	
<b>M</b> 12 x 10	<b>U</b>	<b>AMENITIES</b> Deck Open, Porch Covered, Range/Oven Hook		<b>Alarm Sys-Sec</b>	<b>No</b>	<b>Fence</b>		
<b>2</b> 12 x 10	<b>U</b>	Up Elec, Washer Hook-Up		<b>Alarm</b>	<b>No</b>	<b>Golf Course</b>	<b>No</b>	
<b>3</b> 12 x 10	<b>U</b>			<b>Jet/Grdn Tub</b>	<b>No</b>	<b>Nr Wlkg Trails</b>	<b>No</b>	
<b>4</b> x		<b>Garage</b> 2.0 / Detached	/ 22 x 30 / 660.00	<b>Pool</b>	<b>No</b>	<b>Garage Y/N</b>	<b>Yes</b>	
<b>5</b> x		<b>Outbuilding</b> None	x	<b>Pool Type</b>		<b>Opnr:</b>	<b>No</b>	
<b>R</b> x		<b>Outbuilding</b>	x	<b>Off Street Pk</b>	<b>Yes</b>			
<b>LF</b> x		<b>Assn Dues</b>	Not Applicable	<b>FIREPLACE</b>	<b>None</b>			
<b>E</b> 9 x 6	<b>U</b>	<b>Other Fees</b>						
<b>Restrictions</b>								
<b>WtrType</b>		<b>Water</b>						
<b>Water Features</b>		<b>Wtr Name</b>		<b>Channel Frtg</b>				
		<b>Wtr Frtg</b>		<b>Lake Type</b>				
		None						

**Virtual Tours:**

**Auction** Yes **Auction Reserve Price** \$ **Auction Date** 5/22/2026 **Auction Time** 3:00 pm  
**Auctioneer Name** Kyle Ness **Auctioneer License #** AU10300027  
**Financing:** Proposed **Exemptions** **Year Taxes Payable** 2026  
**Annual Taxes** \$3,827.8 **Is Owner/Seller a Real Estate Licensee** No **Possession** at closing  
**List Office** Ness Bros. Realtors & Auctione - Off: 260-459-3911

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 0  
**Ttl Concessions Paid** **Sold/Concession Remarks**  
**Seller Concessions Offer Y/N** **Seller Concession Amount \$**

**Presented by:** Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctione - Off: 260-356-3911

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