

Single Family Residence **RESIDENTIAL**

# 3126 RIVULET RUN

FORT WAYNE, IN 46818

**\$305,423** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**1,436 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$305K**

\$286K low

\$325K high

Est. Owner Equity

**\$66,923**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,536 (2025) |
| Assessed Value        | \$349,600      |
| Previous Assessed     | \$349,600      |
| Assessor Market Value | \$349,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Allen                   |
| Lot (acres)   | 0.25                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |

Porch · 117 ft²

## CLIMATE RISK

**1**  
FLOOD

**5**  
WILDFIRE

**71**  
HEAT

**65**  
STORM

**5**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Nov 20, 2019 | Financing | Intrafamily Transfer |       |        | \$143K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Eel River Elementary School | Elementary | KG–5   | 0.3 mi   |
| Carroll High School         | High       | 9–12   | 0.6 mi   |
| Carroll Middle School       | Middle     | 6–8    | 0.6 mi   |

District: Northwest 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 46818

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 81<br>CRIME INDEX | 99<br>AIR POLLUTION | 24,598<br>POPULATION | \$83K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 59%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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