

Single Family Residence **RESIDENTIAL**

# 3311 RIVULET RUN

FORT WAYNE, IN 46818

**\$235,960** TopHap Estimate · \$191 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,233 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$236K**

\$226K low

\$245K high

Last Sale

**\$109,500 · Sep 15, 2010**

Est. Owner Equity

**\$134,360**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,434 (2025) |
| Assessed Value        | \$217,800      |
| Previous Assessed     | \$217,800      |
| Assessor Market Value | \$217,800      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Allen                                 |
| Lot (acres)   | 0.18                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|-----------|--------------------|-------|
| Aug 31, 2010 | Resale | Warranty Deed | \$109,500 | \$89               | \$50K |
| May 28, 2009 | Resale | Warranty Deed | \$107,500 | \$87               | \$86K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Eel River Elementary School | Elementary | KG–5   | 0.3 mi   |
| Carroll High School         | High       | 9–12   | 0.5 mi   |
| Carroll Middle School       | Middle     | 6–8    | 0.7 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

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

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

| OWNERSHIP

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