

Single Family Residence **RESIDENTIAL**

2810 RIVULET RUN

FORT WAYNE, IN 46818

\$233,313 TopHap Estimate · \$202 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,155 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$233K

\$225K low

\$242K high

Last Sale

\$226,000 · Nov 21, 2024

Est. Owner Equity

\$233,313

TAX & ASSESSMENT

Property Tax	\$2,976 (2025)
Assessed Value	\$191,600
Previous Assessed	\$191,600
Assessor Market Value	\$191,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	9 WILDFIRE	71 HEAT	65 STORM	5 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2024	Resale	Warranty Deed	\$226,000	\$196	
Nov 19, 2024	Financing	Warranty Deed			
Oct 26, 2012	Resale	Warranty Deed	\$102,000	\$88	

ASSIGNED SCHOOLS

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

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 NEIGHBORHOOD · ZIP 46818

81 CRIME INDEX	99 AIR POLLUTION	24,598 POPULATION	\$83K MEDIAN IN-COME	50°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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