

Single Family Residence **RESIDENTIAL**

3226 RIVULET RUN

FORT WAYNE, IN 46818

\$264,323 TopHap Estimate · \$212 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,248 ft²
LIVING AREA

0.18 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$264K

\$252K low

\$277K high

Last Sale

\$120,000 · Dec 17, 2013

Est. Owner Equity

\$264,323

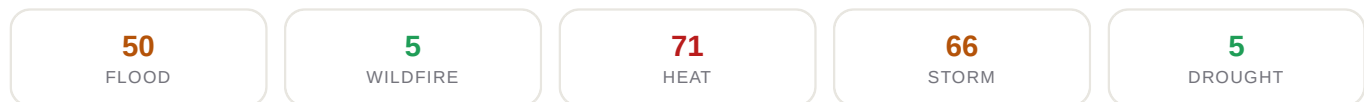
TAX & ASSESSMENT

Property Tax	\$1,664 (2025)
Assessed Value	\$245,300
Previous Assessed	\$245,300
Assessor Market Value	\$245,300

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2013	Resale	Warranty Deed	\$120,000	\$96	
Nov 20, 2009	Resale	Warranty Deed	\$111,500	\$89	\$109K
Feb 2, 2009	Financing	Intrafamily Transfer			\$69K

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

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.

OWNERSHIP

Occupancy	Owner occupied
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