

Single Family Residence **RESIDENTIAL**

2815 RIVULET RUN

FORT WAYNE, IN 46818

\$235,132 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,203 ft²
LIVING AREA

0.17 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$235K

\$222K low

\$248K high

Last Sale

\$147,000 · Mar 15, 2019

Est. Owner Equity

\$235,132

TAX & ASSESSMENT

Property Tax	\$2,606 (2025)
Assessed Value	\$167,700
Previous Assessed	\$167,700
Assessor Market Value	\$167,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

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	\$/FT ²	LOAN
Mar 12, 2019	Resale	Warranty Deed	\$147,000	\$122	\$1.1M
Jul 14, 2006	Financing	Corporation Deed			\$87K
Oct 22, 2004	Financing	Corporation Deed			\$93K
Oct 22, 2004	Financing	Corporation Deed			\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eel River Elementary School	Elementary	KG–5	0.5 mi
Carroll High School	High	9–12	0.7 mi
Carroll Middle School	Middle	6–8	0.8 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------