

Single Family Residence **RESIDENTIAL**

2903 RIVULET RUN

FORT WAYNE, IN 46818

\$247,662 TopHap Estimate · \$206 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

0.15 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$248K

\$237K low

\$259K high

Est. Owner Equity

\$19,757

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$1,469 (2025)
Assessed Value	\$221,900
Previous Assessed	\$221,900
Assessor Market Value	\$221,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	9 WILDFIRE	71 HEAT	65 STORM	5 DROUGHT
------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2024	Financing	Warranty Deed			\$228K
Oct 11, 2023	Financing	Intrafamily Transfer			
Jun 20, 2012	Resale	Warranty Deed	\$112,400	\$94	\$70K
Dec 21, 2006	Financing	DTOT			\$23K
Dec 22, 2006	Financing	Corporation Deed			\$92K

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	0.7 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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