

Single Family Residence

RESIDENTIAL

3215 RIVULET RUN

FORT WAYNE, IN 46818

\$252,242 TopHap Estimate · \$179 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,410 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$252K

\$242K low

\$263K high

Last Sale

\$66,500 · Jan 25, 2024

Est. Owner Equity

\$82,242

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,715 (2025)
Assessed Value	\$251,400
Previous Assessed	\$250,200
Assessor Market Value	\$251,400

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
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2026	Financing	Mortgage			\$175K
Jan 9, 2024	Financing	Intrafamily Transfer			\$50K
Nov 17, 2021	Quitclaim	Quit Claim Transfer			\$120K
Aug 22, 2016	Resale	Warranty Deed	\$127,900	\$91	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eel River Elementary School	Elementary	KG–5	0.3 mi
Carroll High School	High	9–12	0.6 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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