

Single Family Residence **RESIDENTIAL**

2912 RIVULET RUN

FORT WAYNE, IN 46818

\$252,164 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,272 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$252K

\$239K low

\$266K high

Est. Owner Equity

\$113,764

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,654 (2025)
Assessed Value	\$244,100
Previous Assessed	\$244,100
Assessor Market Value	\$244,100

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

41 FLOOD	5 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
Apr 21, 2008	Financing	Warranty Deed			\$124K
Feb 1, 2008	Financing	Warranty Deed			
Mar 31, 2006	Financing	Corporation Deed			\$50K
Oct 22, 2004	Financing	Corporation Deed			
Jan 17, 2006	Financing	Corporation Deed			\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eel River Elementary School	Elementary	KG–5	0.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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