

Single Family Residence **RESIDENTIAL**

3010 RIVULET RUN

FORT WAYNE, IN 46818

\$269,863 TopHap Estimate · \$173 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,563 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$270K

\$258K low

\$282K high

Last Sale

\$166,500 · Mar 11, 2019

Est. Owner Equity

\$105,408

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$1,899 (2025)
Assessed Value	\$273,400
Previous Assessed	\$273,400
Assessor Market Value	\$273,400

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

10 FLOOD	11 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
Mar 8, 2019	Resale	Warranty Deed	\$166,500	\$107	\$163K
Mar 31, 2014	Resale	Warranty Deed	\$127,500	\$82	\$121K
Dec 18, 2008	Financing	Intrafamily Transfer			\$87K
Apr 27, 2005	Quitclaim	Quit Claim Transfer			
Apr 27, 2005	Financing	Corporation Deed			\$105K
Apr 27, 2005	Financing	Corporation Deed			\$105K

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
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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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