

Single Family Residence **RESIDENTIAL**

3101 RIVULET RUN

FORT WAYNE, IN 46818

\$242,344 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,190 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$242K

\$232K low

\$253K high

Last Sale

\$124,900 · Jul 26, 2016

Est. Owner Equity

\$127,594

Loan-to-Value

49%

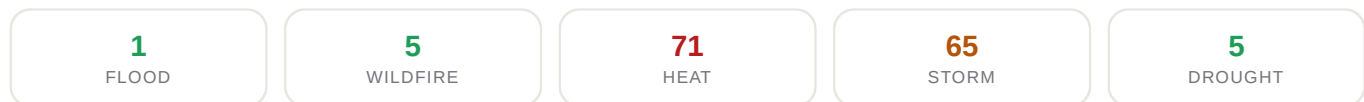
TAX & ASSESSMENT

Property Tax	\$3,404 (2025)
Assessed Value	\$219,300
Previous Assessed	\$219,300
Assessor Market Value	\$219,300

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
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2016	Resale	Warranty Deed	\$124,900	\$105	\$100K
Oct 30, 2007	Financing	Warranty Deed			\$117K
Jan 28, 2005	Financing	Warranty Deed			\$106K
Jan 28, 2005	Financing	Warranty Deed			\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eel River Elementary School	Elementary	KG–5	0.4 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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