

Single Family Residence **RESIDENTIAL**

3031 RIVULET RUN

FORT WAYNE, IN 46818

\$217,943 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,122 ft²

LIVING AREA

0.21 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$218K

\$199K low

\$237K high

Est. Owner Equity

\$217,943

TAX & ASSESSMENT

Property Tax	\$2,606 (2025)
Assessed Value	\$167,700
Previous Assessed	\$167,700
Assessor Market Value	\$167,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

26
FLOOD

5
WILDFIRE

71
HEAT

65
STORM

5
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2023	Financing	Intrafamily Transfer			

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------