

Single Family Residence **RESIDENTIAL**

2807 RIVULET RUN

FORT WAYNE, IN 46818

\$358,979 TopHap Estimate · \$199 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,803 ft²
LIVING AREA

0.3 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$359K

\$341K low

\$377K high

Est. Owner Equity

\$235,508

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,520 (2025)
Assessed Value	\$347,700
Previous Assessed	\$347,700
Assessor Market Value	\$347,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 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
Oct 21, 2005	Financing	Corporation Deed			\$76K
Jun 20, 2005	Financing	Corporation Deed			
Oct 22, 2004	Financing	Corporation Deed			\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eel River Elementary School	Elementary	KG–5	0.5 mi
Carroll High School	High	9–12	0.7 mi
Carroll Middle School	Middle	6–8	0.8 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	Owner occupied
-----------	-----------------------