

Single Family Residence **RESIDENTIAL**

3206 RIVULET RUN

FORT WAYNE, IN 46818

\$319,563 TopHap Estimate · \$186 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,720 ft²

LIVING AREA

0.31 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$320K

\$313K low

\$326K high

Last Sale

\$403,056 · May 15, 2026

Est. Owner Equity

\$319,563

TAX & ASSESSMENT

Property Tax	\$3,530 (2025)
Assessed Value	\$227,500
Previous Assessed	\$264,000
Assessor Market Value	\$227,500

PROPERTY FACTS

Property Type	Single Family Residence
County	ALLEN
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 120 ft²

CLIMATE RISK

1 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	\$/FT²	LOAN
May 7, 2026	Resale	Warranty Deed	\$403,056	\$234	\$303K
May 7, 2026	Resale	Warranty Deed	\$403,056	\$234	\$303K
Mar 25, 2022	Resale	Warranty Deed	\$266,000	\$155	\$200K
Jun 17, 2019	Financing	Warranty Deed			\$177K
Aug 20, 2015	Financing	Warranty Deed			\$151K
Mar 21, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eel River Elementary School	Elementary	KG–5	0.3 mi
Carroll High School	High	9–12	0.6 mi
Carroll Middle School	Middle	6–8	0.6 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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