

Single Family Residence **RESIDENTIAL**

3113 RIVULET RUN

FORT WAYNE, IN 46818

\$237,888 TopHap Estimate · \$225 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,057 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$238K

\$228K low

\$248K high

Est. Owner Equity

\$0

Loan-to-Value

416%

TAX & ASSESSMENT

Property Tax	\$3,235 (2025)
Assessed Value	\$208,400
Previous Assessed	\$208,400
Assessor Market Value	\$208,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 20 ft²

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	\$/FT²	LOAN
Jul 3, 2019	Financing	Warranty Deed			\$114K

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	Absentee owner
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