

Single Family Residence **RESIDENTIAL**

2806 RIVULET RUN

FORT WAYNE, IN 46818

\$255,000 TopHap Estimate · \$107 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,378 ft²

LIVING AREA

0.23 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$255K

\$250K low

\$260K high

Last Sale

\$328,975 · Jun 8, 2026

Est. Owner Equity

\$7,650

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,564 (2025)
Assessed Value	\$233,300
Previous Assessed	\$227,000
Assessor Market Value	\$233,300

PROPERTY FACTS

Property Type	Single Family Residence
County	ALLEN
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

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	\$/FT ²	LOAN
Jun 1, 2026	Resale	Warranty Deed	\$328,975	\$138	\$247K
Jun 23, 2023	Resale	Warranty Deed	\$230,000	\$97	\$219K
Aug 26, 2019	Resale	Warranty Deed	\$159,900	\$67	\$164K
Apr 16, 2015	Resale	Warranty Deed	\$102,300	\$43	\$100K
Sep 12, 2014	Resale	Special Warranty Deed	\$93,000	\$39	
Jul 29, 2014	Non-arms-length	Sheriffs Deed	\$124,000	\$52	
Jan 12, 2007	Financing	Warranty Deed			\$117K
Jul 19, 2005	Financing	Corporation Deed			\$110K
Jun 9, 2005	Financing	Corporation Deed			
Oct 22, 2004	Financing	Corporation Deed			

ASSIGNED SCHOOLS

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