

Single Family Residence **RESIDENTIAL**

3011 RIVULET RUN

FORT WAYNE, IN 46818

\$246,253 TopHap Estimate · \$200 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,232 ft²

LIVING AREA

0.19 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$246K

\$236K low

\$256K high

Last Sale

\$117,000 · Dec 6, 2011

Est. Owner Equity

\$246,253

TAX & ASSESSMENT

Property Tax	\$1,539 (2025)
Assessed Value	\$230,300
Previous Assessed	\$230,300
Assessor Market Value	\$230,300

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

CLIMATE RISK

59 FLOOD	11 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
Sep 28, 2012	Financing	Intrafamily Transfer			
Dec 2, 2011	Resale	Warranty Deed	\$117,000	\$95	
Jul 16, 2009	Financing	Intrafamily Transfer			
Sep 2, 2005	Financing	Corporation Deed			\$118K
Jun 20, 2005	Financing	Corporation Deed			
Oct 22, 2004	Financing	Corporation Deed			\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eel River Elementary School	Elementary	KG–5	0.4 mi
Carroll High School	High	9–12	0.7 mi

Carroll Middle School	Middle	6–8	0.7 mi
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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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