

Single Family Residence

RESIDENTIAL

2606 RIVER RIDGE DR

WAUKESHA, WI 53189

\$686,855 TopHap Estimate · \$281 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,443 ft²

LIVING AREA

0.32 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$687K

\$658K low

\$716K high

Last Sale

\$624,900 · Mar 7, 2025

Est. Owner Equity

\$232,855

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,034 (2025)
Assessed Value	\$525,600
Previous Assessed	\$455,500
Assessor Market Value	\$539,464

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WAUKESHA
Lot (acres)	0.32
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 188 ft²

Patio · 182 ft²

Porch · 33 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2025	Resale	Warranty Deed	\$624,900	\$256	\$450K
Apr 13, 2010	Financing	Intrafamily Transfer			\$352K
Mar 10, 2006	Resale	Warranty Deed	\$419,900	\$172	\$336K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West High School	High	9–12	0.5 mi
Rose Glen Elementary School	Elementary	PK–5	1.1 mi
Les Paul Middle School	Middle	6–8	3.1 mi

District: Waukesha School District

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 53189

71 CRIME INDEX	71 AIR POLLUTION	28,102 POPULATION	\$112K MEDIAN IN-COME	47°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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