

Single Family Residence **RESIDENTIAL**

## 2605 RIVER RIDGE DR

WAUKESHA, WI 53189

**\$590,124** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,471 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**3**

PARKING

### VALUATION

**\$590K**

\$579K low

\$602K high

Last Sale

**\$550,000 · Jul 18, 2025**

Est. Owner Equity

**\$590,124**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,656 (2025) |
| Assessed Value        | \$497,400      |
| Previous Assessed     | \$489,400      |
| Assessor Market Value | \$510,521      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WAUKESHA                         |
| Lot (acres)   | 0.25                             |
| Construction  | Frame (Unspecified)              |
| Foundation    | No Foundation                    |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

Porch · 126 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Aug 27, 2025 | Financing | Intrafamily Transfer |           |        |        |
| Jul 14, 2025 | Resale    | Warranty Deed        | \$550,000 | \$223  |        |
| Nov 11, 2022 | Resale    | Warranty Deed        | \$470,000 | \$190  | \$376K |
| Jan 31, 2022 | Resale    | Warranty Deed        | \$150,000 | \$61   | \$360K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West High School            | High       | 9–12   | 0.4 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>71</div> <div>CRIME INDEX</div> | <div>71</div> <div>AIR POLLUTION</div> | <div>28,102</div> <div>POPULATION</div> | <div>\$112K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|