

Single Family Residence

RESIDENTIAL

# 1103 WOLF RIVER DR

FREMONT, WI 54940

**\$222,404** TopHap Estimate · \$178 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**3**

BEDS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1999**

YEAR BUILT

## VALUATION

**\$222K**

\$203K low

\$242K high

Last Sale

**\$325,000 · Jul 30, 2026**

Est. Owner Equity

**\$0**

Loan-to-Value

**155%**

## TAX & ASSESSMENT

Property Tax

**\$4,874 (2025)**

Assessed Value

**\$285,100**

Previous Assessed

**\$139,900**

Assessor Market Value

**\$167,570**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WAUPACA                 |
| Lot (acres)   | 0.30                    |
| Heating       | Yes                     |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Jul 28, 2026 | Non-arms-length | Warranty Deed        | \$325,000 | \$260              | \$225K |
| Jun 16, 2026 | Financing       | Mortgage             |           |                    | \$340K |
| Feb 11, 2013 | Resale          | Warranty Deed        | \$133,500 | \$107              | \$80K  |
| Jan 18, 2011 | Financing       | Intrafamily Transfer |           |                    |        |
| Jan 20, 2011 | Quitclaim       | Quit Claim Transfer  | \$139,900 | \$112              |        |
| Jan 13, 2011 | Resale          | Warranty Deed        | \$139,900 | \$112              | \$136K |
| Jan 20, 2011 | Resale          | Warranty Deed        | \$139,900 | \$112              |        |
| Feb 9, 2006  | Financing       | Intrafamily Transfer |           |                    | \$20K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Fremont Elementary School | Elementary | KG–5   | 0.4 mi   |
| Weyauwega High School     | High       | 9–12   | 4.6 mi   |
| Weyauwega Middle School   | Middle     | 6–8    | 4.7 mi   |

District: Weyauwega-Fremont 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 54940

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>114</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>4,557</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|