

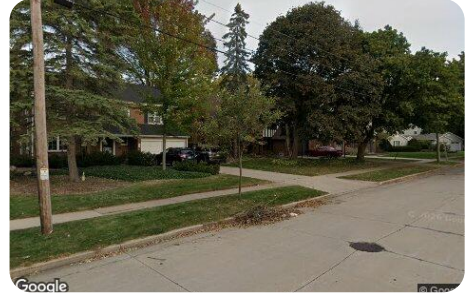
Single Family Residence

RESIDENTIAL

46 RIVER DR

APPLETON, WI 54915

\$363,140 TopHap Estimate · \$203 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,785 ft²

LIVING AREA

0.38 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$363K

\$318K low

\$408K high

Est. Owner Equity

\$293,140

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$6,926 (2024)
Assessed Value	\$465,700
Assessor Market Value	\$527,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	OUTAGAMIE
Lot (acres)	0.38
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2004	Non-arms-length	Warranty Deed	\$253,000	\$142	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stephen Foster Elementary Charter School	Elementary	KG–5	0.6 mi
James Madison Middle School	Middle	6–8	1.4 mi
Appleton East High School	High	9–12	2.2 mi

District: Appleton Area 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.

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 NEIGHBORHOOD · ZIP 54915

80 CRIME INDEX	67 AIR POLLUTION	42,379 POPULATION	\$85K MEDIAN IN-COME	45°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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