

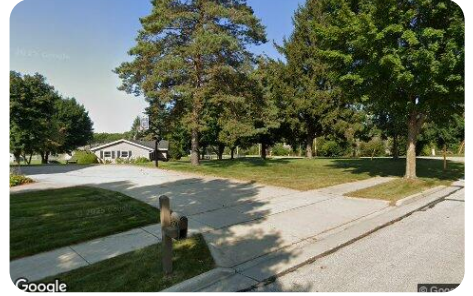
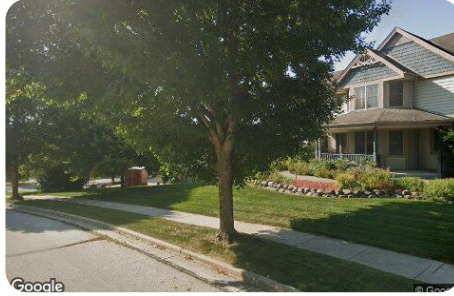
Single Family Residence

**RESIDENTIAL**

# 2731 RIVER RIDGE DR

WAUKESHA, WI 53189

**\$516,647** TopHap Estimate · \$197 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,618 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$517K**

\$464K low

\$569K high

Last Sale

**\$342,600 · May 9, 2017**

Est. Owner Equity

**\$194,647**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,500 (2025) |
| Assessed Value        | \$560,300      |
| Previous Assessed     | \$600,800      |
| Assessor Market Value | \$575,080      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WAUKESHA                         |
| Lot (acres)   | 0.46                             |
| Construction  | Frame (Unspecified)              |
| Foundation    | No Foundation                    |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

Deck · 524 ft²

Patio · 534 ft²

Porch · 210 ft²

## CLIMATE RISK

1

FLOOD

18

WILDFIRE

56

HEAT

63

STORM

28

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 27, 2017 | Resale | Warranty Deed | \$342,600 | \$131  | \$291K |
| Apr 19, 2014 | Resale | Warranty Deed | \$320,000 | \$122  | \$256K |
| Feb 7, 2004  | Resale | Warranty Deed | \$342,000 | \$131  | \$272K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West High School            | High       | 9–12   | 0.3 mi   |
| Rose Glen Elementary School | Elementary | PK–5   | 0.9 mi   |
| Les Paul Middle School      | Middle     | 6–8    | 3.2 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

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

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

## OWNERSHIP

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