

Single Family Residence

RESIDENTIAL

40 RIVER DR

APPLETON, WI 54915

\$436,765 TopHap Estimate · \$158 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,766 ft²

LIVING AREA

0.44 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$437K

\$370K low

\$504K high

Est. Owner Equity

\$436,765

TAX & ASSESSMENT

Property Tax	\$7,776 (2024)
Assessed Value	\$521,000
Assessor Market Value	\$589,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OUTAGAMIE
Lot (acres)	0.44
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2016	Quitclaim	Quit Claim Transfer			

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.

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.

OWNERSHIP

Occupancy	Owner occupied
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