

Single Family Residence **RESIDENTIAL**

# 556 RIVERWAY

MENASHA, WI 54952

**\$610,736** TopHap Estimate · \$171 / ft<sup>2</sup> · confidence 60 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,568 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1936**

YEAR BUILT

**2**

STORIES

**14**

ROOMS

## VALUATION

**\$611K**

\$364K low

\$858K high

Last Sale

**\$385,000 · Mar 26, 2018**

Est. Owner Equity

**\$70,736**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,517 (2025) |
| Assessed Value        | \$508,300      |
| Previous Assessed     | \$508,300      |
| Assessor Market Value | \$539,863      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Winnebago               |
| Lot (acres)   | 0.43                    |
| Foundation    | Raised (Unspecified)    |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

Porch · 150 ft²

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Butte Des Morts Elementary School | Elementary | KG–4   | 0.7 mi   |
| Menasha High School               | High       | 9–12   | 0.8 mi   |
| Maplewood Middle School           | Middle     | 7–8    | 2.6 mi   |

District: Menasha 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 54952

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>93</div> <div>CRIME INDEX</div> | <div>72</div> <div>AIR POLLUTION</div> | <div>29,496</div> <div>POPULATION</div> | <div>\$75K</div> <div>MEDIAN IN-COME</div> | <div>45°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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