

Single Family Residence **RESIDENTIAL**

74 RIVER RIDGE RD

CEDAR FALLS, IA 50613

\$344,250 TopHap Estimate · \$176 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,955 ft²

LIVING AREA

0.28 ac

LOT SIZE

1972

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$344K

\$313K low

\$376K high

Last Sale

\$310,500 · May 11, 2023

Est. Owner Equity

\$23,550

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$4,996 (2025)
Assessed Value	\$451,300
Previous Assessed	\$329,080
Assessor Market Value	\$451,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	BLACK HAWK
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 216 ft²

Patio · 216 ft²

Porch · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2023	Resale	Warranty Deed	\$310,500	\$159	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holmes Junior High School	Middle	7–9	0.8 mi
North Cedar Elementary School	Elementary	PK–6	1.2 mi
Cedar Falls High School	High	10–12	1.2 mi

District: Cedar Falls Community 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 50613

93 CRIME INDEX	78 AIR POLLUTION	43,092 POPULATION	\$82K MEDIAN IN-COME	47°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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