

Single Family Residence **RESIDENTIAL**

# 2503 RIVER RUN CT

CEDAR RAPIDS, IA 52411

**\$601,537** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**  
BEDS

**4**  
BATHS

**2,206 ft<sup>2</sup>**  
LIVING AREA

**1.08 ac**  
LOT SIZE

**1999**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**3**  
PARKING

## VALUATION

**\$602K**

\$523K low

\$680K high

Est. Owner Equity

**\$601,537**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,800 (2024) |
| Assessed Value        | \$584,400      |
| Previous Assessed     | \$525,700      |
| Assessor Market Value | \$584,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | A-Frame                 |
| County        | Linn                    |
| Lot (acres)   | 1.08                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 188 ft²

Porch · 310 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| May 31, 2023 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Viola Gibson Elementary School | Elementary | PK–5   | 1.6 mi   |
| Kennedy High School            | High       | 9–12   | 3.5 mi   |
| Harding Middle School          | Middle     | 6–8    | 5.0 mi   |

District: Cedar Rapids 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 52411

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>16</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>8,224</b><br>POPULATION | <b>\$164K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|