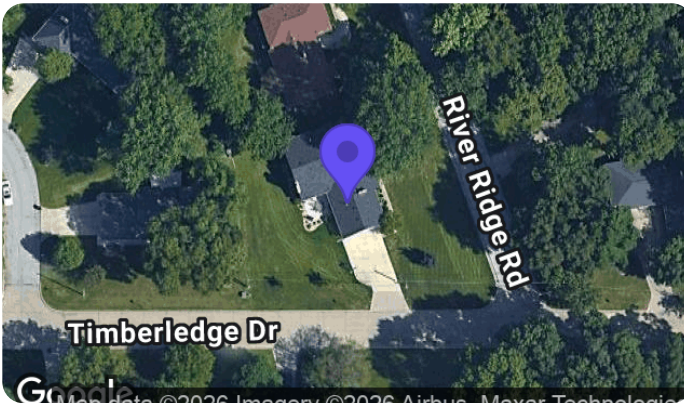


Single Family Residence **RESIDENTIAL**

18 RIVER RIDGE RD

CEDAR FALLS, IA 50613

\$433,331 TopHap Estimate · \$210 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,060 ft²
LIVING AREA

0.32 ac
LOT SIZE

1966
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$433K

\$402K low

\$465K high

Last Sale

\$436,000 · Jul 9, 2025

Est. Owner Equity

\$62,731

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,954 (2025)
Assessed Value	\$433,370
Previous Assessed	\$318,030
Assessor Market Value	\$433,370

PROPERTY FACTS

Property Type	Single Family Residence
County	BLACK HAWK
Lot (acres)	0.32
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 252 ft²

Porch · 144 ft²

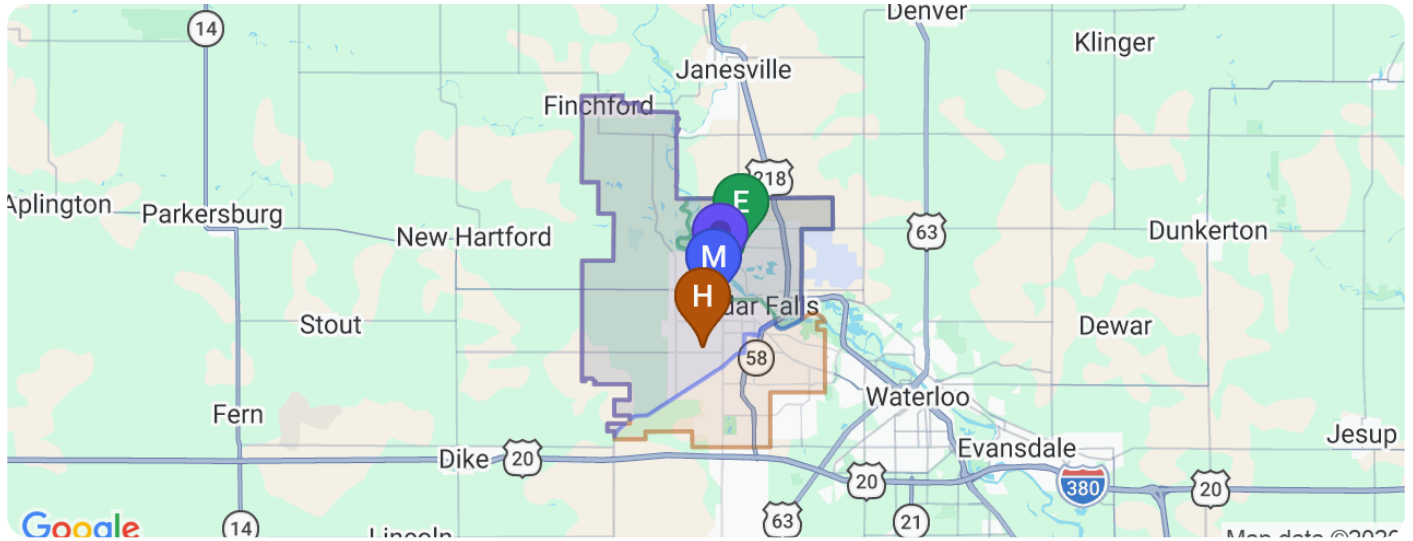
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2025	Resale	Deed	\$436,000	\$212	\$414K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holmes Junior High School	Middle	7–9	0.8 mi
Cedar Falls High School	High	10–12	1.1 mi
North Cedar Elementary School	Elementary	PK–6	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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