

Single Family Residence **RESIDENTIAL**

91 RIVER RIDGE RD

CEDAR FALLS, IA 50613

\$331,222 TopHap Estimate · \$182 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,821 ft²

LIVING AREA

0.48 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$331K

\$292K low

\$371K high

Est. Owner Equity

\$271,222

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$5,200 (2025)
Assessed Value	\$459,820
Previous Assessed	\$347,110
Assessor Market Value	\$459,820

PROPERTY FACTS

Property Type	Single Family Residence
County	BLACK HAWK
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 400 ft²

Porch · 236 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holmes Junior High School	Middle	7–9	0.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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