

Single Family Residence **RESIDENTIAL**

54 RIVER RIDGE RD

CEDAR FALLS, IA 50613

\$469,992 TopHap Estimate · \$202 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,322 ft²

LIVING AREA

0.28 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$470K

\$409K low

\$531K high

Last Sale

\$330,500 · Aug 1, 2016

Est. Owner Equity

\$219,992

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,770 (2025)
Assessed Value	\$484,470
Previous Assessed	\$368,810
Assessor Market Value	\$484,470

PROPERTY FACTS

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

Patio · 100 ft²

Porch · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2016	Resale	Warranty Deed	\$330,500	\$142	
Feb 2, 2012	Resale	Warranty Deed	\$265,000	\$114	

ASSIGNED SCHOOLS

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