

Single Family Residence **RESIDENTIAL**

46 RIVER RIDGE RD

CEDAR FALLS, IA 50613

\$516,802 TopHap Estimate · \$150 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,438 ft²

LIVING AREA

0.34 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$517K

\$457K low

\$577K high

Last Sale

\$312,000 · Jan 21, 2005

Est. Owner Equity

\$50,202

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$7,484 (2025)
Assessed Value	\$654,500
Previous Assessed	\$475,250
Assessor Market Value	\$654,500

PROPERTY FACTS

Property Type	Single Family Residence
County	BLACK HAWK
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 329 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 2, 2020	Financing	Intrafamily Transfer			
Jan 14, 2005	Non-arms-length	Joint Tenancy Deed	\$312,000	\$91	\$250K

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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