

Single Family Residence **RESIDENTIAL**

84 RIVER RIDGE RD

CEDAR FALLS, IA 50613

\$498,374 TopHap Estimate · \$283 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

1,760 ft²

LIVING AREA

0.28 ac

LOT SIZE

1968

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$498K

\$443K low

\$554K high

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$5,386 (2025)
Assessed Value	\$473,490
Previous Assessed	\$344,980
Assessor Market Value	\$473,490

PROPERTY FACTS

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

Deck

Patio · 540 ft²

Porch · 338 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holmes Junior High School	Middle	7–9	0.8 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.

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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