

Single Family Residence **RESIDENTIAL**

# 3413 RIVER RIDGE CT NE

CEDAR RAPIDS, IA 52402

**\$610,176** TopHap Estimate · \$261 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,336 ft<sup>2</sup>**

LIVING AREA

**2.47 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**10**

ROOMS

## VALUATION

**\$610K**

\$531K low

\$689K high

Est. Owner Equity

**\$197,176**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,488 (2024) |
| Assessed Value        | \$588,400      |
| Previous Assessed     | \$526,200      |
| Assessor Market Value | \$588,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | A-Frame                 |
| County        | Linn                    |
| Lot (acres)   | 2.47                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 379 ft²

Porch · 86 ft²

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Kennedy High School             | High       | 9–12   | 1.3 mi   |
| Pierce Elementary School        | Elementary | KG–5   | 1.4 mi   |
| Benjamin Franklin Middle School | Middle     | 6–8    | 3.3 mi   |

District: Cedar Rapids 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 52402

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>40,864</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|