

Single Family Residence **RESIDENTIAL**

2706 FOREST RIDGE CT SE

CEDAR RAPIDS, IA 52403

\$347,468 TopHap Estimate · \$201 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,728 ft²

LIVING AREA

0.36 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$347K

\$311K low

\$383K high

Last Sale

\$233,500 · Aug 15, 2018

Est. Owner Equity

\$139,418

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,822 (2024)
Assessed Value	\$302,800
Previous Assessed	\$247,500
Assessor Market Value	\$302,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	Linn
Lot (acres)	0.36
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

Patio · 300 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2018	Resale	Warranty Deed	\$233,500	\$135	\$198K
Jul 31, 2008	Resale	Warranty Deed	\$199,000	\$115	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grant Wood Elementary School	Elementary	PK–5	0.8 mi
McKinley STEAM Academy	Middle	6–8	1.6 mi
Washington High School	High	9–12	2.1 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 52403

110 CRIME INDEX	83 AIR POLLUTION	23,841 POPULATION	\$80K MEDIAN IN-COME	49°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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