

Single Family Residence **RESIDENTIAL**

1950 RIVER RD

FOREST CITY, IA 50436

\$170,248 TopHap Estimate · \$72 / ft² · confidence 80 · as of Jun 25, 2026



1

BATHS

2,364 ft²

LIVING AREA

1.31 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$170K

\$136K low

\$204K high

Last Sale

\$165,000 · Nov 25, 2025

Est. Owner Equity

\$52,248

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,262 (2025)
Assessed Value	\$161,800
Previous Assessed	\$132,470
Assessor Market Value	\$161,800

PROPERTY FACTS

Property Type	Single Family Residence
County	HANCOCK
Lot (acres)	1.31
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	None
Garage	Garage, Attached
Pool	No

Deck · 280 ft²

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2025	Resale	Warranty Deed	\$165,000	\$70	\$118K
Jan 2, 2025	Resale	Warranty Deed	\$169,000	\$71	\$135K
Mar 20, 2023	Resale	Warranty Deed	\$159,000	\$67	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	3.1 mi
Forest City Middle School	Middle	5–8	3.2 mi
Forest City Elementary School	Elementary	PK–4	3.3 mi

District: Forest City 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 50436

106 CRIME INDEX	91 AIR POLLUTION	5,334 POPULATION	\$65K MEDIAN IN-COME	46°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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