

Rural Residence

RESIDENTIAL

2025 RIVER RD

FOREST CITY, IA 50436

\$427,861 TopHap Estimate · \$255 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,680 ft²

LIVING AREA

1.6 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$428K

\$361K low

\$495K high

Last Sale

\$102,000 · Aug 11, 2009

Est. Owner Equity

\$227,861

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,636 (2025)
Assessed Value	\$396,620
Previous Assessed	\$356,390
Assessor Market Value	\$396,620

PROPERTY FACTS

Property Type	Rural Residence
County	HANCOCK
Lot (acres)	1.60
Construction	Frame (Unspecified)
Heating	None
Cooling	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 10, 2009	Resale	Warranty Deed	\$102,000	\$61	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	3.8 mi
Forest City Middle School	Middle	5–8	3.8 mi
Forest City Elementary School	Elementary	PK–4	4.0 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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