

Rural Residence

RESIDENTIAL

2035 RIVER RD

FOREST CITY, IA 50436

\$277,061 TopHap Estimate · \$123 / ft² · confidence 85 · as of Jun 25, 2026



4

BEDS

1

BATHS

2,247 ft²

LIVING AREA

8.47 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

12

ROOMS

VALUATION

\$277K

\$235K low

\$319K high

Est. Owner Equity

\$243,837

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$804 (2025)
Assessed Value	\$121,290
Previous Assessed	\$104,800
Assessor Market Value	\$121,290

PROPERTY FACTS

Property Type	Rural Residence
County	HANCOCK
Lot (acres)	8.47
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 336 ft²

Shed · 900 ft²

Patio · 340 ft²

Porch · 80 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	3.9 mi
Forest City Middle School	Middle	5–8	3.9 mi
Forest City Elementary School	Elementary	PK–4	4.1 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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