

Residential (General/Single)

RESIDENTIAL

2320 RIVER RD

FOREST CITY, IA 50436

\$324,707 TopHap Estimate · confidence 86 · as of Jul 14, 2026

6.56 ac
LOT SIZE

1
STORIES

2
PARKING

VALUATION

\$325K

\$279K low

\$370K high

Last Sale

\$119,000 · Dec 4, 2020

Est. Owner Equity

\$290,457

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax

\$676 (2025)

Assessed Value

\$66,860

Previous Assessed

\$65,440

Assessor Market Value

\$66,860

PROPERTY FACTS

Property Type	Residential (General/Single)
County	HANCOCK
Lot (acres)	6.56
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 22, 2005	Resale	Warranty Deed	\$42,500		\$34K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	6.7 mi
Forest City Middle School	Middle	5–8	6.7 mi
Forest City Elementary School	Elementary	PK–4	6.9 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