

Rural Residence

RESIDENTIAL

2085 RIVER RD

FOREST CITY, IA 50436

\$203,088 TopHap Estimate · \$126 / ft² · confidence 84 · as of Jun 25, 2026



2

BEDS

1

BATHS

1,608 ft²

LIVING AREA

5.74 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$203K

\$171K low

\$235K high

Est. Owner Equity

\$203,088

TAX & ASSESSMENT

Property Tax	\$818 (2025)
Assessed Value	\$117,900
Previous Assessed	\$101,240
Assessor Market Value	\$117,900

PROPERTY FACTS

Property Type	Rural Residence
County	HANCOCK
Lot (acres)	5.74
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Pool	No

Deck · 168 ft²

Shed · 160 ft²

Porch · 56 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	4.5 mi
Forest City Middle School	Middle	5–8	4.5 mi
Forest City Elementary School	Elementary	PK–4	4.6 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------