

Single Family Residence **RESIDENTIAL**

2055 RIVER RD

FOREST CITY, IA 50436

\$261,684 TopHap Estimate · \$215 / ft² · confidence 94 · as of Jun 25, 2026



3

BEDS

1

BATHS

1,216 ft²

LIVING AREA

0.71 ac

LOT SIZE

1880

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$262K

\$246K low

\$278K high

Last Sale

\$49,500 · May 8, 2013

Est. Owner Equity

\$76,174

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$1,008 (2025)
Assessed Value	\$135,850
Previous Assessed	\$121,530
Assessor Market Value	\$135,850

PROPERTY FACTS

Property Type	Single Family Residence
County	HANCOCK
Lot (acres)	0.71
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	None
Pool	No

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2013	Non-arms-length	Warranty Deed	\$49,500	\$41	\$51K
Aug 15, 2005	Resale	Warranty Deed	\$135,000	\$111	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	4.2 mi
Forest City Middle School	Middle	5–8	4.2 mi
Forest City Elementary School	Elementary	PK–4	4.3 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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