

Single Family Residence **RESIDENTIAL**

## 2075 RIVER RD

FOREST CITY, IA 50436

**\$125,578** TopHap Estimate · \$90 / ft<sup>2</sup> · confidence 83 · as of Jun 25, 2026



**4**

BEDS

**1**

BATHS

**1,394 ft<sup>2</sup>**

LIVING AREA

**1.09 ac**

LOT SIZE

**1900**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**3**

PARKING

### VALUATION

**\$126K**

\$104K low

\$148K high

Last Sale

**\$70,000 · Jul 3, 2013**

Est. Owner Equity

**\$54,150**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,122 (2025) |
| Assessed Value        | \$118,350      |
| Previous Assessed     | \$118,910      |
| Assessor Market Value | \$118,350      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | HANCOCK                 |
| Lot (acres)   | 1.09                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck

Patio · 114 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|-----------------------|----------|--------|-------|
| Jun 24, 2013 | Resale    | Warranty Deed         | \$70,000 | \$50   | \$71K |
| Dec 22, 2009 | Resale    | Special Warranty Deed | \$33,000 | \$24   | \$26K |
| Oct 2, 2009  | Resale    | Warranty Deed         | \$57,500 | \$41   |       |
| May 23, 2007 | Financing | Intrafamily Transfer  |          |        | \$88K |
| Oct 26, 2005 | Resale    | Warranty Deed         | \$33,000 | \$24   | \$60K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Forest City High School       | High       | 9–12   | 4.3 mi   |
| Forest City Middle School     | Middle     | 5–8    | 4.3 mi   |
| Forest City Elementary School | Elementary | PK–4   | 4.5 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>106</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>5,334</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|