

Single Family Residence **RESIDENTIAL**

2045 RIVER RD

FOREST CITY, IA 50436

\$775,000 TopHap Estimate · \$747 / ft² · confidence 82 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,038 ft²

LIVING AREA

1.49 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$775K

\$634K low

\$916K high

Last Sale

\$56,500 · Dec 1, 2022

Est. Owner Equity

\$367,000

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$378 (2025)
Assessed Value	\$212,440
Previous Assessed	\$36,500
Assessor Market Value	\$212,440

PROPERTY FACTS

Property Type	Single Family Residence
County	HANCOCK
Lot (acres)	1.49
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	None
Garage	Garage, Detached
Pool	No

Deck

Patio · 90 ft²

Porch · 35 ft²

CLIMATE RISK

1

FLOOD

19

WILDFIRE

64

HEAT

52

STORM

17

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2009	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	4.1 mi
Forest City Middle School	Middle	5–8	4.1 mi
Forest City Elementary School	Elementary	PK–4	4.2 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	Absentee owner
-----------	----------------