

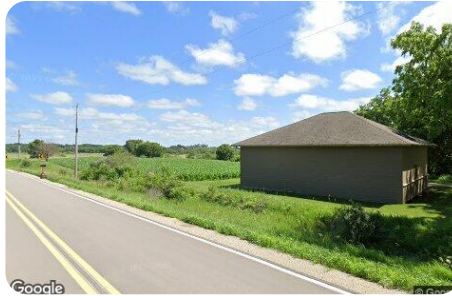
Rural Residence

RESIDENTIAL

2040 RIVER RD

FOREST CITY, IA 50436

\$405,440 TopHap Estimate · \$227 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,788 ft²

LIVING AREA

25.08 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$405K

\$328K low

\$483K high

Est. Owner Equity

\$405,440

TAX & ASSESSMENT

Property Tax	\$4,962 (2025)
Assessed Value	\$550,070
Previous Assessed	\$481,590
Assessor Market Value	\$550,070

PROPERTY FACTS

Property Type	Rural Residence
County	HANCOCK
Lot (acres)	25.08
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 160 ft²

Porch · 324 ft²

CLIMATE RISK

77
FLOOD

19
WILDFIRE

64
HEAT

52
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest City High School	High	9–12	4.0 mi
Forest City Middle School	Middle	5–8	4.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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