

Single Family Residence

RESIDENTIAL

2061 RIVER RD

FOREST CITY, IA 50436

\$361,640 TopHap Estimate · \$216 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,671 ft²

LIVING AREA

1.24 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

4

PARKING

VALUATION

\$362K

\$324K low

\$399K high

Last Sale

\$335,000 · Jul 1, 2024

Est. Owner Equity

\$116,640

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,108 (2025)
Assessed Value	\$340,230
Previous Assessed	\$311,040
Assessor Market Value	\$340,230

PROPERTY FACTS

Property Type	Single Family Residence
County	HANCOCK
Lot (acres)	1.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 292 ft²

Patio · 306 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2024	Resale	Warranty Deed	\$335,000	\$200	\$245K
Jan 15, 2015	Resale	Warranty Deed	\$220,000	\$132	\$170K
Sep 26, 2007	Resale	Warranty Deed	\$168,000	\$101	\$134K

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	4.4 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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