

Single Family Residence **RESIDENTIAL**

## 2065 RIVER RD

FOREST CITY, IA 50436

**\$383,020** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,600 ft<sup>2</sup>**

LIVING AREA

**1.81 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**7**

PARKING

### VALUATION

**\$383K**

**\$319K low**

**\$447K high**

Est. Owner Equity

**\$383,020**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,444 (2025) |
| Assessed Value        | \$288,190      |
| Previous Assessed     | \$260,450      |
| Assessor Market Value | \$288,190      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | HANCOCK                 |
| Lot (acres)   | 1.81                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Mixed                   |
| Pool          | Spa/Hot Tub (Only)      |

Patio · 396 ft²

Porch · 628 ft²

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Forest City High School       | High       | 9–12   | 4.2 mi   |
| Forest City Middle School     | Middle     | 5–8    | 4.3 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|