

Single Family Residence **RESIDENTIAL**

1294 RIVERBEND CIR

ROCK RAPIDS, IA 51246

\$762,667 TopHap Estimate · \$377 / ft² · confidence 67 · as of Jul 14, 2026



3

BATHS

2,024 ft²

LIVING AREA

3.36 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$763K

\$514K low

\$1M high

Last Sale

\$49,000 · May 1, 2024

Est. Owner Equity

\$298,207

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$110 (2024)
Assessed Value	\$439,470
Previous Assessed	\$7,630
Assessor Market Value	\$439,470

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Lyon
Lot (acres)	3.36
Foundation	Concrete
Roof	Asphalt
Heating	Geo-Thermal
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 228 ft²

CLIMATE RISK

25
FLOOD

34
WILDFIRE

62
HEAT

45
STORM

15
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2026	Financing	Mortgage			\$464K
Apr 29, 2024	Resale	Warranty Deed	\$49,000	\$24	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Lyon Secondary School	Middle	7–12	3.0 mi
Central Lyon Elementary School	Elementary	PK–6	3.1 mi

District: Central Lyon 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 51246

125 CRIME INDEX	83 AIR POLLUTION	4,544 POPULATION	\$73K 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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