

Single Family Residence **RESIDENTIAL**

# 1203 PARK DR

ROCK RAPIDS, IA 51246

**\$98,766** TopHap Estimate · \$74 / ft<sup>2</sup> · confidence 73 · as of Jul 14, 2026



**2**

BATHS

**1,340 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$99K**

\$72K low

\$125K high

Last Sale

**\$81,497 · Feb 13, 2024**

Est. Owner Equity

**\$17,269**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,306 (2024) |
| Assessed Value        | \$107,200      |
| Previous Assessed     | \$95,850       |
| Assessor Market Value | \$107,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Lyon                    |
| Lot (acres)   | 0.22                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Block (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |

Porch · 36 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN  |
|--------------|--------|---------------|----------|--------|-------|
| Feb 13, 2024 | Resale | Land Contract | \$81,497 | \$61   | \$81K |
| Apr 19, 2017 | Resale | Warranty Deed | \$43,000 | \$32   |       |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Central Lyon Secondary School  | Middle     | 7–12   | 0.9 mi   |
| Central Lyon Elementary School | Elementary | PK–6   | 1.0 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

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>125</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>4,544</div> <div>POPULATION</div> | <div>\$73K</div> <div>MEDIAN IN-COME</div> | <div>46°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|