

Single Family Residence **RESIDENTIAL**

# 1704 ROCKY RIDGE RD

CEDAR FALLS, IA 50613

**\$381,134** TopHap Estimate · \$238 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

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

LIVING AREA

**0.33 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$381K**

\$340K low

\$423K high

Last Sale

**\$285,000 · Mar 18, 2020**

Est. Owner Equity

**\$110,479**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,264 (2025) |
| Assessed Value        | \$374,250      |
| Previous Assessed     | \$337,390      |
| Assessor Market Value | \$374,250      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | BLACK HAWK              |
| Lot (acres)   | 0.33                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 168 ft²

Patio · 168 ft²

Porch · 96 ft²

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| Feb 6, 2020 | Resale | Warranty Deed | \$285,000 | \$178  | \$271K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Holmes Junior High School        | Middle     | 7–9    | 1.4 mi   |
| Helen A Hansen Elementary School | Elementary | PK–6   | 1.5 mi   |
| Cedar Falls High School          | High       | 10–12  | 1.8 mi   |

District: Cedar Falls 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 50613

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>93</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>43,092</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|