

Single Family Residence **RESIDENTIAL**

85 RIVER RIDGE RD

CEDAR FALLS, IA 50613

\$454,618 TopHap Estimate · \$147 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

6

BATHS

3,102 ft²

LIVING AREA

0.56 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

11

ROOMS

3

PARKING

VALUATION

\$455K

\$403K low

\$506K high

Est. Owner Equity

\$304,618

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$13,846 (2025)
Assessed Value	\$1,171,270
Previous Assessed	\$884,370
Assessor Market Value	\$1,171,270

PROPERTY FACTS

Property Type	Single Family Residence
County	BLACK HAWK
Lot (acres)	0.56
Construction	Brick
Roof	Wood
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 90 ft²

Porch · 524 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holmes Junior High School	Middle	7–9	0.9 mi
North Cedar Elementary School	Elementary	PK–6	1.1 mi
Cedar Falls High School	High	10–12	1.2 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

93 CRIME INDEX	78 AIR POLLUTION	43,092 POPULATION	\$82K MEDIAN IN-COME	47°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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