

Single Family Residence **RESIDENTIAL**

# 1102 S 6TH AVE

ROCK RAPIDS, IA 51246

**\$296,500** TopHap Estimate · \$196 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BATHS

**1,515 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2025**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$297K**

\$280K low

\$313K high

Last Sale

**\$294,000 · May 29, 2026**

Est. Owner Equity

**\$61,300**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$20 (2025) |
| Assessed Value        | \$233,520   |
| Previous Assessed     | \$1,370     |
| Assessor Market Value | \$233,520   |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Contemporary                     |
| County        | LYON                             |
| Lot (acres)   | 0.24                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 144 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 11<br>WILDFIRE | 62<br>HEAT | 45<br>STORM | 15<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 28, 2026 | Resale | Warranty Deed | \$294,000 | \$194  | \$235K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Central Lyon Secondary School  | Middle     | 7–12   | 0.6 mi   |
| Central Lyon Elementary School | Elementary | PK–6   | 0.7 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>4,544</b><br>POPULATION | <b>\$73K</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>Absentee owner</b> |
|-----------|-----------------------|