

Single Family Residence **RESIDENTIAL**

# 640 ROCK RIDGE RD

TIFFIN, IA 52340

**\$987,500** TopHap Estimate · \$416 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**5**  
BEDS

**5**  
BATHS

**2,374 ft<sup>2</sup>**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**1**  
STORIES

**9**  
ROOMS

**4**  
PARKING

## VALUATION

**\$988K**

\$783K low

\$1.2M high

Last Sale

**\$946,500 · Jan 9, 2025**

Est. Owner Equity

**\$687,500**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |            |
|-----------------------|------------|
| Property Tax          | \$4 (2025) |
| Assessed Value        | \$844,300  |
| Previous Assessed     | \$200      |
| Assessor Market Value | \$844,300  |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | JOHNSON                 |
| Lot (acres)   | 0.22                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 262 ft²

Patio · 307 ft²

Porch · 60 ft²

## CLIMATE RISK

**1**  
FLOOD

**26**  
WILDFIRE

**73**  
HEAT

**67**  
STORM

**8**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Dec 27, 2024 | Resale | Warranty Deed | \$946,500 | \$399  | \$300K |
| Sep 25, 2023 | Resale | Warranty Deed | \$167,500 | \$71   | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Tiffin Elementary               | Elementary | PK–5   | 0.8 mi   |
| Clear Creek Amana Middle School | Middle     | 6–8    | 1.1 mi   |
| Clear Creek Amana High School   | High       | 9–12   | 1.3 mi   |

District: Clear Creek-Amana 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 52340

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>4,618</b><br>POPULATION | <b>\$106K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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