

Single Family Residence

RESIDENTIAL

804 ROCK RIDGE CT

TIFFIN, IA 52340

\$753,478 TopHap Estimate · \$377 / ft² · confidence 85 · as of Jun 23, 2026



5

BEDS

3

BATHS

2,001 ft²

LIVING AREA

0.26 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$753K

\$640K low

\$866K high

Last Sale

\$751,000 · Nov 7, 2025

Est. Owner Equity

\$66,478

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4 (2025)
Assessed Value	\$200
Previous Assessed	\$200
Assessor Market Value	\$200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	JOHNSON
Lot (acres)	0.26
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 294 ft²

Porch · 144 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	73 HEAT	67 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2025	Resale	Warranty Deed	\$751,000	\$375	\$687K
Apr 24, 2025	Resale	Warranty Deed	\$140,000	\$70	\$100K

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

71 CRIME INDEX	89 AIR POLLUTION	4,618 POPULATION	\$106K MEDIAN IN-COME	50°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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