

Single Family Residence **RESIDENTIAL**

8839 RIVER RIDGE CIR

MINNEAPOLIS, MN 55425

\$488,775 TopHap Estimate · \$321 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3.3
BATHS

1,525 ft²
LIVING AREA

0.23 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$489K

\$456K low

\$522K high

Last Sale

\$480,000 · Oct 30, 2025

Est. Owner Equity

\$73,635

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,187 (2025)
Assessed Value	\$454,100
Previous Assessed	\$441,300
Assessor Market Value	\$454,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	HENNEPIN
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Floor/Wall Furnace
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 425 ft²

Patio · 244 ft²

Porch · 39 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2025	Resale	Warranty Deed	\$480,000	\$315	\$415K
Jun 6, 2025	Resale	Warranty Deed	\$266,000	\$174	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Middle School	Middle	6–8	1.5 mi
Indian Mounds Elementary School	Elementary	KG–5	1.6 mi
Kennedy High School	High	9–12	2.1 mi

District: Bloomington Public 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 55425

101 CRIME INDEX	92 AIR POLLUTION	9,316 POPULATION	\$70K MEDIAN IN-COME	45°F AVG TEMP	58% SUNSHINE
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------