

Single Family Residence

RESIDENTIAL

3 RIVER RIDGE CIR

EAGAN, MN 55121

\$355,466 TopHap Estimate · \$121 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,928 ft²

LIVING AREA

0.63 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$355K

\$336K low

\$375K high

Last Sale

\$490,000 · Dec 12, 2025

Est. Owner Equity

\$355,466

TAX & ASSESSMENT

Property Tax	\$5,296 (2025)
Assessed Value	\$540,100
Previous Assessed	\$522,800
Assessor Market Value	\$540,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Dakota
Lot (acres)	0.63
Construction	Wood (Unspecified)
Heating	None
Garage	Garage, Unfinished

CLIMATE RISK

44 FLOOD	30 WILDFIRE	60 HEAT	52 STORM	16 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2025	Resale	Deed	\$490,000	\$167	\$368K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pilot Knob STEM Magnet School	Elementary	KG–4	0.5 mi
Friendly Hills Middle School	Middle	5–8	3.3 mi
Two Rivers High School	High	9–12	4.5 mi

District: West St. Paul-Mendota Heights-Eagan Area Schools

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 55121

121 CRIME INDEX	88 AIR POLLUTION	9,539 POPULATION	\$83K MEDIAN IN-COME	45°F AVG TEMP	58% SUNSHINE
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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