

Single Family Residence

RESIDENTIAL

8849 RIVER RIDGE CIR

MINNEAPOLIS, MN 55425

\$219,750 TopHap Estimate · \$149 / ft² · confidence 70 · as of Jul 14, 2026



3
BEDS

2.3
BATHS

1,479 ft²
LIVING AREA

0.48 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$220K

\$154K low

\$285K high

Last Sale

\$82,500 · Mar 15, 2024

Est. Owner Equity

\$2,450

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$6,487 (2025)
Assessed Value	\$367,100
Previous Assessed	\$388,800
Assessor Market Value	\$367,100

PROPERTY FACTS

Property Type	Single Family Residence
County	HENNEPIN
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Electric
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2013	Financing	Trustees Deed			\$255K

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	2.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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