

Residential (General/Single) **RESIDENTIAL**

1026 RIVER AVE S

SAUK RAPIDS, MN 56379

\$112,304 TopHap Estimate · \$89 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,260 ft²

LIVING AREA

0.16 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

VALUATION

\$112K

\$105K low

\$119K high

Last Sale

\$165,000 · Jun 13, 2022

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$2,432 (2026)
Assessed Value	\$193,300
Previous Assessed	\$180,800
Assessor Market Value	\$193,300

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BENTON
Lot (acres)	0.16
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	53 HEAT	48 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 9, 2022	Resale	Warranty Deed	\$165,000	\$131	\$132K
Oct 2, 2019	Financing	Intrafamily Transfer			\$118K
Oct 2, 2019	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mississippi Heights Elementary School	Elementary	KG–5	0.9 mi
Sauk Rapids-Rice Middle School	Middle	6–8	1.0 mi
Sauk Rapids-Rice High School	High	9–12	2.8 mi

District: Sauk Rapids-Rice Public 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.

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 NEIGHBORHOOD · ZIP 56379

103 CRIME INDEX	101 AIR POLLUTION	19,160 POPULATION	\$75K MEDIAN IN-COME	43°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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