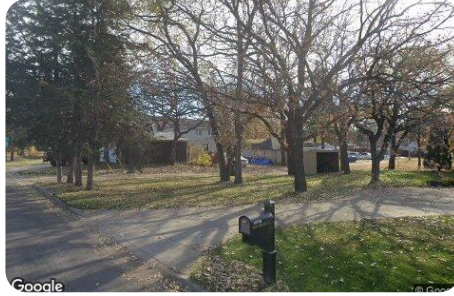


Single Family Residence **RESIDENTIAL**

# 1206 RIVERVIEW CT

SAUK RAPIDS, MN 56379

**\$380,000** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,663 ft<sup>2</sup>**  
LIVING AREA

**0.39 ac**  
LOT SIZE

**1990**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$380K**

\$345K low

\$415K high

Last Sale

**\$299,900 · Sep 17, 2020**

Est. Owner Equity

**\$380,000**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,950 (2026) |
| Assessed Value        | \$410,900      |
| Previous Assessed     | \$379,900      |
| Assessor Market Value | \$410,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | BENTON                           |
| Lot (acres)   | 0.39                             |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Pool          | No                               |

Sauna

## CLIMATE RISK

1  
FLOOD

27  
WILDFIRE

53  
HEAT

48  
STORM

24  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|-----------|--------------------|------|
| Sep 15, 2020 | Resale | Warranty Deed | \$299,900 | \$180              |      |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Mississippi Heights Elementary School | Elementary | KG–5   | 1.0 mi   |
| Sauk Rapids-Rice Middle School        | Middle     | 6–8    | 1.1 mi   |
| Sauk Rapids-Rice High School          | High       | 9–12   | 2.9 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.

## NEIGHBORHOOD · ZIP 56379

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>19,160</b><br>POPULATION | <b>\$75K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|