

Single Family Residence **RESIDENTIAL**

720 RIVER AVE S

SAUK RAPIDS, MN 56379

\$141,851 TopHap Estimate · \$138 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,026 ft²

LIVING AREA

0.24 ac

LOT SIZE

2004

YEAR BUILT

VALUATION

\$142K

\$110K low

\$173K high

Est. Owner Equity

\$0

Loan-to-Value

136%

TAX & ASSESSMENT

Property Tax	\$3,714 (2026)
Assessed Value	\$322,100
Previous Assessed	\$294,600
Assessor Market Value	\$322,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	BENTON
Lot (acres)	0.24
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Shed · 216 ft²

CLIMATE RISK

1
FLOOD

21
WILDFIRE

53
HEAT

48
STORM

24
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2020	Financing	Intrafamily Transfer			\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mississippi Heights Elementary School	Elementary	KG–5	0.8 mi
Sauk Rapids-Rice Middle School	Middle	6–8	0.9 mi
Sauk Rapids-Rice High School	High	9–12	2.6 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

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.

OWNERSHIP

Occupancy	Owner occupied
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