

Residential (General/Single) **RESIDENTIAL**

816 RIVER AVE S

SAUK RAPIDS, MN 56379

\$136,395 TopHap Estimate · \$150 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

912 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

VALUATION

\$136K

\$129K low

\$144K high

Last Sale

\$162,500 · Feb 8, 2019

Est. Owner Equity

\$6,395

Loan-to-Value

91%

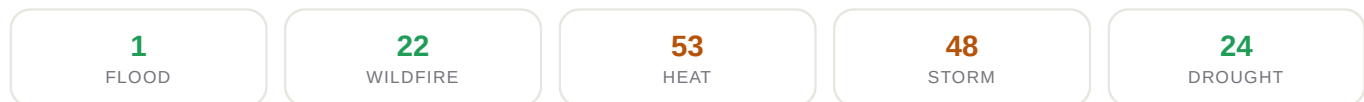
TAX & ASSESSMENT

Property Tax	\$3,124 (2026)
Assessed Value	\$251,700
Previous Assessed	\$232,400
Assessor Market Value	\$251,700

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 31, 2019	Resale	Warranty Deed	\$162,500	\$178	\$138K
Feb 20, 2018	Resale	Warranty Deed	\$3,200	\$4	\$84
May 11, 2012	Financing	Contract Sale			

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	2.7 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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