

Single Family Residence **RESIDENTIAL**

8645 NE RIVER RD

RICE, MN 56367

\$271,260 TopHap Estimate · \$228 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,189 ft²
LIVING AREA

1.83 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

VALUATION

\$271K

\$249K low

\$293K high

Last Sale

\$6,100 · Aug 28, 2017

Est. Owner Equity

\$171,260

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,530 (2026)
Assessed Value	\$475,000
Previous Assessed	\$449,700
Assessor Market Value	\$475,000

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	1.83
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Mixed
Pool	No

Shed · 168 ft²

CLIMATE RISK

35
FLOOD

37
WILDFIRE

55
HEAT

53
STORM

5
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2017	Resale	Warranty Deed	\$6,100	\$5	
Apr 14, 2010	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rice Elementary School	Elementary	EE–5	4.4 mi
Sauk Rapids-Rice High School	High	9–12	6.8 mi
Sauk Rapids-Rice Middle School	Middle	6–8	7.3 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 56367

80 CRIME INDEX	95 AIR POLLUTION	7,720 POPULATION	\$97K MEDIAN IN-COME	42°F AVG TEMP	57% SUNSHINE
--------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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