

Single Family Residence **RESIDENTIAL**

44599 RIVER RD

WILLOW RIVER, MN 55795

\$43,098 TopHap Estimate · \$117 / ft² · confidence 77 · as of Jul 14, 2026

2

BEDS

368 ft²

LIVING AREA

6.26 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$43K

\$33K low

\$53K high

Est. Owner Equity

\$43,098

TAX & ASSESSMENT

Property Tax	\$366 (2024)
Assessed Value	\$65,800
Previous Assessed	\$52,700
Assessor Market Value	\$65,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Pine
Lot (acres)	6.26
Construction	Tilt-Up Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Convection
Cooling	None
Pool	No

Deck · 70 ft²

Shed · 144 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willow River Secondary School	Middle	7–12	7.3 mi
Willow River Elementary School	Elementary	PK–6	7.3 mi

District: Willow River Public School District

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 55795

148 CRIME INDEX	91 AIR POLLUTION	1,380 POPULATION	\$72K MEDIAN IN-COME	40°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner