

Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

5945 NE RIVER RD
SAUK RAPIDS, MN 56379



2
BEDS

1
BATHS

924 ft²
LIVING AREA

0.23 ac
LOT SIZE

1975
YEAR BUILT

1
STORIES

VALUATION

Last Sale **\$135,000 · Jan 5, 2023**

TAX & ASSESSMENT

Property Tax	\$1,530 (2026)
Assessed Value	\$168,000
Previous Assessed	\$159,500
Assessor Market Value	\$168,000

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Mobile Home
County	BENTON
Lot (acres)	0.23
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

CLIMATE RISK

87 FLOOD	38 WILDFIRE	55 HEAT	51 STORM	5 DROUGHT
-------------	----------------	------------	-------------	--------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2022	Quitclaim	Quit Claim Transfer			
Dec 29, 2022	Resale	Personal Representative Deed	\$135,000	\$146	
Jun 29, 2013	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sauk Rapids-Rice High School	High	9–12	4.5 mi
Sauk Rapids-Rice Middle School	Middle	6–8	4.7 mi
Mississippi Heights Elementary School	Elementary	KG–5	5.0 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	Absentee owner
-----------	-----------------------