

Single Family Residence **RESIDENTIAL**

# 96 RIVERSIDE TER

CANNON FALLS, MN 55009

**\$217,908** TopHap Estimate · \$150 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,456 ft<sup>2</sup>**

LIVING AREA

**1,456 ft<sup>2</sup>**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$218K**

\$167K low

\$269K high

Last Sale

**\$71,500 · May 25, 2023**

Est. Owner Equity

**\$217,908**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$292 (2025) |
| Assessed Value        | \$35,600     |
| Previous Assessed     | \$35,600     |
| Assessor Market Value | \$35,600     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Mobile Home                |
| County        | Goodhue                    |
| Construction  | Manufactured (Unspecified) |
| Foundation    | Pier/Post & Beam           |
| Heating       | Forced Air                 |
| Cooling       | Yes                        |
| Garage        | Garage, Detached           |
| Pool          | No                         |

Deck · 216 ft²

Porch · 216 ft²

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Cannon Falls Middle / High School | Middle     | 6–12   | 0.4 mi   |
| Cannon Falls Elementary School    | Elementary | KG–5   | 0.6 mi   |

District: Cannon Falls 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 55009

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>8,229</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|