

Single Family Residence **RESIDENTIAL**

815 RIVER AVE N

SAUK RAPIDS, MN 56379

\$115,292 TopHap Estimate · \$110 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,048 ft²
LIVING AREA

0.13 ac
LOT SIZE

1982
YEAR BUILT

VALUATION

\$115K

\$104K low

\$127K high

Last Sale

\$155,000 · Dec 23, 2019

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$1,948 (2026)
Assessed Value	\$173,500
Previous Assessed	\$172,600
Assessor Market Value	\$173,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	BENTON
Lot (acres)	0.13
Roof	Asbestos
Heating	Baseboard
Cooling	Central
Pool	No

CLIMATE RISK

76
FLOOD

28
WILDFIRE

53
HEAT

49
STORM

5
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2019	Resale	Warranty Deed	\$155,000	\$148	\$124K
Jul 20, 2015	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasantview Elementary School	Elementary	KG–5	0.6 mi
Sauk Rapids-Rice Middle School	Middle	6–8	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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