

Single Family Residence **RESIDENTIAL**

44767 RIVER RD

WILLOW RIVER, MN 55795

\$47,133 TopHap Estimate · \$31 / ft² · confidence 55 · as of Jul 14, 2026

2
BEDS

1
BATHS

1,524 ft²
LIVING AREA

12.48 ac
LOT SIZE

2022
YEAR BUILT

1
STORIES

4
ROOMS

6
PARKING

VALUATION

\$47K

\$26K low

\$68K high

Last Sale

\$36,500 · Jul 19, 2024

Est. Owner Equity

\$47,133

TAX & ASSESSMENT

Property Tax	\$2,486 (2024)
Assessed Value	\$360,200
Previous Assessed	\$360,200
Assessor Market Value	\$360,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Pine
Lot (acres)	12.48
Construction	Tilt-Up Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	None
Pool	No

Shed · 120 ft²

Porch · 104 ft²

CLIMATE RISK

40 FLOOD	28 WILDFIRE	42 HEAT	53 STORM	5 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2024	Resale	Warranty Deed	\$36,500	\$24	
Sep 7, 2021	Financing	Special Warranty Deed			
Oct 6, 2006	Resale	Warranty Deed	\$58,000	\$38	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willow River Secondary School	Middle	7–12	7.4 mi
Willow River Elementary School	Elementary	PK–6	7.4 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	Owner occupied
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