

Single Family Residence **RESIDENTIAL**

# 610 RIVER AVE S

SAUK RAPIDS, MN 56379

**\$124,054** TopHap Estimate · \$115 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**1,081 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1888**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$124K**

\$103K low

\$145K high

Last Sale

**\$116,000 · Oct 8, 2024**

Est. Owner Equity

**\$48,054**

Loan-to-Value

**62%**

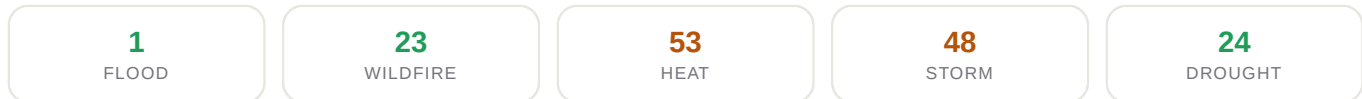
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,228 (2026) |
| Assessed Value        | \$111,900      |
| Previous Assessed     | \$123,000      |
| Assessor Market Value | \$111,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | BENTON                           |
| Lot (acres)   | 0.16                             |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | None                             |
| Pool          | No                               |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN  |
|--------------|-----------|-----------------------|-----------|--------|-------|
| Sep 16, 2024 | Resale    | Warranty Deed         | \$116,000 | \$107  | \$76K |
| Jun 29, 2020 | Resale    | Warranty Deed         | \$120,000 | \$111  | \$96K |
| Aug 7, 2009  | Financing | Limited Warranty Deed |           |        | \$68K |
| May 29, 2007 | Resale    | Corporation Deed      | \$100,000 | \$93   | \$95K |
| Nov 28, 2006 | Resale    | Warranty Deed         | \$55,000  | \$51   | \$55K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Sauk Rapids-Rice Middle School        | Middle     | 6–8    | 0.8 mi   |
| Mississippi Heights Elementary School | Elementary | KG–5   | 0.8 mi   |
| Sauk Rapids-Rice High School          | High       | 9–12   | 2.6 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>103</div> <div>CRIME INDEX</div> | <div>101</div> <div>AIR POLLUTION</div> | <div>19,160</div> <div>POPULATION</div> | <div>\$75K</div> <div>MEDIAN IN-COME</div> | <div>43°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|