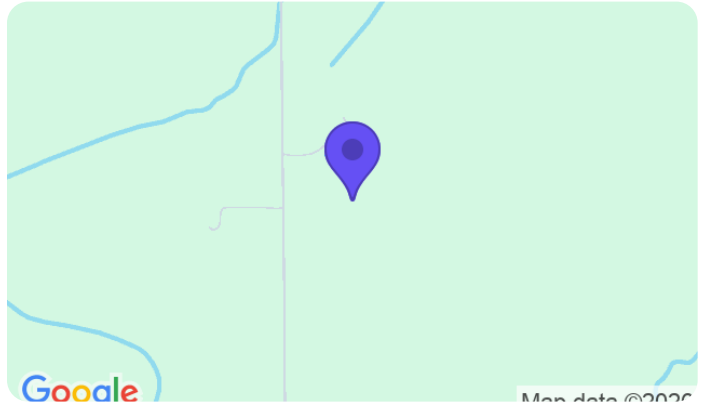


Single Family Residence **RESIDENTIAL**

3454 44TH AVE SW

PINE RIVER, MN 56474

\$333,443 TopHap Estimate · \$284 / ft² · confidence 73 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,176 ft²
LIVING AREA

19.9 ac
LOT SIZE

1999
YEAR BUILT

1
PARKING

VALUATION

\$333K

\$244K low

\$422K high

Est. Owner Equity

\$88,443

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax

\$1,414 (2025)

Assessed Value

\$321,500

Assessor Market Value

\$321,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cass
Lot (acres)	19.90
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Garage	Mixed
Pool	No

Deck · 24 ft²

Shed

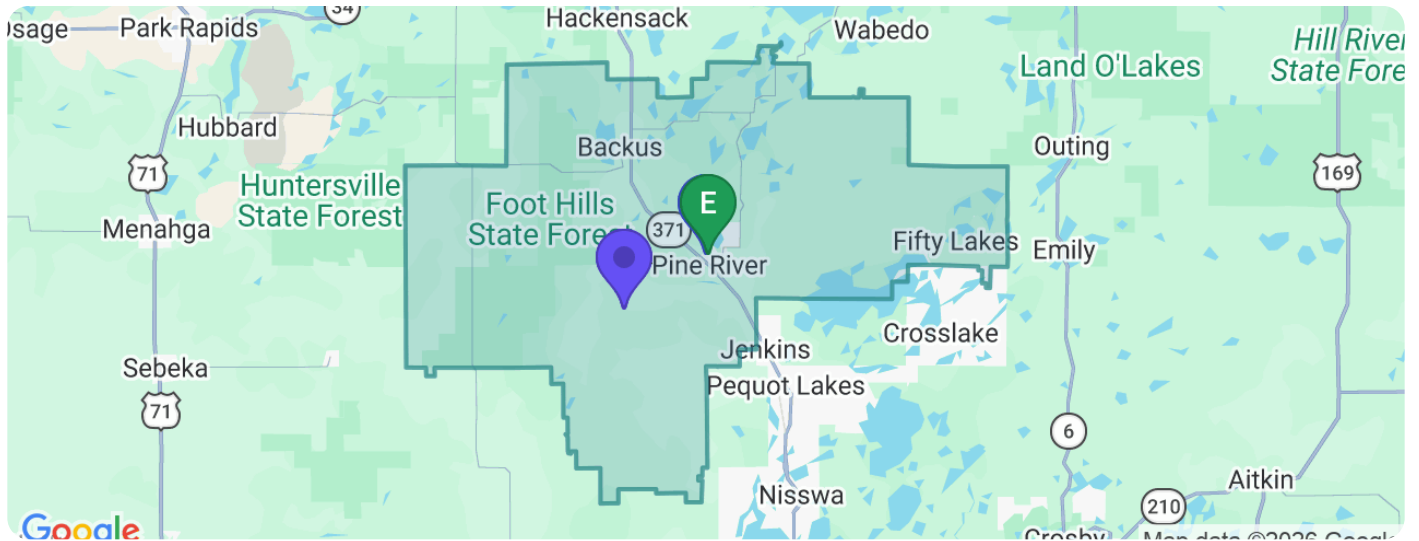
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2025	Financing	Warranty Deed			\$245K
Dec 17, 2015	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pine River-Backus High School	Middle	7–12	5.9 mi
Pine River-Backus Elementary School	Elementary	PK–6	6.0 mi

District: Pine River-Backus 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 56474

125 CRIME INDEX	93 AIR POLLUTION	5,229 POPULATION	\$65K MEDIAN IN-COME	40°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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