

Single Family Residence **RESIDENTIAL**

# 7447 RIVER BEND CT

SAUK RAPIDS, MN 56379

**\$445,250** TopHap Estimate · \$269 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,656 ft<sup>2</sup>**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**2015**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$445K**

\$427K low

\$463K high

Last Sale

**\$95,000 · Jan 4, 2016**

Est. Owner Equity

**\$20,250**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,436 (2026) |
| Assessed Value        | \$652,200      |
| Previous Assessed     | \$608,200      |
| Assessor Market Value | \$652,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | BENTON                  |
| Lot (acres)   | 0.22                    |
| Roof          | Asbestos                |
| Heating       | Radiant                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 86<br>FLOOD | 44<br>WILDFIRE | 54<br>HEAT | 52<br>STORM | 5<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE    | \$/FT² | LOAN   |
|--------------|-----------|------------------------|----------|--------|--------|
| May 26, 2020 | Financing | Transfer On Death Deed |          |        |        |
| Dec 30, 2015 | Resale    | Warranty Deed          | \$95,000 | \$57   |        |
| Jan 8, 2007  | Resale    | Warranty Deed          | \$87,306 | \$53   | \$324K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Sauk Rapids-Rice High School          | High       | 9–12   | 5.3 mi   |
| Sauk Rapids-Rice Middle School        | Middle     | 6–8    | 5.9 mi   |
| Mississippi Heights Elementary School | Elementary | KG–5   | 6.2 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

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

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

## OWNERSHIP

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