

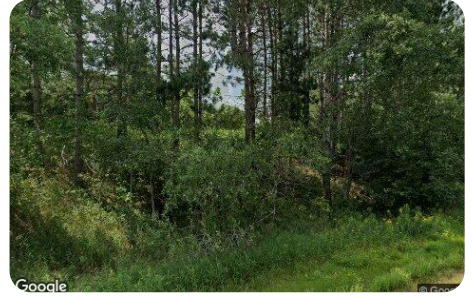
Rural Residence

RESIDENTIAL

23744 RUTLEDGE RD

WILLOW RIVER, MN 55795

\$320,590 TopHap Estimate · \$175 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,832 ft²

LIVING AREA

40 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$321K

\$274K low

\$367K high

Last Sale

\$225,000 · Aug 16, 2019

Est. Owner Equity

\$140,590

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$1,907 (2024)
Assessed Value	\$308,800
Previous Assessed	\$308,800
Assessor Market Value	\$308,800

PROPERTY FACTS

Property Type	Rural Residence
County	Pine
Lot (acres)	40.00
Construction	Steel Frame
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	None

Deck · 96 ft²

Shed · 96 ft²

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2026	Financing	Intrafamily Transfer			
Nov 29, 2021	Quitclaim	Quit Claim Transfer			
Aug 1, 2019	Resale	Warranty Deed	\$225,000	\$123	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willow River Secondary School	Middle	7–12	5.3 mi
Willow River Elementary School	Elementary	PK–6	5.3 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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