

Single Family Residence **RESIDENTIAL**

44901 RIVER RD

WILLOW RIVER, MN 55795

\$78,029 TopHap Estimate · \$202 / ft² · confidence 70 · as of Jun 23, 2026

1

BEDS

387 ft²

LIVING AREA

6.24 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$78K

\$55K low

\$101K high

Last Sale

\$71,000 · Nov 1, 2024

Est. Owner Equity

\$78,029

TAX & ASSESSMENT

Property Tax	\$360 (2024)
Assessed Value	\$73,600
Previous Assessed	\$73,600
Assessor Market Value	\$73,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Pine
Lot (acres)	6.24
Construction	Frame (Unspecified)
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Convection
Cooling	None
Pool	No

Deck · 96 ft²

Shed · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2024	Resale	Warranty Deed	\$71,000	\$183	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willow River Secondary School	Middle	7–12	7.5 mi
Willow River Elementary School	Elementary	PK–6	7.5 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	Absentee owner
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