

Single Family Residence **RESIDENTIAL**

817 RIVER AVE N

SAUK RAPIDS, MN 56379

\$141,314 TopHap Estimate · \$148 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

952 ft²

LIVING AREA

0.24 ac

LOT SIZE

1982

YEAR BUILT

VALUATION

\$141K

\$128K low

\$154K high

Est. Owner Equity

\$92,814

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,944 (2026)
Assessed Value	\$174,500
Previous Assessed	\$172,400
Assessor Market Value	\$174,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	BENTON
Lot (acres)	0.24
Roof	Asbestos
Heating	Baseboard
Cooling	None
Pool	No

CLIMATE RISK

74
FLOOD

31
WILDFIRE

53
HEAT

49
STORM

5
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasantview Elementary School	Elementary	KG–5	0.6 mi
Sauk Rapids-Rice Middle School	Middle	6–8	1.1 mi
Sauk Rapids-Rice High School	High	9–12	2.7 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

103 CRIME INDEX	101 AIR POLLUTION	19,160 POPULATION	\$75K MEDIAN IN-COME	43°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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