

Single Family Residence **RESIDENTIAL**

805 RIVER AVE N

SAUK RAPIDS, MN 56379

\$207,927 TopHap Estimate · \$198 / ft² · confidence 81 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,048 ft²
LIVING AREA

4,284 ft²
LOT SIZE

1982
YEAR BUILT

VALUATION

\$208K

\$169K low

\$246K high

Last Sale

\$204,900 · Oct 29, 2025

Est. Owner Equity

\$30,099

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$1,914 (2026)
Assessed Value	\$170,700
Previous Assessed	\$170,300
Assessor Market Value	\$170,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	BENTON
Lot (acres)	0.10
Roof	Asbestos
Heating	Baseboard
Cooling	Central
Pool	No

CLIMATE RISK

62
 FLOOD

28
 WILDFIRE

53
 HEAT

49
 STORM

5
 DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2022	Resale	Warranty Deed	\$175,000	\$167	\$171K
Dec 14, 2018	Resale	Deed	\$139,000	\$133	\$132K

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	2.6 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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