

Residential (General/Single)

RESIDENTIAL

4945 NE RIVER RD

SAUK RAPIDS, MN 56379

\$421,473 TopHap Estimate · \$176 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,389 ft²

LIVING AREA

0.77 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$421K

\$320K low

\$523K high

Last Sale

\$240,000 · Aug 17, 2020

Est. Owner Equity

\$421,473

TAX & ASSESSMENT

Property Tax	\$7,672 (2026)
Assessed Value	\$795,800
Previous Assessed	\$762,400
Assessor Market Value	\$795,800

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BENTON
Lot (acres)	0.77
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

CLIMATE RISK

82 FLOOD	40 WILDFIRE	55 HEAT	51 STORM	5 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2020	Resale	Deed	\$240,000	\$100	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sauk Rapids-Rice Middle School	Middle	6–8	4.0 mi
Sauk Rapids-Rice High School	High	9–12	4.2 mi
Mississippi Heights Elementary School	Elementary	KG–5	4.3 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	Absentee owner
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