

Single Family Residence **RESIDENTIAL**

606 RIVER AVE S

SAUK RAPIDS, MN 56379

\$109,845 TopHap Estimate · \$84 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,300 ft²

LIVING AREA

0.26 ac

LOT SIZE

1914

YEAR BUILT

1

STORIES

VALUATION

\$110K

\$96K low

\$123K high

Est. Owner Equity

\$9,845

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,082 (2026)
Assessed Value	\$196,100
Previous Assessed	\$182,000
Assessor Market Value	\$196,100

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	0.26
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	23 WILDFIRE	53 HEAT	48 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2024	Financing	Intrafamily Transfer			\$100K
Oct 27, 2008	Financing	Limited Warranty Deed			\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mississippi Heights Elementary School	Elementary	KG–5	0.8 mi
Sauk Rapids-Rice Middle School	Middle	6–8	0.8 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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