

Single Family Residence **RESIDENTIAL**

820 RIVER AVE S

SAUK RAPIDS, MN 56379

\$122,455 TopHap Estimate · \$105 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,170 ft²

LIVING AREA

0.16 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

VALUATION

\$122K

\$105K low

\$140K high

Est. Owner Equity

\$9,455

Loan-to-Value

75%

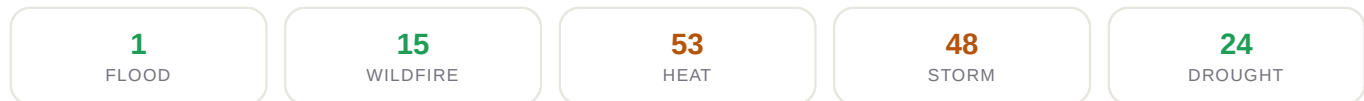
TAX & ASSESSMENT

Property Tax	\$2,350 (2026)
Assessed Value	\$214,500
Previous Assessed	\$200,400
Assessor Market Value	\$214,500

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	0.16
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mississippi Heights Elementary School	Elementary	KG–5	0.8 mi
Sauk Rapids-Rice Middle School	Middle	6–8	0.9 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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