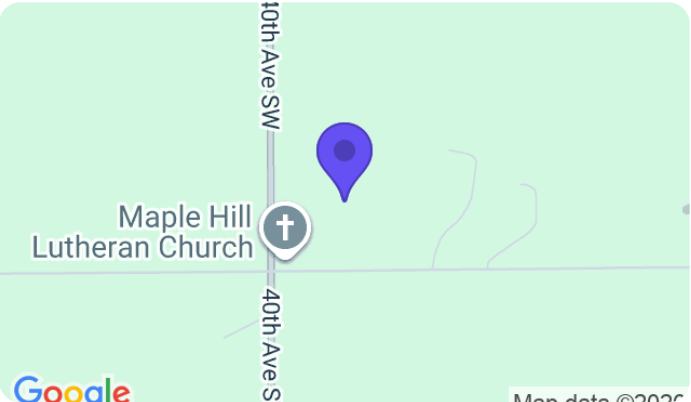
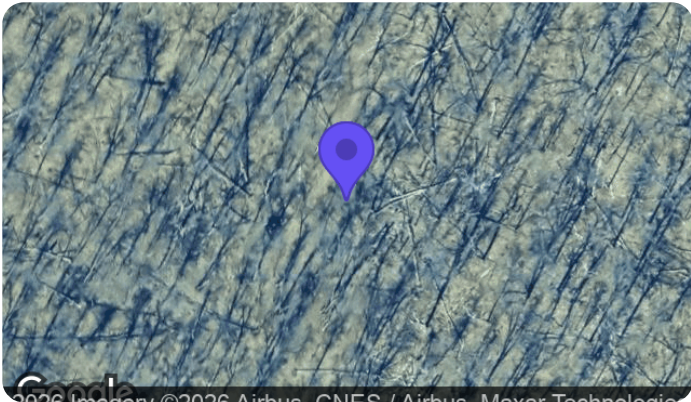


Seasonal, Cabin, Vacation Residence **RESIDENTIAL**

**3918 44TH ST SW**  
PINE RIVER, MN 56474



**928 ft²**  
LIVING AREA

**35.73 ac**  
LOT SIZE

**1965**  
YEAR BUILT

**1**  
PARKING

VALUATION

|           |                          |
|-----------|--------------------------|
| Last Sale | \$240,000 · Aug 27, 2024 |
|-----------|--------------------------|

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,020 (2025) |
| Assessed Value        | \$242,500      |
| Previous Assessed     | \$188,600      |
| Assessor Market Value | \$242,500      |

PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Seasonal, Cabin, Vacation Residence |
| Style         | Ranch                               |
| County        | Cass                                |
| Lot (acres)   | 35.73                               |
| Construction  | Frame (Unspecified)                 |
| Foundation    | Pier/Post & Beam                    |
| Roof          | Metal                               |
| Heating       | Space                               |

|        |       |
|--------|-------|
| Garage | Mixed |
| Pool   | No    |

Shed    Porch · 72 ft²

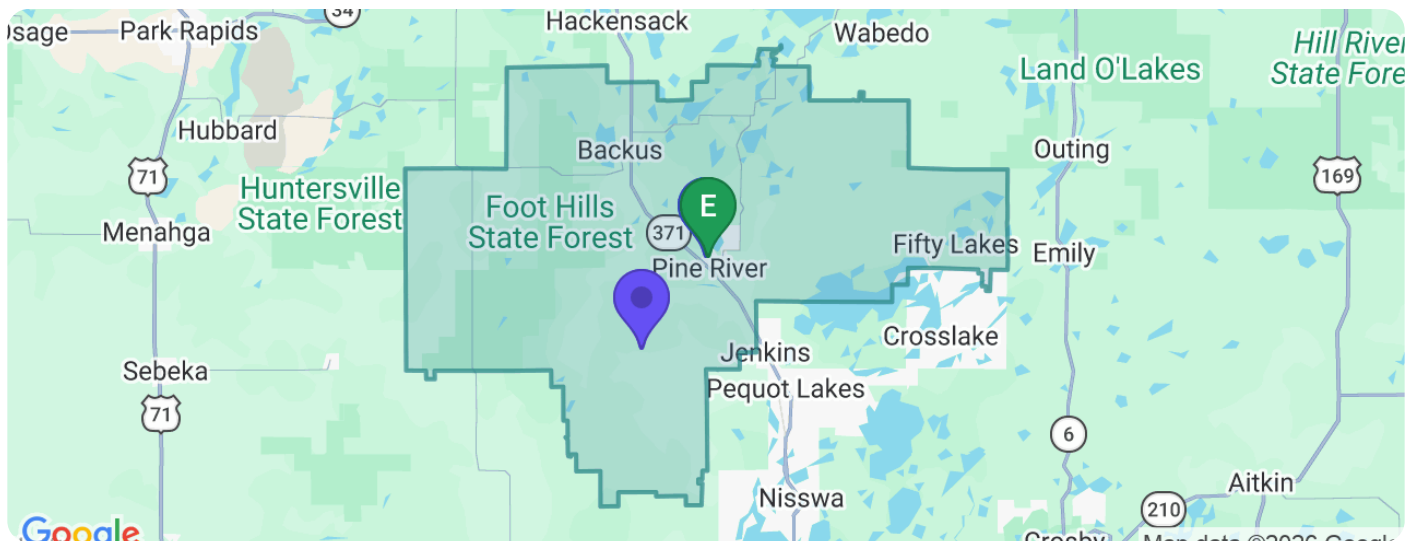
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Aug 13, 2024 | Resale    | Warranty Deed       | \$240,000 | \$259  |      |
| Jun 9, 2011  | Quitclaim | Quit Claim Transfer |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Pine River-Backus High School       | Middle     | 7–12   | 6.7 mi   |
| Pine River-Backus Elementary School | Elementary | PK–6   | 6.8 mi   |

District: Pine River-Backus Public School District



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 56474

|                    |                     |                     |                         |                  |                 |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 125<br>CRIME INDEX | 93<br>AIR POLLUTION | 5,229<br>POPULATION | \$65K<br>MEDIAN IN-COME | 40°F<br>AVG TEMP | 59%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|