

Single Family Residence **RESIDENTIAL**

7800 NE RIVER RD

RICE, MN 56367

\$315,188 TopHap Estimate · \$289 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1.3

BATHS

1,092 ft²

LIVING AREA

0.53 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

VALUATION

\$315K

\$269K low

\$361K high

Last Sale

\$315,000 · Jun 10, 2026

Est. Owner Equity

\$188

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$1,856 (2026)
Assessed Value	\$218,700
Previous Assessed	\$205,900
Assessor Market Value	\$218,700

PROPERTY FACTS

Property Type	Single Family Residence
County	BENTON
Lot (acres)	0.53
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

CLIMATE RISK

95 FLOOD	45 WILDFIRE	54 HEAT	52 STORM	5 DROUGHT
-------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2026	Resale	Deed	\$315,000	\$288	\$315K
Jul 30, 2020	Resale	Warranty Deed	\$168,000	\$154	\$163K
Sep 24, 2010	Resale	Warranty Deed	\$140,000	\$128	
May 24, 2005	Resale	Warranty Deed	\$159,600	\$146	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rice Elementary School	Elementary	EE–5	5.5 mi
Sauk Rapids-Rice High School	High	9–12	5.6 mi
Sauk Rapids-Rice Middle School	Middle	6–8	6.3 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 56367

80 CRIME INDEX	95 AIR POLLUTION	7,720 POPULATION	\$97K MEDIAN IN-COME	42°F AVG TEMP	57% SUNSHINE
--------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------