

Residential - Vacant Land **RESIDENTIAL**

PINE RIVER, MN 56474

VALUATION

Last Sale **\$575,000 · Apr 15, 2024**

TAX & ASSESSMENT

Property Tax	\$10 (2025)
Assessed Value	\$3,000
Previous Assessed	\$3,000
Assessor Market Value	\$3,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Cass
Heating	None

CLIMATE RISK

99
FLOOD

31
WILDFIRE

11
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2024	Resale	Warranty Deed	\$575,000		\$431K
Nov 17, 2023	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pine River-Backus High School	Middle	7–12	8.1 mi
Pine River-Backus Elementary School	Elementary	PK–6	8.2 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 CRIME INDEX	93 AIR POLLUTION	5,229 POPULATION	\$65K MEDIAN IN-COME	40°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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