

Residential - Vacant Land **RESIDENTIAL**

**28595 RIVER VIEW DR**  
GRAND RAPIDS, MN 55744



**5.22 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$33,000 · Jun 2, 2023**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$526 (2026)</b> |
| Assessed Value        | <b>\$47,500</b>     |
| Previous Assessed     | <b>\$43,400</b>     |
| Assessor Market Value | <b>\$47,500</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | ITASCA                    |
| Lot (acres)   | 5.22                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------------|----------|--------------------|------|
| Feb 3, 2025 | Quitclaim | Quit Claim Transfer |          |                    |      |
| Jun 2, 2023 | Financing | Deed                |          |                    |      |
| Jun 2, 2023 | Resale    | Warranty Deed       | \$33,000 |                    |      |
| Feb 9, 2021 | Financing | Deed                |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| East Rapids Elementary School    | Elementary | KG–5   | 4.4 mi   |
| Robert J Elkington Middle School | Middle     | 6–8    | 4.5 mi   |
| Grand Rapids High School         | High       | 9–12   | 5.5 mi   |

District: Grand Rapids 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 55744**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>19,359</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-<br>COME | <b>39°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|