

Single Family Residence **RESIDENTIAL**

# 12052 RIVER RD

GRAND RAPIDS, MN 55744

**\$176,702** TopHap Estimate · \$170 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026



**3**

BEDS

**1,040 ft<sup>2</sup>**

LIVING AREA

**39.6 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$177K**

\$131K low

\$223K high

Last Sale

**\$170,000 · Apr 14, 2026**

Est. Owner Equity

**\$176,702**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,590 (2026) |
| Assessed Value        | \$195,800      |
| Previous Assessed     | \$197,500      |
| Assessor Market Value | \$195,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | ITASCA                  |
| Lot (acres)   | 39.60                   |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 204 ft²

Shed · 900 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Apr 13, 2026 | Quitclaim | Quit Claim Transfer                | \$500     | \$0    |        |
| Apr 13, 2026 | Resale    | Warranty Deed                      | \$170,000 | \$163  | \$165K |
| Sep 30, 2021 | Resale    | Warranty Deed                      | \$122,000 | \$117  | \$98K  |
| May 21, 2007 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| West Rapids Elementary School    | Elementary | KG–5   | 14.0 mi  |
| Robert J Elkington Middle School | Middle     | 6–8    | 14.1 mi  |
| Grand Rapids High School         | High       | 9–12   | 14.9 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

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

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

OWNERSHIP

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