

Single Family Residence **RESIDENTIAL**

## 2815 RIVER RD

GRAND RAPIDS, MN 55744

**\$202,741** TopHap Estimate · \$282 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**720 ft<sup>2</sup>**  
LIVING AREA

**4.48 ac**  
LOT SIZE

**1948**  
YEAR BUILT

### VALUATION

**\$203K**

\$193K low

\$213K high

Last Sale

**\$120,765 · Oct 29, 2025**

Est. Owner Equity

**\$101,141**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,932 (2026) |
| Assessed Value        | \$156,190      |
| Previous Assessed     | \$176,300      |
| Assessor Market Value | \$186,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | ITASCA                           |
| Lot (acres)   | 4.48                             |
| Construction  | Frame (Unspecified)              |
| Foundation    | No Foundation                    |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | None                             |
| Pool          | No                               |

Sauna    Deck · 400 ft²    Porch · 80 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| May 20, 2026 | Financing | Mortgage             |       |        | \$102K |
| Aug 8, 2013  | Quitclaim | Quit Claim Transfer  |       |        |        |
| Nov 15, 2007 | Financing | Intrafamily Transfer |       |        | \$89K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Vandyke Elementary School   | Elementary | PK-4   | 5.7 mi   |
| Greenway Senior High School | High       | 9-12   | 5.8 mi   |
| Greenway Middle School      | Middle     | 5-8    | 5.8 mi   |

District: Greenway 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>Owner occupied</b> |
|-----------|-----------------------|