

Duplex (2 Units, Any Combination) **RESIDENTIAL**

**345 E RIVER DR**  
PARK RAPIDS, MN 56470



**2**  
BEDS

**2**  
BATHS

**2,036 ft²**  
LIVING AREA

**0.75 ac**  
LOT SIZE

**1994**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**VALUATION**

Last Sale **\$382,000 · Oct 24, 2025**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,350 (2025)</b> |
| Assessed Value        | <b>\$338,700</b>      |
| Previous Assessed     | <b>\$307,100</b>      |
| Assessor Market Value | <b>\$338,700</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | HUBBARD                           |
| Lot (acres)   | 0.75                              |
| Roof          | Asphalt                           |
| Heating       | Hot Water                         |
| Cooling       | Yes                               |
| Pool          | No                                |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|------------------|---------------------|-------|--------------------|------|
| Oct 10, 2025 | Foreclosure sale | Trustees Deed       |       |                    |      |
| Feb 5, 2020  | Quitclaim        | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Park Rapids High School               | High       | 9–12   | 0.7 mi   |
| Park Rapids Century Elementary School | Elementary | PK–4   | 1.0 mi   |
| Park Rapids Century Middle School     | Middle     | 5–8    | 1.0 mi   |

District: Park 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 56470

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>141</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>11,238</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>39°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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