

Residential (General/Single)

RESIDENTIAL

7395 RIVER BEND CT

SAUK RAPIDS, MN 56379

\$422,624 TopHap Estimate · \$264 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,600 ft²

LIVING AREA

1.63 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$423K

\$399K low

\$447K high

Last Sale

\$225,000 · May 6, 2021

Est. Owner Equity

\$422,624

TAX & ASSESSMENT

Property Tax	\$9,100 (2026)
Assessed Value	\$881,100
Previous Assessed	\$823,300
Assessor Market Value	\$881,100

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BENTON
Lot (acres)	1.63
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	Yes

Patio · 2,018 ft²

CLIMATE RISK

99
FLOOD

44
WILDFIRE

54
HEAT

52
STORM

5
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2021	Quitclaim	Quit Claim Transfer			
May 5, 2021	Resale	Warranty Deed	\$225,000	\$141	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sauk Rapids-Rice High School	High	9–12	5.2 mi
Sauk Rapids-Rice Middle School	Middle	6–8	5.8 mi
Mississippi Heights Elementary School	Elementary	KG–5	6.1 mi

District: Sauk Rapids-Rice Public Schools

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 56379

103 CRIME INDEX	101 AIR POLLUTION	19,160 POPULATION	\$75K MEDIAN IN-COME	43°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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