

Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

7461 RIVER BEND CT

SAUK RAPIDS, MN 56379



0.47 ac

LOT SIZE

VALUATION

Last Sale

\$250,000 · Dec 27, 2021

TAX & ASSESSMENT

Property Tax	\$2,974 (2026)
Assessed Value	\$262,500
Previous Assessed	\$240,000
Assessor Market Value	\$262,500

PROPERTY FACTS

Property Type	Multi-Family Dwellings (Generic, Any Combination)
County	BENTON
Lot (acres)	0.47
Pool	No

CLIMATE RISK

87 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	\$/FT ²	LOAN
Dec 17, 2021	Resale	Warranty Deed	\$250,000		
Apr 27, 2021	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sauk Rapids-Rice High School	High	9–12	5.3 mi
Sauk Rapids-Rice Middle School	Middle	6–8	5.9 mi
Mississippi Heights Elementary School	Elementary	KG–5	6.2 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
---------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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