

Townhouse

**RESIDENTIAL**

# 421 RIVER ST

MINNEAPOLIS, MN 55401

**\$869,097** TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**4.3**

BATHS

**2,517 ft²**

LIVING AREA

**0.1 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$869K**

**\$813K low**

**\$925K high**

Last Sale

**\$882,000 · Jan 19, 2022**

Est. Owner Equity

**\$869,097**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,427 (2025) |
| Assessed Value        | \$1,010,100     |
| Previous Assessed     | \$944,000       |
| Assessor Market Value | \$1,010,100     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Townhouse                        |
| Style         | Townhouse                        |
| County        | HENNEPIN                         |
| Lot (acres)   | 0.10                             |
| Construction  | Wood (Unspecified)               |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jan 7, 2022  | Resale    | Warranty Deed | \$882,000 | \$350              | \$705K |
| Jan 7, 2022  | Financing | Warranty Deed |           |                    |        |
| Sep 20, 2002 | Resale    | Grant Deed    | \$660,000 | \$262              | \$528K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Webster Community School          | Elementary | PK-5   | 0.8 mi   |
| Edison High School                | High       | 9-12   | 1.7 mi   |
| Northeast Community Middle School | Middle     | 6-8    | 2.9 mi   |

District: Minneapolis 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 55401

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>167</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>12,952</b><br>POPULATION | <b>\$121K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|