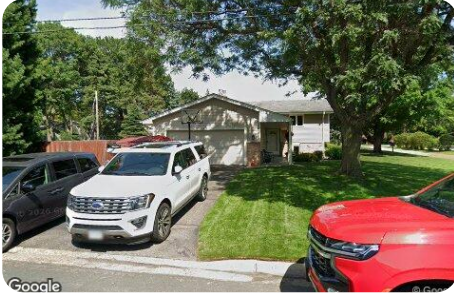


Single Family Residence **RESIDENTIAL**

8825 RIVER RIDGE CIR

MINNEAPOLIS, MN 55425

\$268,936 TopHap Estimate · \$218 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,236 ft²

LIVING AREA

0.3 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$269K

\$225K low

\$313K high

Last Sale

\$294,300 · Sep 18, 2014

Est. Owner Equity

\$18,936

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,465 (2025)
Assessed Value	\$405,500
Previous Assessed	\$399,600
Assessor Market Value	\$405,500

PROPERTY FACTS

Property Type	Single Family Residence
County	HENNEPIN
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Floor/Wall Furnace
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 260 ft²

Patio · 196 ft²

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2014	Resale	Grant Deed	\$294,250	\$238	\$235K
Sep 15, 2009	Resale	Warranty Deed	\$270,000	\$218	\$260K
Apr 8, 2009	Resale	Warranty Deed	\$103,000	\$83	\$95K
Jun 30, 2005	Resale	Warranty Deed	\$289,900	\$235	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Middle School	Middle	6–8	1.5 mi
Indian Mounds Elementary School	Elementary	KG–5	1.6 mi
Kennedy High School	High	9–12	2.1 mi

District: Bloomington 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 55425

101 CRIME INDEX	92 AIR POLLUTION	9,316 POPULATION	\$70K MEDIAN IN-COME	45°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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