

Single Family Residence **RESIDENTIAL**

2449 DAWES PL

RIVER FALLS, WI 54022

\$172,607 TopHap Estimate · confidence 96 · as of Jul 14, 2026



VALUATION

\$173K

\$166K low

\$179K high

Last Sale

\$161,000 · Aug 31, 2018

Est. Owner Equity

\$17,407

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax

\$2,902 (2025)

Assessed Value

\$222,400

Previous Assessed

\$175,000

Assessor Market Value

\$222,400

PROPERTY FACTS

Property Type

Single Family Residence

County

St. Croix

Heating

None

CLIMATE RISK

1

FLOOD

27

WILDFIRE

57

HEAT

52

STORM

30

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2018	Resale	Grant Deed	\$161,000		\$155K
Aug 2, 2010	Resale	Warranty Deed	\$100,000		\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meyer Middle School	Middle	6–8	1.3 mi
Greenwood Elementary School	Elementary	KG–5	1.3 mi
River Falls High School	High	9–12	2.3 mi

District: River Falls 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 54022

104 CRIME INDEX	84 AIR POLLUTION	25,423 POPULATION	\$94K MEDIAN IN-COME	44°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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