

Single Family Residence **RESIDENTIAL**

2449 DAWES PL

RIVER FALLS, WI 54022

\$179,657 TopHap Estimate · confidence 84 · as of Jul 14, 2026



VALUATION

\$180K

\$151K low

\$208K high

Last Sale

\$127,500 · Jan 11, 2016

Est. Owner Equity

\$179,657

TAX & ASSESSMENT

Property Tax	\$3,080 (2025)
Assessed Value	\$221,800
Previous Assessed	\$172,500
Assessor Market Value	\$221,800

PROPERTY FACTS

Property Type	Single Family Residence
County	St. Croix
Heating	None

CLIMATE RISK

1 FLOOD	27 WILDFIRE	57 HEAT	52 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2024	Financing	Transfer On Death Deed			
Jan 8, 2016	Resale	Warranty Deed	\$127,500		\$96K
Dec 5, 2014	Resale	Grant Deed	\$119,000		
Jan 30, 2012	Resale	Grant Deed	\$88,900		
Oct 10, 2011	Non-arms-length	Trustees Deed	\$90,000		
Jan 25, 2008	Recorded document	Warranty Deed			

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	Absentee owner
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