

Single Family Residence **RESIDENTIAL**

# 72 EMERSON VALLEY DR

RIVER FALLS, WI 54022

**\$442,636** TopHap Estimate · confidence 88 · as of Jul 14, 2026



**2.31 ac**  
LOT SIZE

## VALUATION

**\$443K**

\$389K low

\$496K high

Est. Owner Equity

**\$0**

Loan-to-Value

**128%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,102 (2025) |
| Assessed Value        | \$360,000      |
| Previous Assessed     | \$360,000      |
| Assessor Market Value | \$360,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | St. Croix               |
| Lot (acres)   | 2.31                    |
| Heating       | None                    |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 23<br>WILDFIRE | 57<br>HEAT | 52<br>STORM | 30<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|-------|--------------------|-------|
| Sep 21, 2023 | Financing | Intrafamily Transfer |       |                    | \$55K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Meyer Middle School         | Middle     | 6–8    | 2.8 mi   |
| Greenwood Elementary School | Elementary | KG–5   | 2.8 mi   |
| River Falls High School     | High       | 9–12   | 3.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>25,423</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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