

Single Family Residence

RESIDENTIAL

# 82 EMERSON VALLEY DR

RIVER FALLS, WI 54022

**\$325,037** TopHap Estimate · confidence 94 · as of Jul 14, 2026

**4.03 ac**

LOT SIZE

## VALUATION

**\$325K**

\$307K low

\$343K high

Last Sale

**\$307,000 · Sep 30, 2019**

Est. Owner Equity

**\$80,037**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

Property Tax

**\$5,013 (2025)**

Assessed Value

**\$354,000**

Previous Assessed

**\$354,000**

Assessor Market Value

**\$354,000**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | St. Croix               |
| Lot (acres)   | 4.03                    |
| Heating       | None                    |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 23<br>WILDFIRE | 58<br>HEAT | 53<br>STORM | 30<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 26, 2023 | Quitclaim | Quit Claim Transfer | \$10,500  |                    |        |
| Sep 27, 2019 | Resale    | Warranty Deed       | \$307,000 |                    | \$246K |
| Mar 24, 2008 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Meyer Middle School         | Middle     | 6–8    | 2.9 mi   |
| Greenwood Elementary School | Elementary | KG–5   | 2.9 mi   |
| River Falls High School     | High       | 9–12   | 3.7 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> |
|-----------|-----------------------|