

Single Family Residence **RESIDENTIAL**

# 321 PLAINVIEW DR

RIVER FALLS, WI 54022

**\$427,414** TopHap Estimate · confidence 91 · as of Jul 14, 2026



**9.7 ac**  
LOT SIZE

## VALUATION

**\$427K**

\$387K low

\$468K high

Last Sale

**\$425,000 · Jan 3, 2017**

Est. Owner Equity

**\$34,614**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,738 (2025) |
| Assessed Value        | \$529,700      |
| Previous Assessed     | \$529,700      |
| Assessor Market Value | \$529,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | St. Croix               |
| Lot (acres)   | 9.70                    |
| Heating       | None                    |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 99<br>FLOOD | 34<br>WILDFIRE | 59<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   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Dec 28, 2016 | Resale    | Grant Deed          | \$425,000 |                    | \$361K |
| Dec 23, 2016 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Westside Elementary School | Elementary | KG–5   | 5.2 mi   |
| Meyer Middle School        | Middle     | 6–8    | 6.3 mi   |
| River Falls High School    | High       | 9–12   | 6.9 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|