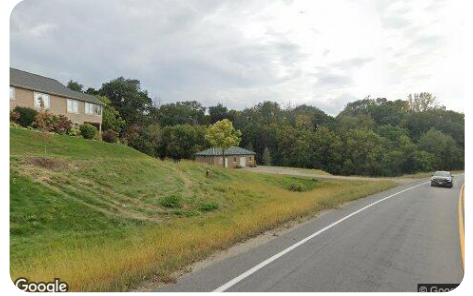


Single Family Residence **RESIDENTIAL**

# 2308 RANGEVIEW LN

RIVER FALLS, WI 54022

**\$269,591** TopHap Estimate · confidence 91 · as of Jul 14, 2026



**2,614 ft²**  
LOT SIZE

## VALUATION

**\$270K**

\$245K low

\$294K high

Est. Owner Equity

**\$126,491**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,922 (2025) |
| Assessed Value        | \$365,000      |
| Previous Assessed     | \$321,400      |
| Assessor Market Value | \$365,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | St. Croix               |
| Lot (acres)   | 0.06                    |
| Heating       | None                    |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 7, 2017  | Resale    | Grant Deed          | \$10,000  |                    |        |
| Jan 28, 2017 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 18, 2015 | Resale    | Warranty Deed       | \$221,400 |                    | \$158K |
| Aug 6, 2013  | Quitclaim | Quit Claim Transfer | \$20,000  |                    |        |
| Sep 7, 2012  | Resale    | Warranty Deed       | \$107,500 |                    | \$86K  |
| Nov 1, 2011  | Quitclaim | Quit Claim Transfer | \$92,000  |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Meyer Middle School         | Middle     | 6–8    | 1.2 mi   |
| Greenwood Elementary School | Elementary | KG–5   | 1.2 mi   |
| River Falls High School     | High       | 9–12   | 2.1 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> |
|-----------|-----------------------|