

Single Family Residence **RESIDENTIAL**

# 14097 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

**\$388,658** TopHap Estimate · \$136 / ft² · confidence 88 · as of Jul 14, 2026



**2,862 ft²**  
LIVING AREA

**5.17 ac**  
LOT SIZE

**1910**  
YEAR BUILT

## VALUATION

**\$389K**

\$341K low

\$437K high

Est. Owner Equity

**\$308,658**

Loan-to-Value

**19%**

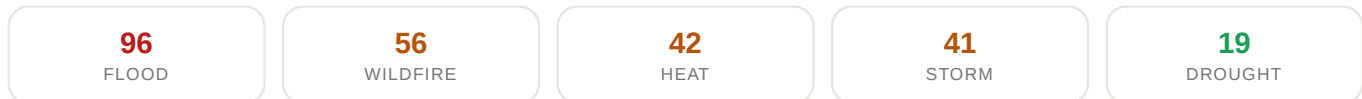
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,688 (2026) |
| Assessed Value        | \$333,000      |
| Previous Assessed     | \$361,300      |
| Assessor Market Value | \$333,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PENNINGTON              |
| Lot (acres)   | 5.17                    |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Challenger Elementary School | Elementary | PK–5   | 1.2 mi   |
| Lincoln Senior High School   | High       | 9–12   | 2.5 mi   |
| Franklin Middle School       | Middle     | 6–8    | 2.5 mi   |

District: Thief 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 56701**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>11,683</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-<br>COME | <b>39°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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