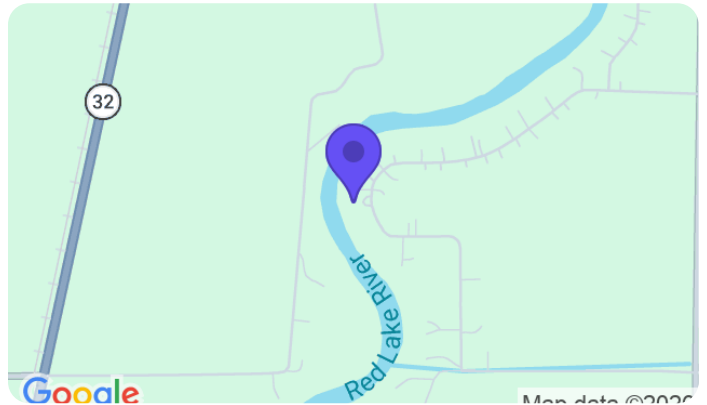
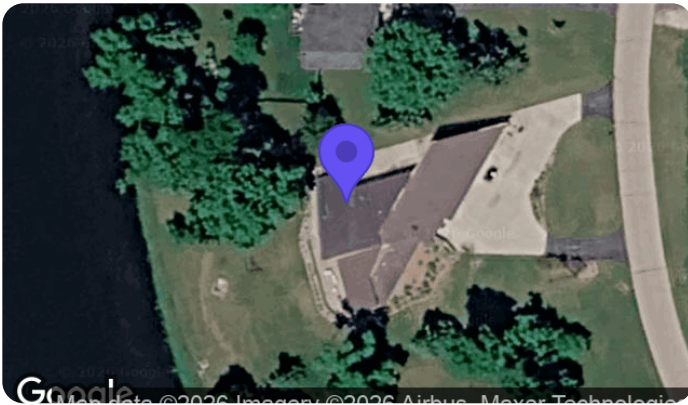


Single Family Residence **RESIDENTIAL**

14253 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$402,439 TopHap Estimate · \$107 / ft² · confidence 93 · as of Jul 14, 2026



3,754 ft²
LIVING AREA

0.85 ac
LOT SIZE

1972
YEAR BUILT

VALUATION

\$402K

\$375K low

\$430K high

Last Sale

\$419,000 · Aug 6, 2025

Est. Owner Equity

\$137,439

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,292 (2026)
Assessed Value	\$448,700
Previous Assessed	\$488,700
Assessor Market Value	\$448,700

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.85
Pool	No

CLIMATE RISK

75 FLOOD	54 WILDFIRE	43 HEAT	41 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

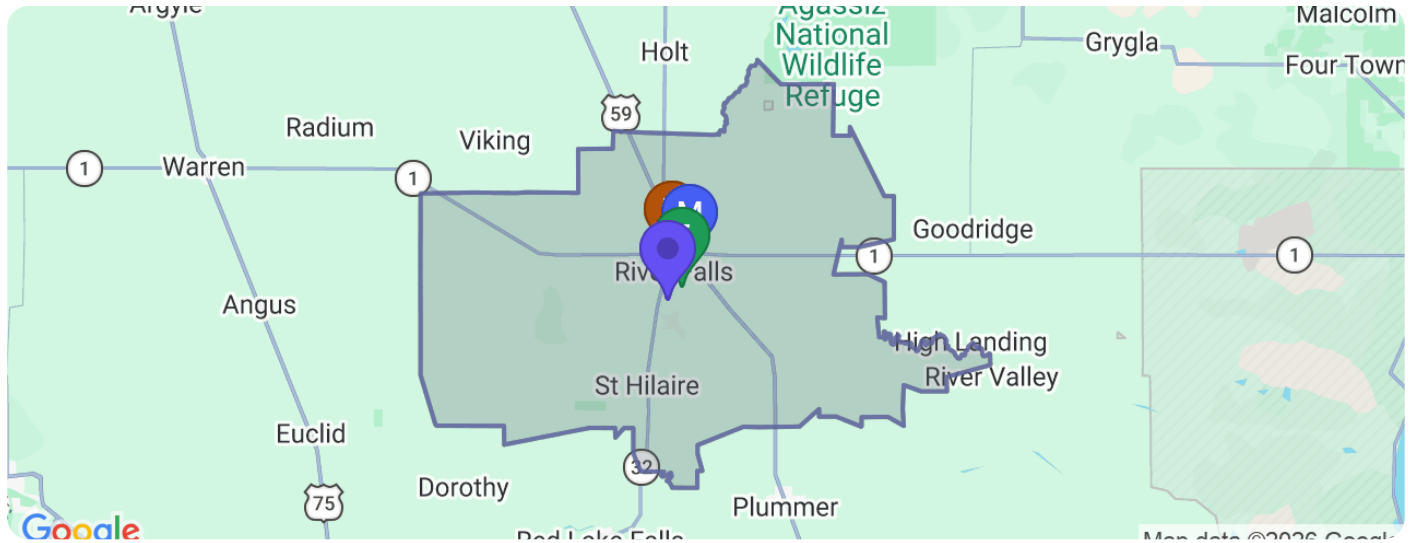
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2025	Resale	Warranty Deed	\$419,000	\$112	\$265K
Jul 15, 2021	Resale	Deed	\$379,000	\$101	\$303K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.2 mi
Lincoln Senior High School	High	9–12	2.3 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

125 CRIME INDEX	87 AIR POLLUTION	11,683 POPULATION	\$73K MEDIAN IN-COME	39°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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