

Single Family Residence **RESIDENTIAL**

14279 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$324,308 TopHap Estimate · \$175 / ft² · confidence 93 · as of Jul 14, 2026



1,848 ft²
LIVING AREA

1.38 ac
LOT SIZE

1978
YEAR BUILT

VALUATION

\$324K

\$302K low

\$347K high

Last Sale

\$292,500 · Apr 28, 2020

Est. Owner Equity

\$324,308

TAX & ASSESSMENT

Property Tax	\$3,572 (2026)
Assessed Value	\$309,000
Previous Assessed	\$333,600
Assessor Market Value	\$309,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	1.38
Pool	No

CLIMATE RISK

80 FLOOD	53 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
Mar 26, 2026	Financing	Mortgage			\$75K
Apr 24, 2020	Resale	Warranty Deed	\$292,500	\$158	\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.1 mi
Lincoln Senior High School	High	9–12	2.2 mi
Franklin Middle School	Middle	6–8	2.4 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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