

Single Family Residence **RESIDENTIAL**

14295 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$366,776 TopHap Estimate · \$191 / ft² · confidence 88 · as of Jul 14, 2026



1,923 ft²
LIVING AREA

2.06 ac
LOT SIZE

2008
YEAR BUILT

VALUATION

\$367K

\$322K low

\$412K high

Est. Owner Equity

\$74,276

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,296 (2026)
Assessed Value	\$360,900
Previous Assessed	\$390,800
Assessor Market Value	\$360,900

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	2.06
Pool	No

CLIMATE RISK

81 FLOOD	52 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
Jan 15, 2007	Resale	Warranty Deed	\$32,500	\$17	\$33K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.0 mi
Lincoln Senior High School	High	9–12	2.2 mi
Franklin Middle School	Middle	6–8	2.3 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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