

Single Family Residence **RESIDENTIAL**

14371 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$368,605 TopHap Estimate · \$139 / ft² · confidence 88 · as of Jul 14, 2026



2,661 ft²
LIVING AREA

1.51 ac
LOT SIZE

1993
YEAR BUILT

VALUATION

\$369K

\$323K low

\$414K high

Est. Owner Equity

\$246,605

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,400 (2026)
Assessed Value	\$374,100
Previous Assessed	\$405,300
Assessor Market Value	\$374,100

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	1.51
Pool	No

CLIMATE RISK

89 FLOOD	52 WILDFIRE	42 HEAT	41 STORM	19 DROUGHT
-------------	----------------	------------	-------------	---------------

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	0.9 mi
Lincoln Senior High School	High	9–12	2.2 mi
Franklin Middle School	Middle	6–8	2.2 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
---------------------------	----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------