

Single Family Residence **RESIDENTIAL**

14445 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$305,578 TopHap Estimate · \$187 / ft² · confidence 94 · as of Jul 14, 2026



1,638 ft²
LIVING AREA

1.71 ac
LOT SIZE

1978
YEAR BUILT

VALUATION

\$306K

\$288K low

\$323K high

Last Sale

\$226,000 · Sep 28, 2015

Est. Owner Equity

\$74,328

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,156 (2026)
Assessed Value	\$268,400
Previous Assessed	\$288,900
Assessor Market Value	\$268,400

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	1.71
Pool	No

CLIMATE RISK

90 FLOOD	51 WILDFIRE	42 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
Sep 22, 2015	Resale	Warranty Deed	\$226,000	\$138	\$231K
Feb 4, 2005	Quitclaim	Quit Claim Transfer			\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	0.8 mi
Lincoln Senior High School	High	9–12	2.1 mi
Franklin Middle School	Middle	6–8	2.1 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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