

Single Family Residence **RESIDENTIAL**

14196 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$246,703 TopHap Estimate · \$184 / ft² · confidence 94 · as of Jul 14, 2026



1,344 ft²
LIVING AREA

1.66 ac
LOT SIZE

1969
YEAR BUILT

VALUATION

\$247K

\$232K low

\$262K high

Last Sale

\$275,000 · Jun 30, 2023

Est. Owner Equity

\$26,703

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$2,102 (2026)
Assessed Value	\$204,200
Previous Assessed	\$204,800
Assessor Market Value	\$204,200

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	1.67
Pool	No

CLIMATE RISK

60
FLOOD

54
WILDFIRE

43
HEAT

41
STORM

19
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2023	Resale	Warranty Deed	\$27,500	\$20	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.1 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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