

Single Family Residence **RESIDENTIAL**

14260 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$334,019 TopHap Estimate · \$156 / ft² · confidence 86 · as of Jul 14, 2026



2,138 ft²
LIVING AREA

1.38 ac
LOT SIZE

2000
YEAR BUILT

VALUATION

\$334K

\$288K low

\$380K high

Est. Owner Equity

\$179,019

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,024 (2026)
Assessed Value	\$345,300
Previous Assessed	\$347,000
Assessor Market Value	\$345,300

PROPERTY FACTS

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

CLIMATE RISK

39 FLOOD	54 WILDFIRE	43 HEAT	41 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk.

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	2.4 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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