

Single Family Residence **RESIDENTIAL**

14354 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$265,082 TopHap Estimate · \$160 / ft² · confidence 84 · as of Jul 14, 2026



1,657 ft²
LIVING AREA

0.98 ac
LOT SIZE

1977
YEAR BUILT

VALUATION

\$265K

\$224K low

\$306K high

Est. Owner Equity

\$65,082

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,350 (2026)
Assessed Value	\$290,800
Previous Assessed	\$292,100
Assessor Market Value	\$290,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.98
Pool	No

CLIMATE RISK

1 FLOOD	53 WILDFIRE	42 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	1.0 mi
Lincoln Senior High School	High	9–12	2.3 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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