

Single Family Residence **RESIDENTIAL**

14386 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$252,555 TopHap Estimate · \$196 / ft² · confidence 91 · as of Jul 14, 2026



1,288 ft²
LIVING AREA

0.91 ac
LOT SIZE

1978
YEAR BUILT

VALUATION

\$253K

\$230K low

\$275K high

Last Sale

\$259,500 · Dec 2, 2025

Est. Owner Equity

\$0

Loan-to-Value

128%

TAX & ASSESSMENT

Property Tax	\$2,572 (2026)
Assessed Value	\$227,700
Previous Assessed	\$228,400
Assessor Market Value	\$227,700

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.91
Pool	No

CLIMATE RISK

32 FLOOD	54 WILDFIRE	42 HEAT	41 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2025	Resale	Warranty Deed	\$259,500	\$201	\$247K

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	2.3 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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