

Single Family Residence **RESIDENTIAL**

14442 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$302,915 TopHap Estimate · \$134 / ft² · confidence 95 · as of Jul 14, 2026



2,264 ft²
LIVING AREA

0.96 ac
LOT SIZE

1977
YEAR BUILT

VALUATION

\$303K

\$289K low

\$317K high

Last Sale

\$237,500 · May 4, 2020

Est. Owner Equity

\$67,915

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,528 (2026)
Assessed Value	\$290,800
Previous Assessed	\$291,800
Assessor Market Value	\$290,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.96
Pool	No

CLIMATE RISK

33 FLOOD	53 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
Sep 16, 2022	Financing	Intrafamily Transfer			\$235K
Apr 27, 2020	Resale	Warranty Deed	\$237,500	\$105	\$243K
May 30, 2014	Resale	Warranty Deed	\$239,900	\$106	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	0.8 mi
Lincoln Senior High School	High	9–12	2.2 mi
Franklin Middle School	Middle	6–8	2.2 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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