

Single Family Residence **RESIDENTIAL**

14490 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$320,446 TopHap Estimate · \$197 / ft² · confidence 89 · as of Jul 14, 2026



1,626 ft²
LIVING AREA

0.85 ac
LOT SIZE

1979
YEAR BUILT

VALUATION

\$320K

\$286K low

\$355K high

Last Sale

\$212,500 · Jun 3, 2020

Est. Owner Equity

\$320,446

TAX & ASSESSMENT

Property Tax	\$2,946 (2026)
Assessed Value	\$251,200
Previous Assessed	\$251,900
Assessor Market Value	\$251,200

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.85
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2020	Resale	Warranty Deed	\$212,500	\$131	\$191K
Apr 2, 2018	Resale	Warranty Deed	\$192,500	\$118	\$163K
Jan 22, 2015	Resale	Special Warranty Deed	\$140,000	\$86	\$112K
Jun 16, 2005	Resale	Warranty Deed	\$160,000	\$98	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	0.7 mi
Franklin Middle School	Middle	6–8	2.1 mi
Lincoln Senior High School	High	9–12	2.1 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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