

Single Family Residence **RESIDENTIAL**

13727 RIVERBEND RD

THIEF RIVER FALLS, MN 56701

\$283,039 TopHap Estimate · \$118 / ft² · confidence 88 · as of Jul 14, 2026



2,408 ft²
LIVING AREA

4.66 ac
LOT SIZE

1975
YEAR BUILT

VALUATION

\$283K

\$250K low

\$316K high

Last Sale

\$174,500 · Jul 20, 2009

Est. Owner Equity

\$138,439

Loan-to-Value

50%

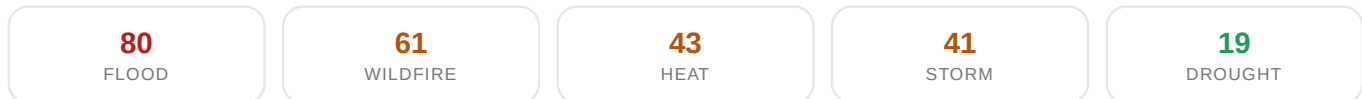
TAX & ASSESSMENT

Property Tax	\$2,952 (2026)
Assessed Value	\$273,200
Previous Assessed	\$295,400
Assessor Market Value	\$273,200

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	4.66
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2025	Financing	Intrafamily Transfer			
Jul 10, 2009	Resale	Warranty Deed	\$174,500	\$72	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.6 mi
Lincoln Senior High School	High	9–12	2.8 mi
Franklin Middle School	Middle	6–8	2.9 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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