

Single Family Residence **RESIDENTIAL**

13791 RIVERBEND RD

THIEF RIVER FALLS, MN 56701

\$203,586 TopHap Estimate · \$144 / ft² · confidence 93 · as of Jul 14, 2026



1,416 ft²
LIVING AREA

4.89 ac
LOT SIZE

1981
YEAR BUILT

VALUATION

\$204K

\$188K low

\$219K high

Last Sale

\$210,000 · Jul 27, 2023

Est. Owner Equity

\$203,586

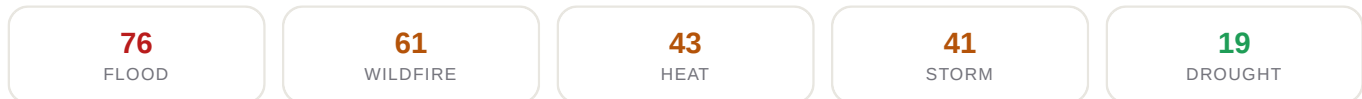
TAX & ASSESSMENT

Property Tax	\$1,870 (2026)
Assessed Value	\$185,400
Previous Assessed	\$198,600
Assessor Market Value	\$185,400

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	4.89
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2025	Quitclaim	Quit Claim Transfer	\$500	\$0	
Jul 27, 2023	Resale	Warranty Deed	\$210,000	\$148	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.5 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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