

Single Family Residence **RESIDENTIAL**

14009 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$366,686 TopHap Estimate · \$146 / ft² · confidence 91 · as of Jul 14, 2026



2,508 ft²
LIVING AREA

2.98 ac
LOT SIZE

1972
YEAR BUILT

VALUATION

\$367K

\$332K low

\$401K high

Est. Owner Equity

\$366,686

TAX & ASSESSMENT

Property Tax **\$3,944 (2026)**

Assessed Value **\$353,700**

Previous Assessed	\$384,500
Assessor Market Value	\$353,700

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	2.98
Pool	No

CLIMATE RISK

96 FLOOD	56 WILDFIRE	42 HEAT	41 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2026	Non-arms-length	Warranty Deed	\$500	\$0	
Apr 28, 2026	Quitclaim	Quit Claim Transfer	\$500	\$0	
Aug 3, 2015	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.3 mi
Lincoln Senior High School	High	9–12	2.6 mi
Franklin Middle School	Middle	6–8	2.6 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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