

Single Family Residence **RESIDENTIAL**

14054 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

\$371,673 TopHap Estimate · \$141 / ft² · confidence 88 · as of Jul 14, 2026



2,640 ft²
LIVING AREA

1.54 ac
LOT SIZE

1981
YEAR BUILT

VALUATION

\$372K

\$326K low

\$417K high

Est. Owner Equity

\$371,673

TAX & ASSESSMENT

Property Tax **\$4,258 (2026)**

Assessed Value **\$379,100**

Previous Assessed	\$412,700
Assessor Market Value	\$379,100

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	1.54
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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.3 mi
Lincoln Senior High School	High	9–12	2.5 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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