

Single Family Residence **RESIDENTIAL**

# 14055 RIVERBEND TRL

THIEF RIVER FALLS, MN 56701

**\$236,398** TopHap Estimate · \$177 / ft² · confidence 84 · as of Jul 14, 2026



**1,334 ft²**  
LIVING AREA

**4.95 ac**  
LOT SIZE

**1955**  
YEAR BUILT

## VALUATION

**\$236K**

\$199K low

\$273K high

Est. Owner Equity

**\$220,798**

Loan-to-Value

**6%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,690 (2026) |
| Assessed Value        | \$251,900      |
| Previous Assessed     | \$252,700      |
| Assessor Market Value | \$251,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PENNINGTON              |
| Lot (acres)   | 4.95                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 70<br>FLOOD | 56<br>WILDFIRE | 42<br>HEAT | 41<br>STORM | 19<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Challenger Elementary School | Elementary | PK–5   | 1.2 mi   |
| Lincoln Senior High School   | High       | 9–12   | 2.5 mi   |
| Franklin Middle School       | Middle     | 6–8    | 2.5 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**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>11,683</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>39°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|