

Single Family Residence **RESIDENTIAL**

303 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$184,073 TopHap Estimate · \$30 / ft² · confidence 92 · as of Jul 14, 2026



6,166 ft²
LIVING AREA

0.36 ac
LOT SIZE

1905
YEAR BUILT

VALUATION

\$184K

\$169K low

\$199K high

Last Sale

\$71,400 · Aug 9, 2023

Est. Owner Equity

\$128,539

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,822 (2026)
Assessed Value	\$164,500
Previous Assessed	\$164,500
Assessor Market Value	\$164,500

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.36
Pool	No

CLIMATE RISK

1 FLOOD	12 WILDFIRE	42 HEAT	41 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2023	Resale	Special Warranty Deed	\$71,400	\$12	\$56K
Jul 19, 2022	Non-arms-length	Sheriffs Deed	\$79,360	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Senior High School	High	9–12	0.2 mi
Franklin Middle School	Middle	6–8	1.0 mi
Challenger Elementary School	Elementary	PK–5	1.4 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	Absentee owner
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