

Single Family Residence **RESIDENTIAL**

313 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$241,356 TopHap Estimate · confidence 95 · as of Jul 14, 2026



VALUATION

\$241K

\$230K low

\$252K high

Last Sale	\$190,000 · Nov 25, 2008
Est. Owner Equity	\$55,718
Loan-to-Value	81%

TAX & ASSESSMENT

Property Tax	\$3,852 (2024)
Assessed Value	\$230,500
Previous Assessed	\$230,500

Assessor Market Value

\$230,500

PROPERTY FACTS

Property Type

Single Family Residence

County

Pennington

CLIMATE RISK

1

FLOOD

14

WILDFIRE

42

HEAT

41

STORM

19

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 2, 2008	Resale	Warranty Deed	\$190,000		\$188K

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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