

Single Family Residence **RESIDENTIAL**

302 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$79,000 TopHap Estimate · \$81 / ft² · confidence 89 · as of Jul 14, 2026



979 ft²
LIVING AREA

0.16 ac
LOT SIZE

1915
YEAR BUILT

VALUATION

\$79K

\$71K low

\$87K high

Est. Owner Equity

\$79,000

TAX & ASSESSMENT

Property Tax **\$1,326 (2026)**

Assessed Value **\$77,300**

Previous Assessed	\$77,200
Assessor Market Value	\$77,300

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.16
Pool	No

CLIMATE RISK

35 FLOOD	17 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
Lincoln Senior High School	High	9–12	0.2 mi
Franklin Middle School	Middle	6–8	0.9 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