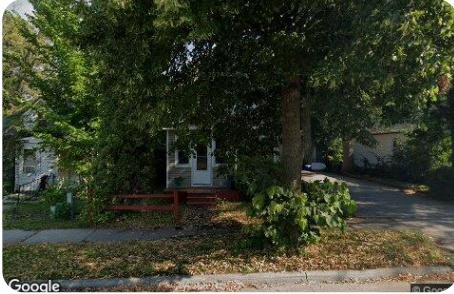


Single Family Residence **RESIDENTIAL**

# 312 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

**\$132,188** TopHap Estimate · \$102 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1,293 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**1920**  
YEAR BUILT

## VALUATION

**\$132K**

\$119K low

\$145K high

Last Sale

**\$137,500 · Oct 8, 2015**

Est. Owner Equity

**\$0**

Loan-to-Value

**110%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,284 (2026) |
| Assessed Value        | \$160,300      |
| Previous Assessed     | \$160,200      |
| Assessor Market Value | \$160,300      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 18<br>WILDFIRE | 42<br>HEAT | 41<br>STORM | 19<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Sep 29, 2015 | Resale | Warranty Deed | \$137,500 | \$106              | \$143K |
| Jul 13, 2007 | Resale | Warranty Deed | \$88,500  | \$68               | \$89K  |
| Feb 2, 2005  | Resale | Warranty Deed | \$78,500  | \$61               | \$79K  |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|