

Single Family Residence **RESIDENTIAL**

314 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$126,254 TopHap Estimate · \$81 / ft² · confidence 83 · as of Jul 14, 2026



1,560 ft²
LIVING AREA

0.16 ac
LOT SIZE

1948
YEAR BUILT

VALUATION

\$126K

\$105K low

\$148K high

Last Sale

\$161,000 · May 29, 2025

Est. Owner Equity

\$126,254

TAX & ASSESSMENT

Property Tax	\$1,686 (2026)
Assessed Value	\$125,200
Previous Assessed	\$125,300
Assessor Market Value	\$125,200

PROPERTY FACTS

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

CLIMATE RISK

35 FLOOD	23 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2025	Resale	Warranty Deed	\$161,000	\$103	

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	Owner occupied
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