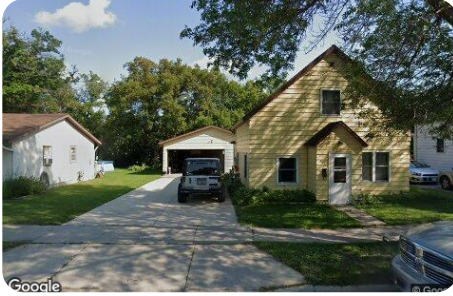


Single Family Residence **RESIDENTIAL**

402 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$119,987 TopHap Estimate · \$111 / ft² · confidence 96 · as of Jul 14, 2026



1,085 ft²
LIVING AREA

0.16 ac
LOT SIZE

1910
YEAR BUILT

VALUATION

\$120K

\$115K low

\$125K high

Last Sale

\$87,000 · Dec 28, 2017

Est. Owner Equity

\$119,987

TAX & ASSESSMENT

Property Tax	\$1,872 (2026)
Assessed Value	\$109,200
Previous Assessed	\$109,200
Assessor Market Value	\$109,200

PROPERTY FACTS

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

CLIMATE RISK

35 FLOOD	20 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
Dec 27, 2017	Resale	Warranty Deed	\$87,000	\$80	
Sep 9, 2013	Resale	Warranty Deed	\$75,000	\$69	\$77K

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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