

Single Family Residence **RESIDENTIAL**

406 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$127,835 TopHap Estimate · \$103 / ft² · confidence 87 · as of Jul 14, 2026



1,238 ft²
LIVING AREA

0.16 ac
LOT SIZE

1925
YEAR BUILT

VALUATION

\$128K

\$111K low

\$144K high

Last Sale

\$152,900 · Nov 2, 2023

Est. Owner Equity

\$0

Loan-to-Value

123%

TAX & ASSESSMENT

Property Tax	\$1,318 (2026)
Assessed Value	\$107,900
Previous Assessed	\$107,800
Assessor Market Value	\$107,900

PROPERTY FACTS

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

CLIMATE RISK

35
FLOOD

42
WILDFIRE

42
HEAT

41
STORM

19
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2023	Resale	Warranty Deed	\$152,900	\$124	\$155K

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	Owner occupied
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