

Single Family Residence **RESIDENTIAL**

405 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$192,900 TopHap Estimate · \$94 / ft² · confidence 95 · as of Jul 14, 2026



2,050 ft²
LIVING AREA

0.15 ac
LOT SIZE

1930
YEAR BUILT

VALUATION

\$193K

\$184K low

\$202K high

Last Sale

\$1,671,818 · Jan 21, 2022

Est. Owner Equity

\$23,517

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,240 (2026)
Assessed Value	\$188,900
Previous Assessed	\$188,900
Assessor Market Value	\$188,900

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.14
Pool	No

CLIMATE RISK

1 FLOOD	18 WILDFIRE	42 HEAT	41 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 8, 2022	Resale	Warranty Deed	\$166,000	\$81	\$163K

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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