

Single Family Residence **RESIDENTIAL**

414 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$75,980 TopHap Estimate · \$57 / ft² · confidence 78 · as of Jul 14, 2026



1,336 ft²
LIVING AREA

0.27 ac
LOT SIZE

1953
YEAR BUILT

VALUATION

\$76K

\$59K low

\$93K high

Last Sale

\$34,500 · Apr 15, 2005

Est. Owner Equity

\$0

Loan-to-Value

122%

TAX & ASSESSMENT

Property Tax	\$356 (2026)
Assessed Value	\$65,100
Previous Assessed	\$65,100
Assessor Market Value	\$65,100

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.27
Pool	No

CLIMATE RISK

35 FLOOD	21 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
Apr 14, 2005	Non-arms-length	Personal Representative Deed	\$34,500	\$26	\$35K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Senior High School	High	9–12	0.3 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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