

Single Family Residence **RESIDENTIAL**

428 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$196,120 TopHap Estimate · \$107 / ft² · confidence 84 · as of Jul 14, 2026



1,838 ft²
LIVING AREA

0.21 ac
LOT SIZE

1920
YEAR BUILT

VALUATION

\$196K

\$165K low

\$227K high

Est. Owner Equity

\$81,470

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,450 (2026)
Assessed Value	\$217,000
Previous Assessed	\$217,000
Assessor Market Value	\$217,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.21
Pool	No

CLIMATE RISK

1 FLOOD	37 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
Oct 5, 2022	Financing	Intrafamily Transfer			

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	1.3 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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