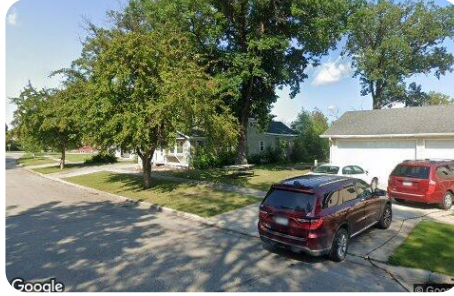


Single Family Residence **RESIDENTIAL**

524 RIVERSIDE AVE

THIEF RIVER FALLS, MN 56701

\$254,967 TopHap Estimate · \$107 / ft² · confidence 88 · as of Jul 14, 2026



2,392 ft²
LIVING AREA

0.39 ac
LOT SIZE

1958
YEAR BUILT

VALUATION

\$255K

\$224K low

\$286K high

Last Sale

\$170,000 · Sep 4, 2020

Est. Owner Equity

\$89,967

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,984 (2026)
Assessed Value	\$242,800
Previous Assessed	\$240,200
Assessor Market Value	\$242,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	0.39
Pool	No

CLIMATE RISK

35 FLOOD	42 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
Sep 3, 2020	Resale	Land Contract	\$170,000	\$71	\$165K
Apr 22, 2013	Resale	Special Warranty Deed	\$90,000	\$38	
Oct 30, 2008	Resale	Contract Sale	\$169,900	\$71	
Aug 5, 2006	Resale	Warranty Deed	\$115,700	\$48	\$143K
Feb 9, 2006	Resale	Deed	\$115,700	\$48	

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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