

Single Family Residence **RESIDENTIAL**

803 HORACE AVE N

THIEF RIVER FALLS, MN 56701

\$75,371 TopHap Estimate · \$78 / ft² · confidence 68 · as of Jul 14, 2026



967 ft²
LIVING AREA

0.16 ac
LOT SIZE

1920
YEAR BUILT

VALUATION

\$75K

\$51K low

\$100K high

Last Sale

\$80,000 · Mar 18, 2025

Est. Owner Equity

\$0

Loan-to-Value

138%

TAX & ASSESSMENT

Property Tax	\$892 (2026)
Assessed Value	\$78,500
Previous Assessed	\$79,500
Assessor Market Value	\$78,500

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	47 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
Mar 17, 2025	Resale	Warranty Deed	\$80,000	\$83	
Mar 17, 2025	Quitclaim	Quit Claim Transfer			\$102K
Nov 1, 2022	Resale	Land Contract	\$80,000	\$83	\$80K
Mar 28, 2018	Resale	Warranty Deed	\$10,000	\$10	
Mar 28, 2018	Financing	Affidavit			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Senior High School	High	9–12	0.6 mi
Franklin Middle School	Middle	6–8	1.1 mi
Challenger Elementary School	Elementary	PK–5	2.1 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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