

Single Family Residence **RESIDENTIAL**

# 102 WILLOW CT

THIEF RIVER FALLS, MN 56701

**\$499,548** TopHap Estimate · \$133 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3,762 ft<sup>2</sup>**  
LIVING AREA

**0.87 ac**  
LOT SIZE

**2007**  
YEAR BUILT

## VALUATION

**\$500K**

\$467K low

\$532K high

Last Sale

**\$1,203 · Jun 18, 2026**

Est. Owner Equity

**\$499,548**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,258 (2026) |
| Assessed Value        | \$520,400      |
| Previous Assessed     | \$520,400      |
| Assessor Market Value | \$520,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PENNINGTON              |
| Lot (acres)   | 0.87                    |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 61<br>WILDFIRE | 42<br>HEAT | 41<br>STORM | 19<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

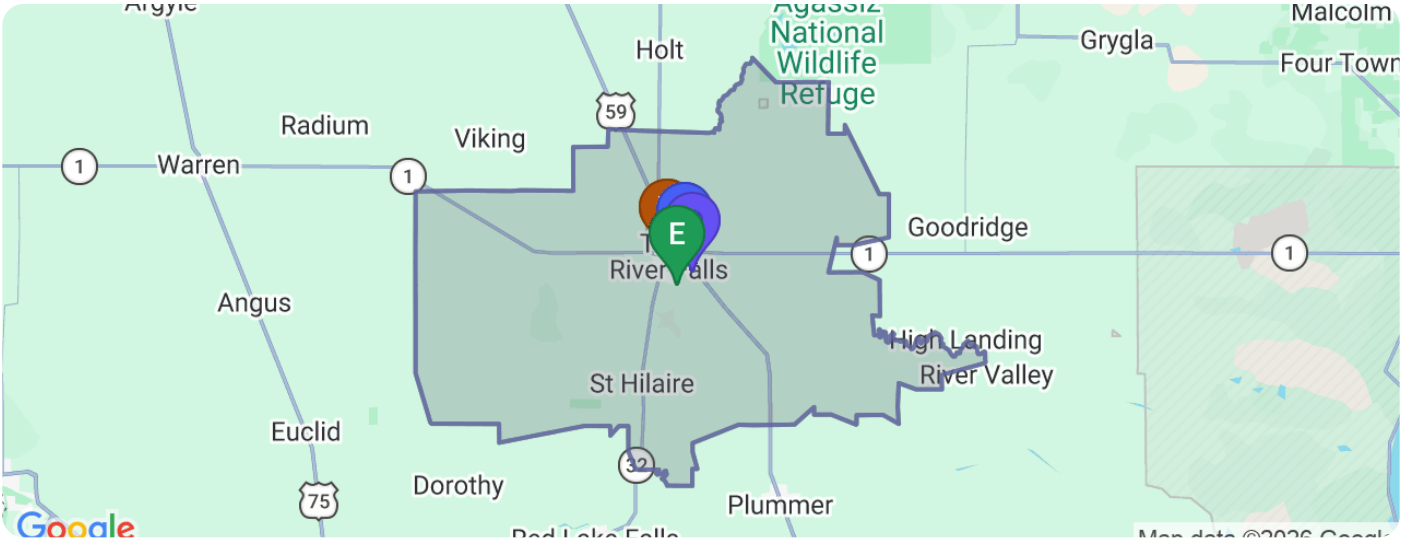
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 18, 2026 | Resale | Warranty Deed | \$1,203   | \$0                |        |
| Jul 2, 2018  | Resale | Deed          | \$465,000 | \$124              | \$320K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Franklin Middle School       | Middle     | 6–8    | 0.7 mi   |
| Challenger Elementary School | Elementary | PK–5   | 1.2 mi   |
| Lincoln Senior High School   | High       | 9–12   | 1.6 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<br>CRIME INDEX | 87<br>AIR POLLUTION | 11,683<br>POPULATION | \$73K<br>MEDIAN IN-COME | 39°F<br>AVG TEMP | 59%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|