

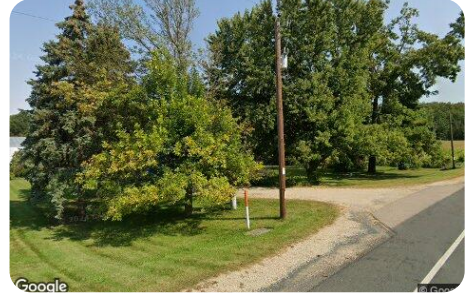
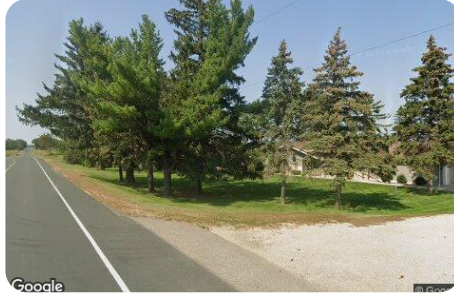
Single Family Residence

RESIDENTIAL

496 COUNTY ROAD M

RIVER FALLS, WI 54022

\$409,778 TopHap Estimate · confidence 90 · as of Jul 14, 2026



2 ac
LOT SIZE

VALUATION

\$410K

\$368K low

\$452K high

Last Sale

\$400,000 · Oct 1, 2025

Est. Owner Equity

\$209,778

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,633 (2025)
Assessed Value	\$343,400
Previous Assessed	\$343,400
Assessor Market Value	\$343,400

PROPERTY FACTS

Property Type	Single Family Residence
County	St. Croix
Lot (acres)	2.00
Heating	None

CLIMATE RISK

12 FLOOD	26 WILDFIRE	58 HEAT	53 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 1, 2025	Resale	Deed	\$400,000		\$200K
Feb 27, 2023	Financing	Intrafamily Transfer			
Nov 18, 2022	Resale	Warranty Deed	\$325,900		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westside Elementary School	Elementary	KG–5	3.1 mi
Meyer Middle School	Middle	6–8	4.3 mi
River Falls High School	High	9–12	4.5 mi

District: 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 54022

104 CRIME INDEX	84 AIR POLLUTION	25,423 POPULATION	\$94K MEDIAN IN-COME	44°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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