

Single Family Residence **RESIDENTIAL**

701 RUM RIVER DR SW

ISANTI, MN 55040

\$170,735 TopHap Estimate · \$142 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

0.4 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$171K

\$144K low

\$197K high

Est. Owner Equity

\$170,735

TAX & ASSESSMENT

Property Tax	\$3,834 (2025)
Assessed Value	\$312,400
Previous Assessed	\$312,400
Assessor Market Value	\$312,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Isanti
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central

Deck · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2025	Financing	Transfer On Death Deed			
Nov 5, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Isanti Middle School	Middle	6–8	0.5 mi
Isanti Primary School	Elementary	EE–2	0.9 mi
Cambridge-Isanti High School	High	9–12	6.8 mi

District: Cambridge-Isanti Public 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 55040

118 CRIME INDEX	90 AIR POLLUTION	14,446 POPULATION	\$89K MEDIAN IN-COME	43°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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