

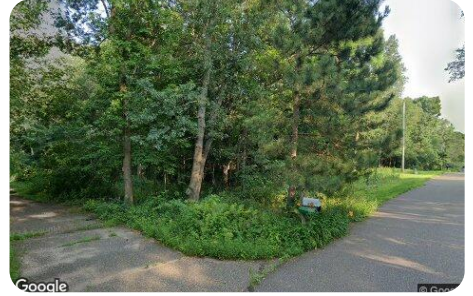
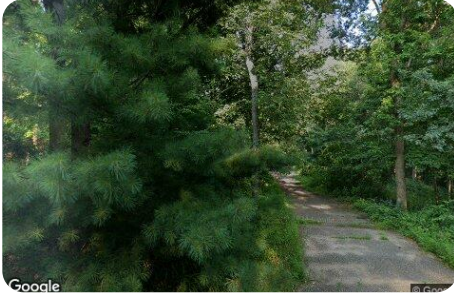
Single Family Residence

**RESIDENTIAL**

# 21391 RUM RIVER DR

ANOKA, MN 55303

**\$270,275** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 78 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,102 ft<sup>2</sup>**

LIVING AREA

**0.69 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$270K**

\$210K low

\$330K high

Last Sale

**\$270,000 · Jun 11, 2026**

Est. Owner Equity

**\$275**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,401 (2026) |
| Assessed Value        | \$387,300      |
| Previous Assessed     | \$393,900      |
| Assessor Market Value | \$387,300      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Split Level                      |
| County        | ANOKA                            |
| Lot (acres)   | 0.69                             |
| Construction  | Wood (Unspecified)               |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Deck · 130 ft²

Porch · 28 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 54<br>FLOOD | 39<br>WILDFIRE | 54<br>HEAT | 52<br>STORM | 25<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Jun 11, 2026 | Resale | Deed | \$270,000 | \$245  | \$270K |
| Apr 30, 2026 | Resale | Deed | \$135,000 | \$123  |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| St. Francis Elementary School | Elementary | KG–5   | 1.9 mi   |
| St. Francis Middle School     | Middle     | 6–8    | 2.1 mi   |
| St. Francis High School       | High       | 9–12   | 2.2 mi   |

District: St. Francis Area 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 55303

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>52,218</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|