

Single Family Residence

RESIDENTIAL

804 RUM RIVER DR SW

ISANTI, MN 55040

\$188,176 TopHap Estimate · \$184 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,022 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$188K

\$170K low

\$206K high

Last Sale

\$300,000 · Dec 6, 2021

Est. Owner Equity

\$0

Loan-to-Value

146%

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$281,800
Previous Assessed	\$281,800
Assessor Market Value	\$281,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Isanti
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central

Deck · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2021	Resale	Warranty Deed	\$300,000	\$294	\$270K
Jun 16, 2021	Resale	Deed	\$165,000	\$161	\$193K
Jun 16, 2021	Resale	Grant Deed	\$165,000	\$161	

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	6.9 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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