

Single Family Residence

RESIDENTIAL

806 RUM RIVER DR SW

ISANTI, MN 55040

\$157,866 TopHap Estimate · \$146 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,083 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$158K

\$137K low

\$179K high

Last Sale

\$270,000 · Jun 2, 2022

Est. Owner Equity

\$0

Loan-to-Value

166%

TAX & ASSESSMENT

Property Tax	\$3,406 (2025)
Assessed Value	\$281,600
Previous Assessed	\$281,600
Assessor Market Value	\$281,600

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
Garage	Garage, Detached

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2022	Resale	Warranty Deed	\$270,000	\$249	\$257K

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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