

Single Family Residence

RESIDENTIAL

1116 RUM RIVER DR SW

ISANTI, MN 55040

\$390,000

TopHap Estimate · \$255 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,532 ft²

LIVING AREA

0.26 ac

LOT SIZE

2017

YEAR BUILT

4

STORIES

VALUATION

\$390K

\$332K low

\$448K high

Last Sale

\$83,333 · Feb 9, 2012

Est. Owner Equity

\$390,000

TAX & ASSESSMENT

Property Tax	\$3,932 (2026)
Assessed Value	\$349,400
Previous Assessed	\$349,400
Assessor Market Value	\$349,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ISANTI
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2017	Resale	Grant Deed	\$24,000	\$16	
Jun 16, 2017	Resale	Grant Deed	\$262,074	\$171	
Mar 2, 2017	Resale	Grant Deed	\$40,000	\$26	
May 7, 2013	Resale	Warranty Deed	\$197,800	\$129	
Jan 31, 2012	Resale	Warranty Deed	\$83,333	\$54	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Isanti Middle School	Middle	6–8	0.9 mi
Isanti Primary School	Elementary	EE–2	1.2 mi
Cambridge-Isanti High School	High	9–12	7.2 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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