

Single Family Residence **RESIDENTIAL**

1207 RUM RIVER DR SW

ISANTI, MN 55040

\$261,318 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,225 ft²
LIVING AREA

0.28 ac
LOT SIZE

2019
YEAR BUILT

3
STORIES

VALUATION

\$261K

\$252K low

\$271K high

Last Sale

\$310,000 · Oct 9, 2023

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$3,944 (2025)
Assessed Value	\$320,300
Previous Assessed	\$320,300
Assessor Market Value	\$320,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Isanti
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2023	Resale	Warranty Deed	\$310,000	\$253	\$299K
Aug 15, 2019	Resale	Grant Deed	\$227,500	\$186	
Apr 18, 2019	Resale	Grant Deed	\$35,000	\$29	
Dec 9, 2011	Resale	Warranty Deed	\$10,000	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Isanti Middle School	Middle	6–8	0.9 mi
Isanti Primary School	Elementary	EE–2	1.3 mi
Cambridge-Isanti High School	High	9–12	7.3 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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