

Rural Residence

RESIDENTIAL

# 50594 RIVER RD

RUSH CITY, MN 55069

**\$185,034** TopHap Estimate · \$178 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**1,040 ft<sup>2</sup>**

LIVING AREA

**40.8 ac**

LOT SIZE

**1914**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$185K**

\$173K low

\$197K high

Last Sale

**\$130,000 · Apr 8, 2013**

Est. Owner Equity

**\$185,034**

## TAX & ASSESSMENT

Property Tax

**\$1,702 (2025)**

Assessed Value

**\$287,200**

Previous Assessed

**\$289,800**

Assessor Market Value

**\$317,900**

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| County        | Chisago         |
| Lot (acres)   | 40.80           |
| Roof          | Metal           |
| Heating       | Space           |

Shed · 240 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 92<br>FLOOD | 40<br>WILDFIRE | 51<br>HEAT | 58<br>STORM | 30<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|-------------|--------|---------------|-----------|--------|------|
| Apr 4, 2013 | Resale | Warranty Deed | \$130,000 | \$125  |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| C. E. Jacobson Elementary School | Elementary | EE–6   | 3.4 mi   |
| Rush City High School            | Middle     | 7–12   | 3.6 mi   |

District: Rush City 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 55069**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>158</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>6,533</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-<br>COME | <b>43°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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