

Rural Residence

RESIDENTIAL

49490 RIVER RD

RUSH CITY, MN 55069

\$390,645 TopHap Estimate · \$221 / ft² · confidence 88 · as of Jul 14, 2026

4

BEDS

1

BATHS

1,771 ft²

LIVING AREA

60 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

VALUATION

\$391K

\$343K low

\$438K high

Last Sale

\$160,000 · Apr 30, 1996

Est. Owner Equity

\$338,964

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax

\$4,408 (2025)

Assessed Value

\$532,000

Previous Assessed

\$555,300

Assessor Market Value

\$541,900

PROPERTY FACTS

Property Type	Rural Residence
Style	Split Level
County	Chisago
Lot (acres)	60.00
Roof	Composition Shingle
Heating	Central

CLIMATE RISK

97 FLOOD	34 WILDFIRE	51 HEAT	58 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C. E. Jacobson Elementary School	Elementary	EE–6	3.7 mi
Rush City High School	Middle	7–12	4.0 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

158 CRIME INDEX	87 AIR POLLUTION	6,533 POPULATION	\$78K MEDIAN IN-COME	43°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied