

Single Family Residence **RESIDENTIAL**

50285 RIVER RD

RUSH CITY, MN 55069

\$503,017 TopHap Estimate · \$156 / ft² · confidence 91 · as of Jul 14, 2026

4
BEDS

1
BATHS

3,230 ft²
LIVING AREA

7.2 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

VALUATION

\$503K

\$456K low

\$550K high

Last Sale

\$65,000 · Apr 22, 2014

Est. Owner Equity

\$222,517

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax

\$7,868 (2025)

Assessed Value

\$698,700

Previous Assessed

\$723,200

Assessor Market Value

\$698,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Chisago
Lot (acres)	7.20
Roof	Composition Shingle
Heating	Central

CLIMATE RISK

50 FLOOD	37 WILDFIRE	51 HEAT	58 STORM	30 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2014	Resale	Contract Sale	\$65,000	\$20	
Jan 6, 2005	Resale	Warranty Deed	\$50,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C. E. Jacobson Elementary School	Elementary	EE–6	3.8 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------