

Single Family Residence

RESIDENTIAL

706 RUM RIVER DR SW

ISANTI, MN 55040

\$191,421 TopHap Estimate · \$169 / ft² · confidence 87 · as of Jul 14, 2026



5

BEDS

2

BATHS

1,136 ft²

LIVING AREA

0.33 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$191K

\$166K low

\$217K high

Last Sale

\$196,500 · May 9, 2007

Est. Owner Equity

\$191,421

TAX & ASSESSMENT

Property Tax	\$3,434 (2025)
Assessed Value	\$283,600
Previous Assessed	\$283,600
Assessor Market Value	\$283,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Isanti
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central

Deck · 64 ft²

Patio · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2008	Non-arms-length	Warranty Deed	\$196,000	\$173	
Apr 27, 2007	Resale	Warranty Deed	\$196,500	\$173	
Jun 28, 2006	Resale	Warranty Deed	\$180,000	\$158	
May 14, 2004	Resale	Warranty Deed	\$215,100	\$189	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Isanti Middle School	Middle	6–8	0.5 mi
Isanti Primary School	Elementary	EE–2	0.9 mi
Cambridge-Isanti High School	High	9–12	6.8 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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