

Single Family Residence **RESIDENTIAL**

1203 RUM RIVER DR SW

ISANTI, MN 55040

\$240,286 TopHap Estimate · \$168 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,428 ft²
LIVING AREA

0.28 ac
LOT SIZE

2007
YEAR BUILT

4
STORIES

8
ROOMS

VALUATION

\$240K

\$214K low

\$266K high

Last Sale

\$227,251 · Jun 14, 2018

Est. Owner Equity

\$240,286

TAX & ASSESSMENT

Property Tax	\$3,866 (2025)
Assessed Value	\$314,700
Previous Assessed	\$314,700
Assessor Market Value	\$314,700

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
Fireplace	Yes

Shed · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2018	Resale	Grant Deed	\$227,500	\$159	
Oct 25, 2012	Resale	Warranty Deed	\$149,900	\$105	
Aug 27, 2007	Resale	Warranty Deed	\$256,903	\$180	
Aug 27, 2007	Resale	Warranty Deed	\$44,900	\$31	

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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