

Single Family Residence **RESIDENTIAL**

48600 RIVER RD

RUSH CITY, MN 55069

\$442,416 TopHap Estimate · \$221 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

1

BATHS

2,004 ft²

LIVING AREA

79 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$442K

\$425K low

\$460K high

Last Sale

\$292,000 · Dec 5, 2014

Est. Owner Equity

\$140,780

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$5,560 (2025)

Assessed Value

\$555,000

Previous Assessed

\$585,400

Assessor Market Value

\$562,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Chisago
Lot (acres)	79.00
Roof	Composition Shingle
Heating	Central
Cooling	Central

CLIMATE RISK

96 FLOOD	34 WILDFIRE	52 HEAT	57 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2006	Non-arms-length	Intrafamily Transfer	\$290,000	\$145	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C. E. Jacobson Elementary School	Elementary	EE–6	4.1 mi
Rush City High School	Middle	7–12	4.3 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
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