

Single Family Residence **RESIDENTIAL**

49009 RIVER RD

RUSH CITY, MN 55069

\$309,885 TopHap Estimate · \$119 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,609 ft²
LIVING AREA

10 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$310K

\$276K low

\$344K high

Last Sale

\$350,000 · Oct 13, 2022

Est. Owner Equity

\$8,605

Loan-to-Value

91%

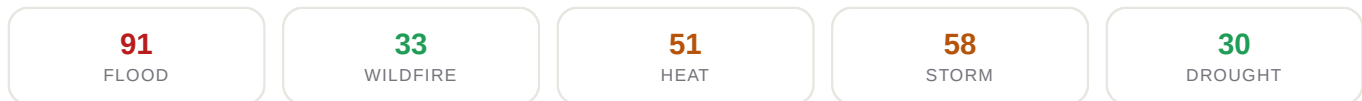
TAX & ASSESSMENT

Property Tax	\$3,406 (2025)
Assessed Value	\$344,100
Previous Assessed	\$394,400
Assessor Market Value	\$358,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	Chisago
Lot (acres)	10.00
Roof	Asphalt
Heating	Central
Cooling	Central

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2006	Resale	Warranty Deed	\$299,000	\$115	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C. E. Jacobson Elementary School	Elementary	EE–6	4.2 mi
Rush City High School	Middle	7–12	4.4 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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