

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

# 10471 RIVERS BEND DR

ISABELLA, MN 55607

1

BEDS

320 ft<sup>2</sup>

LIVING AREA

3.8 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

## VALUATION

Last Sale

\$77,000 · Jul 10, 2006

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$350 (2025) |
| Assessed Value        | \$170,100    |
| Previous Assessed     | \$162,800    |
| Assessor Market Value | \$170,100    |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Seasonal, Cabin, Vacation Residence |
| Style         | Rustic                              |
| County        | LAKE                                |
| Lot (acres)   | 3.80                                |
| Construction  | Wood (Unspecified)                  |
| Heating       | Space                               |

Fireplace

Yes

Pool

Pool W/Hot Tub/Spa

Deck · 160 ft²

Porch · 160 ft²

## CLIMATE RISK

44

FLOOD

44

WILDFIRE

38

HEAT

60

STORM

19

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE    | \$/FT² | LOAN  |
|-------------|--------|---------------|----------|--------|-------|
| Jul 7, 2006 | Resale | Warranty Deed | \$77,000 | \$241  | \$40K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Two Harbors Secondary School | Middle     | 6–12   | 44.1 mi  |
| Minnehaha Elementary School  | Elementary | PK–5   | 46.0 mi  |

District: Lake Superior 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 55607

120

CRIME INDEX

92

AIR POLLUTION

751

POPULATION

\$81K

MEDIAN IN-COME

37°F

AVG TEMP

52%

SUNSHINE

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

**OWNERSHIP**

Occupancy

**Owner occupied**