

Townhouse

RESIDENTIAL

304 RUM RIVER WAY

ANOKA, MN 55303

\$428,000 TopHap Estimate · \$219 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,954 ft²

LIVING AREA

2021

YEAR BUILT

2

STORIES

VALUATION

\$428K

\$399K low

\$457K high

Last Sale

\$384,000 · Mar 29, 2022

Est. Owner Equity

\$120,800

Loan-to-Value

72%

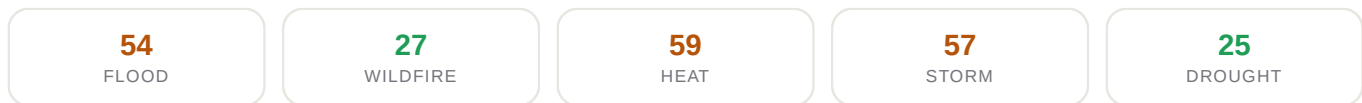
TAX & ASSESSMENT

Property Tax	\$2,809 (2026)
Assessed Value	\$264,800
Previous Assessed	\$264,800
Assessor Market Value	\$264,800

PROPERTY FACTS

Property Type	Townhouse
County	Anoka
Heating	Forced Air

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 4, 2022	Resale	Warranty Deed	\$384,000	\$197	\$307K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anoka High School	High	9–12	0.9 mi
Anoka Middle School for the Arts-Grade 7 & 8 Fred Moore Campus	Middle	7–8	1.3 mi
Lincoln Elementary School for Arts	Elementary	KG–5	1.5 mi

District: Anoka-Hennepin 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 55303

99 CRIME INDEX	92 AIR POLLUTION	52,218 POPULATION	\$100K MEDIAN IN-COME	44°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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