

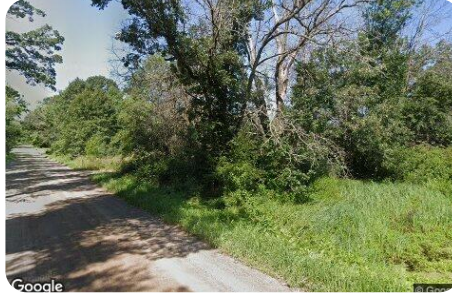
Single Family Residence

RESIDENTIAL

1893 RUM RIVER DR NW

ISANTI, MN 55040

\$491,399 TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,021 ft²

LIVING AREA

7.56 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$491K

\$463K low

\$519K high

Last Sale

\$700,000 · May 4, 2023

Est. Owner Equity

\$4,899

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,068 (2025)
Assessed Value	\$589,100
Previous Assessed	\$589,100
Assessor Market Value	\$589,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Isanti
Lot (acres)	7.56
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 27, 2023	Resale	Warranty Deed	\$700,000	\$346	\$487K
Sep 21, 2021	Resale	Deed	\$81,000	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
St. Francis High School	High	9–12	3.1 mi
St. Francis Middle School	Middle	6–8	3.6 mi
East Bethel Elementary School	Elementary	KG–5	5.8 mi

District: St. Francis Area 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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