

Single Family Residence

RESIDENTIAL

703 RUM RIVER DR SW

ISANTI, MN 55040

\$172,834 TopHap Estimate · \$169 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,022 ft²

LIVING AREA

0.41 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$173K

\$146K low

\$199K high

Est. Owner Equity

\$172,834

TAX & ASSESSMENT

Property Tax	\$3,372 (2025)
Assessed Value	\$279,200
Previous Assessed	\$279,200
Assessor Market Value	\$279,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Isanti
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central

Deck · 448 ft²

Shed · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2005	Resale	Warranty Deed	\$218,000	\$213	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Isanti Middle School	Middle	6–8	0.5 mi
Isanti Primary School	Elementary	EE–2	0.9 mi
Cambridge-Isanti High School	High	9–12	6.8 mi

District: Cambridge-Isanti 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 55040

118 CRIME INDEX	90 AIR POLLUTION	14,446 POPULATION	\$89K MEDIAN IN-COME	43°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------