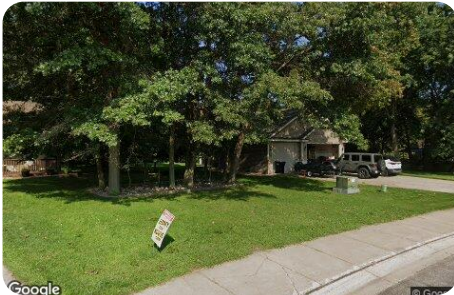


Manufactured, Modular, Pre-Fabricated Homes

RESIDENTIAL

407 RUM RIVER DR NW

ISANTI, MN 55040



4

BEDS

3

BATHS

1,368 ft²

LIVING AREA

1.75 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

Last Sale

\$445,000 · Jun 3, 2024

TAX & ASSESSMENT

Property Tax	\$4,358 (2025)
Assessed Value	\$350,100
Previous Assessed	\$350,100
Assessor Market Value	\$350,100

PROPERTY FACTS

Property Type	Manufactured, Modular, Pre-Fabricated Homes
Style	Modular
County	Isanti
Lot (acres)	1.75
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central

Deck · 240 ft²

Patio · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2024	Resale	Warranty Deed	\$445,000	\$325	\$437K
Feb 26, 2004	Resale	Warranty Deed	\$226,971	\$166	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Isanti Middle School	Middle	6–8	0.3 mi
Isanti Primary School	Elementary	EE–2	0.7 mi
Cambridge-Isanti High School	High	9–12	6.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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