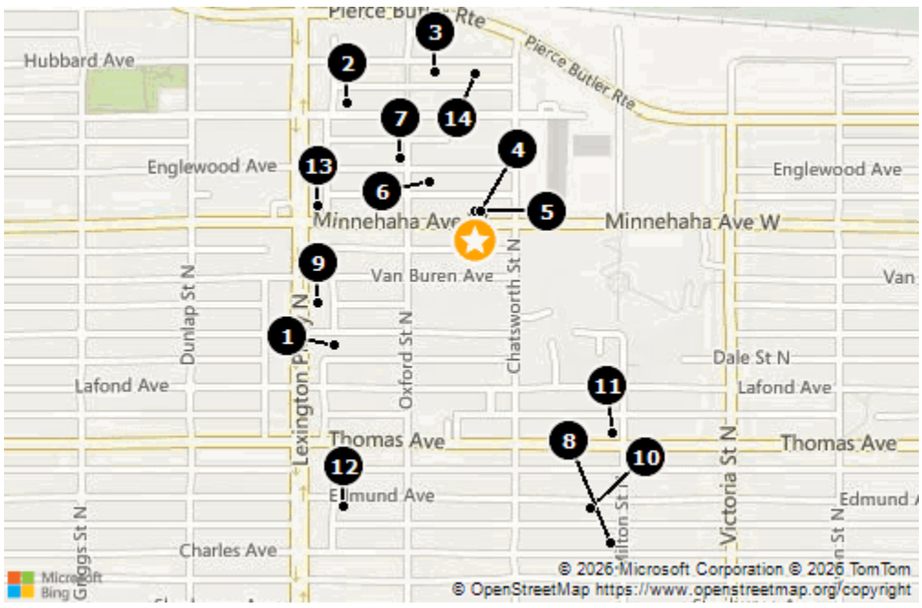
ICE SiteX Report

OrderID: 97875724

SiteX Property Information Report



Subject Property Location

1000 MINNEHAHA AVE W, SAINT PAUL, MN 55104-1546

County:	**RAMSEY MN**	Census Tract:	271230324.001013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	35-29-23-22-0005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$186,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$158,100 - $213,900	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2026
Assd Improvement:	$169,800	Market Improvment Value:	$169,800	Total Taxable Value:	$4,236
Total Assessed Value:	$194,800	Total Assessor Market Value:	$194,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Subdivision: MINNEHAHA STREET,SUBDIVISION Sec/Twnship/Range: SEC 35 TWN 29 RNG 23

Abbreviated Description:	MINNEHAHA STREET,SUBDIVISION, LOT 6
City/Muni/Twp:	ST PAUL

Property Characteristics

Lot Size:	4,922 SF	Bedrooms:	1	Pool:	
Building Area:	794 SF	Baths:	1	Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Detached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/02/2026	Sales Price:	$154,941
Document #:	A05108089 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/20/2021	Sales Price:	N/A
Document #:	A04858035 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/05/2021	Sales Price:	$157,800
Document #:	A04855218 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/31/2020		
Document Type:			
Legal Description:			

Lot: 6 Subdivision: MINNEHAHA STREET SUBDIVISION
City/Muni/Twp: ST PAUL

Prior Transfer

Recording Date:	01/05/2021	Sales Price:	N/A

ICE SiteX Report

OrderID: 97875724

Document #:	A04855217 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/30/2020		
Document Type:			

Legal Description:
Lot: 6 Subdivision: MINNEHAHA STREET SUBDIVISION
City/Muni/Twp: ST PAUL

Prior Transfer

Recording Date:	12/31/2020	Sales Price:	$157,800
Document #:	1202167 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Subdivision: MINNEHAHA STREET,SUBDIVISION Sec/Twnship/Range: SEC 35 TWN 29 RNG 23
Abbreviated Description: MINNEHAHA STREET,SUBDIVISION, LOT 6
City/Muni/Twp: ST PAUL

Prior Transfer

Recording Date:	05/10/2016	Sales Price:	N/A
Document #:	A04605888 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2016	Loan Amount:	N/A
Document #:	A04602483 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2046	Type Finance:	

Legal Description:
Lot: 6 Subdivision: MINNEHAHA STREET SUBDIVISION
City/Muni/Twp: SAINT PAUL

Prior Transfer

Recording Date:	08/08/2014	Sales Price:	$515
Document #:	A04518675 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	07/24/2014		
Document Type:			

Legal Description:
Lot: 6 Subdivision: MINNEHAHA STREET SUBDIVISION
City/Muni/Twp: SAINT PAUL

Mortgage Record

Recording Date:	07/31/2014	Loan Amount:	N/A
Document #:	A04517452 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:
Lot: 6 Subdivision: MINNEHAHA STREET SUBDIVISION
City/Muni/Twp: SAINT PAUL

Prior Transfer

Recording Date:	06/26/2014	Sales Price:	$515
Document #:	A04512903 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	06/24/2014		
Document Type:			

Legal Description:
Lot: 6 Subdivision: MINNEHAHA STREET SUBDIVISION
City/Muni/Twp: SAINT PAUL

Prior Transfer

Recording Date:	05/01/1993	Sales Price:	$52,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,539,706	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	1,012 SF	Median Year Built	1925
Price Range - 2 Yrs	$106,000 to $389,000	Age Range	19 years to 121 years
Median Value	$257,350	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**1086 BLAIR AVE** **SAINT PAUL, MN 55104-2120**	06/08/2026	$305,000	$296	1030	6/4/2	1951	5,619 SF	

APN: 35-29-23-22-0139 Document #: A05108899
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 1 Subdivision: FITZUGHS SUBDIVISION Abbreviated Description: Lot:4&5 Subdivision:FITZUGHS SUBDIVISION Abbreviated Description:LOT: EAST 15 FT OF LOT 5 City/Muni/Twp:HYDE PARK City/Muni/Twp: HYDE PARK

2	.22Mi.	**1075 SEMINARY AVE** **SAINT PAUL, MN 55104-1529**	05/29/2026	$222,000	$308	720	5/2/1	1946	5,619 SF	

APN: 26-29-23-33-0108 Document #: T02816697
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: ROSE WALSH ADD Abbreviated Description: Subdivision:ROSE WALSH ADD Abbreviated Description:LOT : EAST 42 FT OF THE W 84 FT OF THE S 2 OF LOT 2

3	.19Mi.	**1026 HUBBARD AVE** **SAINT PAUL, MN 55104-1506**	02/24/2026	$135,000	$261	517	4/1/1	1915	8,015 SF	

APN: 26-29-23-33-0029 Document #: A05097063

ICE SiteX Report

OrderID: 97875724

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 17 Subdivision: WINTERS ADDITION Abbreviated Description: Lot:19&20 Block:17 Subdivision:WINTERS ADDITION Abbreviated Description:LOT: WEST 2 OF LOT 20 City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

4	.04Mi.	**999 MINNEHAHA AVE W** **SAINT PAUL, MN 55104-1545**	12/17/2025	$106,000	$105	1006	5/1/1	1926	5,227 SF

APN: 26-29-23-33-0064 Document #: A05090243
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 15 Subdivision: WINTERS ADDITION Abbreviated Description: Lot:5 Block:15 Subdivision:WINTERS ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

5	.04Mi.	**1003 MINNEHAHA AVE W** **SAINT PAUL, MN 55104-1545**	12/05/2025	$273,000	$310	880	5/3/1	1925	5,227 SF

APN: 26-29-23-33-0065 Document #: A05088930
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 15 Subdivision: WINTERS ADDIDTION Abbreviated Description: Lot:6 Block:15 Subdivision:WINTERS ADDIDTION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

6	.08Mi.	**1030 ENGLEWOOD AVE** **SAINT PAUL, MN 55104-1502**	11/10/2025	$260,000	$255	1016	5/2/1	1922	5,227 SF

APN: 26-29-23-33-0077 Document #: A05085868
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 15 Subdivision: WINTERS ADDITION Abbreviated Description: Lot:18 Block:15 Subdivision:WINTERS ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

7	.13Mi.	**1043 ENGLEWOOD AVE** **SAINT PAUL, MN 55104-1504**	09/03/2025	$254,000	$221	1145	6/3/1	1925	5,227 SF

APN: 26-29-23-33-0125 Document #: A05077757
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 21 Subdivision: WINTERS ADDITION Abbreviated Description: Block:21 Subdivision:WINTERS ADDITION Abbreviated Description:LOT : NORTH 10 FEET OF LOT 1

8	.38Mi.	**927 CHARLES AVE** **SAINT PAUL, MN 55104-2614**	08/18/2025	$389,000	$259	1500	6/4/2	2007	4,051 SF

APN: 35-29-23-24-0166 Document #: A05075883
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: FRANKLIN ADDITION Abbreviated Description: Lot:7 Block:2 Subdivision:FRANKLIN ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

9	.19Mi.	**678 LEXINGTON PKWY N** **SAINT PAUL, MN 55104-2026**	08/04/2025	$305,000	$305	1000	6/3/3	1938	5,271 SF

APN: 35-29-23-22-0117 Document #: A05074417
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ARNOLDS ADDITION Abbreviated Description: Lot:5 Subdivision:ARNOLDS ADDITION

10	.34Mi.	**940 EDMUND AVE** **SAINT PAUL, MN 55104-2622**	07/14/2025	$242,500	$240	1008	7/4/2	1906	5,053 SF

APN: 35-29-23-24-0142 Document #: A05071876
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: UNIVERSITY AVENUE ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:UNIVERSITY AVENUE ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

11	.27Mi.	**925 THOMAS AVE** **SAINT PAUL, MN 55104-2635**	07/07/2025	$260,000	$241	1078	6/3/1	1905	4,095 SF

APN: 35-29-23-21-0078 Document #: A05071009
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2 Subdivision: JOSEPH R WEIDS FIFTH ADDITION Abbreviated Description: Lot:17 Block:2 Subdivision:JOSEPH R WEIDS FIFTH ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

12	.35Mi.	**1076 EDMUND AVE** **SAINT PAUL, MN 55104-2626**	06/26/2025	$254,700	$184	1377	7/3/1	1905	4,617 SF

APN: 35-29-23-23-0129 Document #: T02796929
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: PECKS ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:PECKS ADDITION

13	.18Mi.	**730 LEXINGTON PKWY N** **SAINT PAUL, MN 55104-1434**	06/20/2025	$283,506	$189	1496	7/3/2	1923	3,833 SF

APN: 26-29-23-33-0162 Document #: A05069278
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 2 Subdivision: LEXINGTON AVENUE ADDITION Abbreviated Description: Block:2 Subdivision:LEXINGTON AVENUE ADDITION Abbreviated Description:EAST 73 FT OF LOTS 9&10 City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

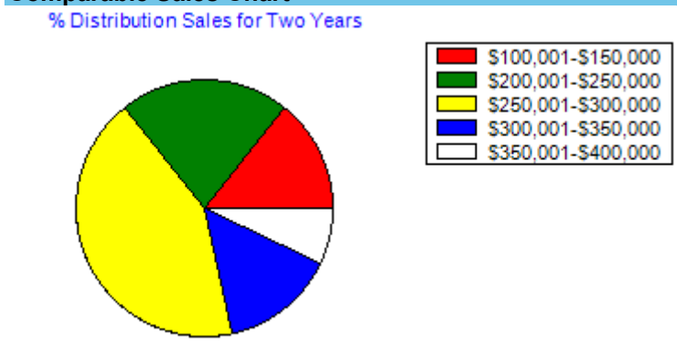
14	.19Mi.	**1000 HUBBARD AVE** **SAINT PAUL, MN 55104-1506**	06/18/2025	$250,000	$281	888	5/2/1	1965	5,227 SF

APN: 26-29-23-33-0034 Document #: T02796486
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Block: 17 Subdivision: WINTERS ADDITION Abbreviated Description: Lot:25 Block:17 Subdivision:WINTERS ADDITION

ICE SiteX Report

OrderID: 97875724

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1000 MINNEHAHA AVE W**	**12/31/2020**	$194,800	$194,800	794	3/1/1	1925	4,922 SF	
.01Mi.	**1004 MINNEHAHA AVE W**	**10/19/2015**	$206,300	$206,300	624	4/2/1	1925	4,922 SF	
.01Mi.	**998 MINNEHAHA AVE W**	**10/09/2020**	$265,200	$265,200	1,026	6/3/1	1909	4,922 SF	
.02Mi.	**994 MINNEHAHA AVE W**	**09/08/2020**	$243,600	$243,600	882	4/3/1	1927	4,922 SF	
.02Mi.	**1008 MINNEHAHA AVE W**	**11/26/2001**	$218,300	$218,300	806	6/3/1	1926	5,227 SF	
.02Mi.	**1012 MINNEHAHA AVE W**	**06/26/2007**	$227,300	$227,300	1,104	6/2/1	1926	5,750 SF	
.02Mi.	**990 MINNEHAHA AVE W**	**12/27/2019**	$230,800	$230,800	979	8/4/2	1955	6,186 SF	
.03Mi.	**1003 VAN BUREN AVE**		$299,000	$299,000	1,824	8/4/1	1958	4,922 SF	
.03Mi.	**1007 VAN BUREN AVE**	**05/28/1998**	$244,000	$244,000	1,092	7/3/1	1927	4,922 SF	
.03Mi.	**995 VAN BUREN AVE**	**07/26/2021**	$345,700	$345,700	1,973	6/4/2	1954	9,888 SF	
.03Mi.	**1011 VAN BUREN AVE**	**12/03/2015**	$193,800	$193,800	660	4/2/1	1927	5,489 SF	
.03Mi.	**1018 MINNEHAHA AVE W**	**06/01/1994**	$246,800	$246,800	924	6/2/1	1926	5,227 SF	
.03Mi.	**986 MINNEHAHA AVE W**	**04/02/2010**	$227,700	$227,700	1,189	5/3/1	1953	8,538 SF	
.04Mi.	**1015 VAN BUREN AVE**	**06/14/1996**	$188,600	$188,600	897	5/2/1	1927	5,489 SF	
.04Mi.	**1003 MINNEHAHA AVE W**	**03/14/2025**	$183,000	$183,000	880	5/3/1	1925	5,227 SF	
.04Mi.	**989 VAN BUREN AVE**	**07/05/2023**	$267,100	$267,100	1,109	5/3/1	1953	7,318 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	32.4 years old	Households:	19,404
Median Household Income:	$74,061	Households w/Family:	45%
Household Income Per Capita:	$45,656	Households w/Family Married:	29%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	St. Paul Public School District	Students:	33,041
Number of Schools:	88	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.87Mi.	**Hidden River Middle School** Number of Students: 640 Student-Teacher Ratio: 21.94	D+	Public	6 - 8
0.78Mi.	**Maxfield Elementary School** Number of Students: 331 Student-Teacher Ratio: 12.26	D-	Public	PK - 5
0.95Mi.	**Central High School** Number of Students: 1,682 Student-Teacher Ratio: 26.27 Advanced Placement: Yes	B+	Public	9 - 12

ICE SiteX Report

OrderID: 97875724

Flood Report

The Subject Property of **1000 MINNEHAHA AVE W, SAINT PAUL, MN 55104-1546** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	148%	NOTABLY HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	140%	NOTABLY HIGHER
OVERALL	128%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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