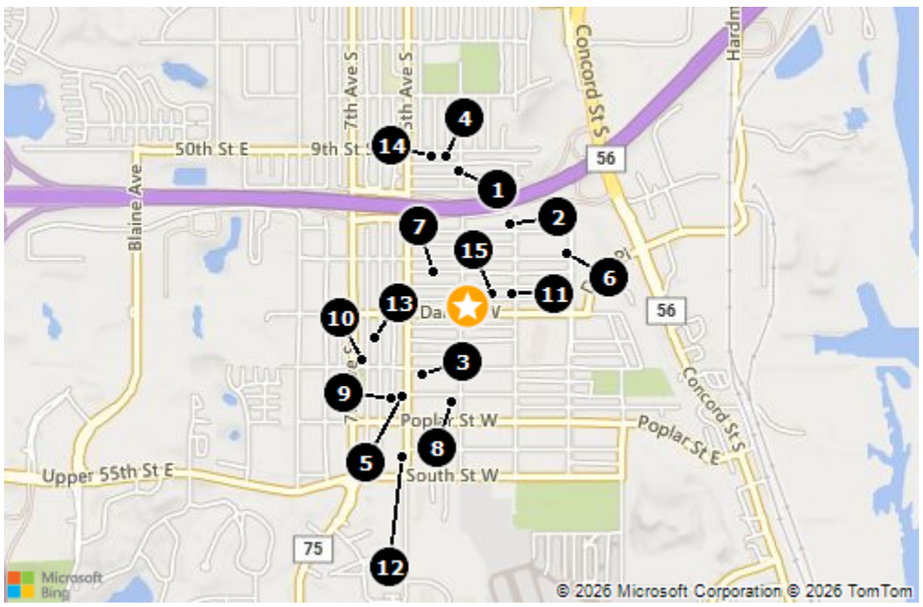
ICE SiteX Report

OrderID: 98190707

SiteX Property Information Report



Subject Property Location

154 DALE ST W, SOUTH SAINT PAUL, MN 55075-3236

County:	**DAKOTA MN**	Census Tract:	270370604.023009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	36-71500-38-170	Thomas Bros Pg-Grid:	

Valuation

Value:	**$356,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$306,160 - $405,840	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$76,000	Market Land Value:	$76,000	Tax Year:	2026
Assd Improvement:	$270,900	Market Improvment Value:	$270,900	Total Taxable Value:	$6,016
Total Assessed Value:	$346,900	Total Assessor Market Value:	$346,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 17 Block: 38 District: 36 Subdivision: SPRING PARK ADDITION Map Ref: MB = 71500
Abbreviated Description: 17 38 ALL OF LOT 16 BLK 38 & SPRING PARK ADDITION
City/Muni/Twp: SOUTH ST PAUL CITY

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	4	Pool:	
Building Area:	2171 SF	Baths:	2	Fireplace:	
Year Built:	1934	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	J	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/26/2026	Sales Price:	$341,696
Document #:	3709780 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/22/2024	Sales Price:	N/A
Document #:	3616577 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/21/2023	Sales Price:	$348,000
Document #:	3613501 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/27/2023		
Document Type:			
Legal Description:			

Lot: 16&17 Block: 38 Subdivision: SPRING PARK

Prior Transfer

Recording Date:	12/06/2023	Sales Price:	$209,600
Document #:	3611841 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98190707

Document Type:
Legal Description:

Prior Transfer

Recording Date:	11/27/2023	Sales Price:	$348,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 17 Block: 38 District: 36 Subdivision: SPRING PARK ADDITION Map Ref: MB = 71500
Abbreviated Description: 17 38 ALL OF LOT 16 BLK 38 & SPRING PARK ADDITION
City/Muni/Twp: SOUTH ST PAUL CITY

Mortgage Record

Recording Date:	06/08/2007	Loan Amount:	N/A
Document #:	2522850 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	06/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 16&17 Block: 38 Subdivision: SPRING PARK

Mortgage Record

Recording Date:	06/08/2007	Loan Amount:	N/A
Document #:	2522849 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	06/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 16&17 Block: 38 Subdivision: SPRING PARK

Area Sales Analysis

Total Area Sales	$4,441,075	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,438 SF	Median Year Built	1951
Price Range - 2 Yrs	$161,000 to $395,000	Age Range	13 years to 98 years
Median Value	$300,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**202 PARK ST W** **SOUTH SAINT PAUL, MN 55075-3039**	06/09/2026	$300,000	$262	1144	/2/2	1929	10,019 SF	
		APN: 36-65820-01-170 Document #: 3727577 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16&17 Block: 1 Subdivision: SOUTH ST PAUL SYNDICATE PARK Abbreviated Description: Lot:16&17 Block:1 Subdivision:SOUTH ST PAUL SYNDICATE PARK								
2	.21Mi.	**104 W WARBURTON ST** **SOUTH SAINT PAUL, MN 55075-3221**	06/05/2026	$275,000	$193	1420	/2/2	1945	4,792 SF	
		APN: 36-65820-06-170 Document #: 3727289 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 6 Subdivision: SYNDICATE PARK Abbreviated Description: Lot:17 Block:6 Subdivision:SYNDICATE PARK								
3	.19Mi.	**245 SPRUCE ST W** **SOUTH SAINT PAUL, MN 55075-3446**	04/09/2026	$280,000	$208	1344	/3/2	1954	7,841 SF	
		APN: 36-57800-00-080 Document #: 3719463 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: PLANS ADDITION Abbreviated Description: Lot:8 Subdivision:PLANS ADDITION								
4	.34Mi.	**221 9TH ST S** **SOUTH SAINT PAUL, MN 55075-3017**	04/06/2026	$395,000	$199	1982	/3/2.5	1952	6,098 SF	
		APN: 36-65820-01-120 Document #: 3718790 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11&12 Block: 1 Subdivision: SOUTH ST PAUL SYNDICATE PARK Abbreviated Description: Lot:11&12 Subdivision:SOUTH ST PAUL SYNDICATE PARK Abbreviated Description:PORTION LOT12								
5	.26Mi.	**1328 5TH AVE S** **SOUTH SAINT PAUL, MN 55075-3403**	04/01/2026	$303,000	$210	1438	/3/1	1948	4,792 SF	
		APN: 36-32100-09-080 Document #: 3718198 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 9 Subdivision: HAUSES ADDITION Abbreviated Description: Lot:8 Block:9 Subdivision:HAUSES ADDITION City/Muni/Twp:SOUTH ST PAUL City/Muni/Twp: SOUTH ST PAUL								
6	.26Mi.	**159 RICHMOND ST E** **SOUTH SAINT PAUL, MN 55075-3210**	02/03/2026	$212,000	$153	1380	/2/1	1938	5,227 SF	
		APN: 36-71500-35-300 Document #: 3711188 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Block: 35 Subdivision: SPRING PARK Abbreviated Description: Lot:30 Block:35 Subdivision:SPRING PARK								
7	.12Mi.	**233 RICHMOND ST W** **SOUTH SAINT PAUL, MN 55075-3215**	01/20/2026	$359,900	$213	1682	/4/2	1951	7,405 SF	
		APN: 36-71500-44-090 Document #: 3708596 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8&9 Block: 44 Subdivision: SPRING PARK ADDITION Abbreviated Description: Lot:8&9 Block:44 Subdivision:SPRING PARK ADDITION Abbreviated Description:PORTION LOT8								
8	.23Mi.	**209 MACARTHUR ST W** **SOUTH SAINT PAUL, MN 55075-3434**	01/12/2026	$310,000	$207	1496	/3/2	1956	7,841 SF	
		APN: 36-83300-02-020 Document #: 3707475 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: WALTER AND ARTHUR ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:WALTER AND ARTHUR ADDITION								
9	.28Mi.	**1333 6TH AVE S** **SOUTH SAINT PAUL, MN 55075-3450**	01/09/2026	$285,000	$181	1570	/3/2	1951	5,663 SF	
		APN: 36-32100-09-220 Document #: 3707356								

ICE SiteX Report

OrderID: 98190707

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 9 Subdivision: HAUSES ADDITION Abbreviated Description: Lot:21&22 Block:9 Subdivision:HAUSES ADDITION Abbreviated Description:PORTION LOT21 City/Muni/Twp:SOUTH ST PAUL City/Muni/Twp: SOUTH ST PAUL

10	.27Mi.	**1253 7TH AVE S** **SOUTH SAINT PAUL, MN 55075-3302**	01/06/2026	$290,000	$205	1412	/3/2	1952	6,098 SF

APN: 36-29100-00-110 Document #: 900590
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: GERBERS ADDITION Abbreviated Description: Lot:11 Subdivision:GERBERS ADDITION

11	.11Mi.	**101 FROST ST W** **SOUTH SAINT PAUL, MN 55075-3245**	12/19/2025	$330,000	$161	2042	/3/2	1957	4,792 SF

APN: 36-71500-38-010 Document #: 3704975
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 38 Subdivision: SPRING PARK ADDITION Abbreviated Description: Lot:1 Block:38 Subdivision:SPRING PARK ADDITION

12	.38Mi.	**1436 5TH AVE S** **SOUTH SAINT PAUL, MN 55075-3404**	12/15/2025	$245,175	$340	720	/2/2	1928	7,405 SF

APN: 36-32100-16-110 Document #: 3703983
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: 16 Subdivision: HAUSES ADDITION Abbreviated Description: Lot:10&11 Block:16 Subdivision:HAUSES ADDITION Abbreviated Description:PORTION LOT11 City/Muni/Twp:SOUTH ST PAUL City/Muni/Twp: SOUTH ST PAUL

13	.23Mi.	**1224 6TH AVE S** **SOUTH SAINT PAUL, MN 55075-3447**	12/11/2025	$161,000	$126	1271	/2/2	1954	7,405 SF

APN: 36-32100-07-070 Document #: 3703616
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 7 Subdivision: HAUSES ADDITION Abbreviated Description: Lot:6&7 Block:7 Subdivision:HAUSES ADDITION Abbreviated Description:PORTION LOT6 City/Muni/Twp:SOUTH ST PAUL City/Muni/Twp: SOUTH ST PAUL

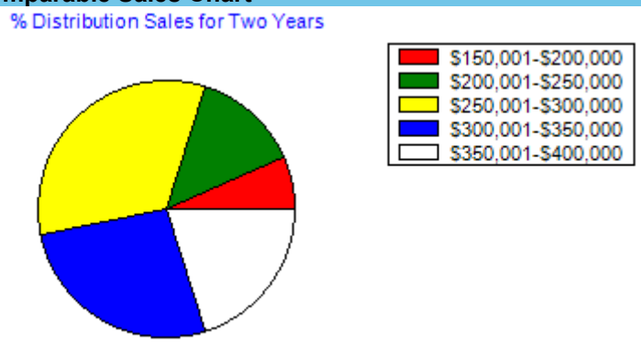
14	.35Mi.	**235 9TH ST S** **SOUTH SAINT PAUL, MN 55075-3017**	12/08/2025	$315,000	$202	1552	/3/2	1951	8,712 SF

APN: 36-65820-01-080 Document #: 3702916
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 1 Subdivision: SOUTH ST PAUL SYNDICATE PARK Abbreviated Description: Lot:6-8 Block:1 Subdivision:SOUTH ST PAUL SYNDICATE PARK Abbreviated Description:PORTION LOTS6&8

15	.06Mi.	**127 FROST ST W** **SOUTH SAINT PAUL, MN 55075-3245**	11/25/2025	$380,000	$195	1944	/4/2	2013	7,405 SF

APN: 36-71500-38-080 Document #: 3701407
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 38 Subdivision: SPRING PARK Abbreviated Description: Lot:7&8 Block:38 Subdivision:SPRING PARK Abbreviated Description:PORTION LOT8

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.

ICE SiteX Report

OrderID: 98190707

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.	**154 DALE ST W**	**11/27/2023**	$346,900	$346,900	2,171	/4/2	1934	10,019 SF	
.01Mi.	**150 DALE ST W**	**11/29/2017**	$274,500	$274,500	1,659	/4/2	1967	4,792 SF	
.02Mi.	**146 DALE ST W**	**06/25/2025**	$267,600	$267,600	1,758	/4/2	1950	7,405 SF	
.03Mi.	**200 DALE ST W**	**09/12/2018**	$322,800	$322,800	2,056	/4/2	1939	8,712 SF	
.03Mi.	**157 FROST ST W**	**12/15/2014**	$242,100	$242,100	1,390	/2/1.5	1953	7,405 SF	
.03Mi.	**151 FROST ST W**	**10/03/2013**	$258,200	$258,200	1,584	/3/2	1953	4,792 SF	
.03Mi.	**138 DALE ST W**		$282,800	$282,800	2,026	/3/1.5	1965	7,405 SF	
.03Mi.	**201 FROST ST W**	**05/27/2022**	$252,100	$252,100	1,569	/2/1	1947	4,356 SF	
.04Mi.	**157 DALE ST W**	**08/14/2024**	$238,900	$238,900	1,428	/3/2	1981	4,792 SF	
.04Mi.	**159 DALE ST W**		$251,200	$251,200	1,044	/2/2	1930	4,792 SF	
.04Mi.	**210 DALE ST W**	**05/11/2020**	$251,200	$251,200	1,428	/3/1	1960	6,098 SF	
.04Mi.	**149 DALE ST W**	**02/29/2024**	$231,800	$231,800	1,048	/2/1	1935	7,405 SF	
.04Mi.	**143 FROST ST W**	**05/31/2024**	$277,100	$277,100	1,416	/3/3	1958	10,019 SF	
.04Mi.	**205 FROST ST W**	**08/29/1997**	$237,600	$237,600	1,368	/3/2	1953	5,663 SF	
.04Mi.	**145 DALE ST W**	**02/01/1987**	$278,800	$278,800	1,264	/3/1.5	1938	7,405 SF	
.04Mi.	**132 DALE ST W**		$264,400	$264,400	1,437	/3/2	1948	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.7 years old	Households:	8,952
Median Household Income:	$80,516	Households w/Family:	60%
Household Income Per Capita:	$37,746	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	South St. Paul Public School District	Students:	2,861
Number of Schools:	7	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.18Mi.	**Kaposia Education Center** Number of Students: 620 Student-Teacher Ratio: 12.04	D	Public	PK - 5
1.55Mi.	**South St. Paul High School** Number of Students: 866 Student-Teacher Ratio: 16.83	C	Public	9 - 12
1.34Mi.	**Early Childhood Special Education Program** Number of Students: 68 Student-Teacher Ratio: NA	NA	Public	PK - PK

Flood Report

The Subject Property of **154 DALE ST W, SOUTH SAINT PAUL, MN 55075-3236** 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	153%	NOTABLY HIGHER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	134%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98190707

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.