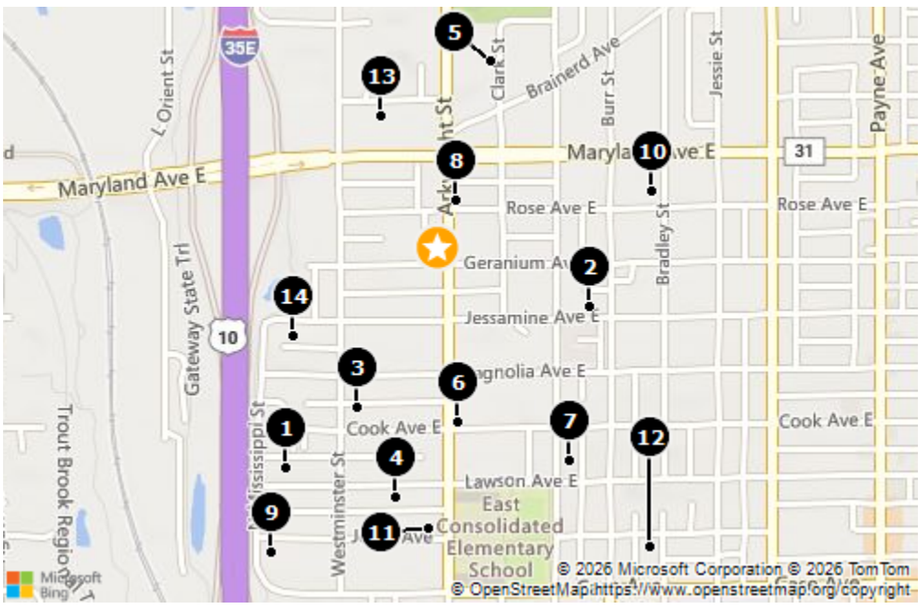
ICE SiteX Report

OrderID: 98697707

SiteX Property Information Report



Subject Property Location

393 GERANIUM AVE E, SAINT PAUL, MN 55130-3724

County:	**RAMSEY MN**	Census Tract:	271230309.003008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	29-29-22-22-0046	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	9	Common Confidence Score:	79
Value Range:	$291,200 - $348,800	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2026
Assd Improvement:	$334,700	Market Improvment Value:	$334,700	Total Taxable Value:	$10,374
Total Assessed Value:	$359,700	Total Assessor Market Value:	$359,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-3 District: 0151 Subdivision: JOHN MONGANS STEWART PARK ADD Sec/Twnship/Range: SEC 29 TWN 29 RNG 22
Abbreviated Description: JOHN MONGAN'S STEWART PARK ADD EX W 50 FT LOTS 1 & 2 & ALL OF LOT 3
City/Muni/Twp: ST PAUL

Property Characteristics

Lot Size:	8,843 SF	Bedrooms:	6	Pool:	
Building Area:	2112 SF	Baths:	3	Fireplace:	
Year Built:	1917	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Stucco
Number of Units:	2	Garage Type:	Detached	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	1	A/C:	Yes
Style:	Colonial	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/31/2022	Sales Price:	N/A
Document #:	T02740143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/20/2021	Sales Price:	$300,000
Document #:	T02687328 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/23/2020		
Document Type:			

Legal Description:
Lot: 1-3 Subdivision: JOHN MONGANS STEWART PARK ADDITION
Abbreviated Description: EAST 50.66 FT OF LOTS 1&2

Prior Transfer

Recording Date:	09/23/2020	Sales Price:	$300,000
Document #:	1157031 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-3 District: 0151 Subdivision: JOHN MONGANS STEWART PARK ADD Sec/Twnship/Range: SEC 29 TWN 29 RNG 22
Abbreviated Description: JOHN MONGAN'S STEWART PARK ADD EX W 50 FT LOTS 1 & 2 & ALL OF LOT 3
City/Muni/Twp: ST PAUL

ICE SiteX Report

OrderID: 98697707

Prior Transfer

Recording Date:	09/23/2015	Sales Price:	$175,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/15/2013	Sales Price:	N/A
Document #:	2207030 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/28/2012		
Document Type:			

Legal Description:
Lot: 1-3 Subdivision: JOHN MONGANS STEWARD PARK ADDITION
Abbreviated Description: CT# 587450, 594191

Prior Transfer

Recording Date:	08/12/2011	Sales Price:	$42,650
Document #:	392103 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/28/2011		
Document Type:			

Legal Description:
Subdivision: JOHN MONGANS STEWART PARK ADDITION
Abbreviated Description: EAST50.66 FT OF LOTS1&2 & LOT3

Prior Transfer

Recording Date:	07/19/2006	Sales Price:	$200,000
Document #:	350936 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/28/2006		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/12/2001	Sales Price:	$131,500
Document #:	286784 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2000		
Document Type:			

Legal Description:
Lot: 1-3 Subdivision: JOHN MONGANS STEWART PARK ADDITION
Abbreviated Description: EAST50.66 FT LOTS1&2

Prior Transfer

Recording Date:	02/12/2001	Sales Price:	$131,500
Document #:	286783 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/11/2000		
Document Type:			

Legal Description:
Lot: 1-3 Subdivision: JOHN MORGANS STEWART PARK ADDITION
Abbreviated Description: EAST50.66 FT LOTS1&2

Area Sales Analysis

Total Area Sales	$3,191,600	Median # of Bedrooms	3
Median Lot Size	5,032 SF	Median # of Baths	1.5
Median Living Area	1,040 SF	Median Year Built	1913
Price Range - 2 Yrs	$141,000 to $339,000	Age Range	45 years to 137 years
Median Value	$226,650	Median Age	113 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**305 LAWSON AVE E** **SAINT PAUL, MN 55130-3928**	08/05/2026	$199,900	$212	939	6/3/1	1889	4,966 SF	
		APN: 30-29-22-14-0027 Document #: A05115978 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Subdivision: BROOKVALE Abbreviated Description: Lot:21 Subdivision:BROOKVALE								
2	.19Mi.	**479 JESSAMINE AVE E** **SAINT PAUL, MN 55130-3716**	08/04/2026	$215,000	$235	912	4/2/2	1979	4,008 SF	
		APN: 29-29-22-21-0120 Document #: T02821014 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 9 Subdivision: BEAUPRE KELLYS ADDITION Abbreviated Description: Block:9 Subdivision:BEAUPRE KELLYS ADDITION Abbreviated Description:EAST32.75FTW65.50FT LOT2								
3	.21Mi.	**345 COOK AVE E** **SAINT PAUL, MN 55130-3825**	07/27/2026	$214,000	$210	1019	6/3/1	1908	4,792 SF	
		APN: 29-29-22-23-0039 Document #: A05114693 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: LEWIS AND MABONS ADDITION Abbreviated Description: Lot:17 Subdivision:LEWIS AND MABONS ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL								
4	.29Mi.	**372 LAWSON AVE E** **SAINT PAUL, MN 55130-3931**	07/06/2026	$209,900	$194	1078	6/2/1	1894	6,229 SF	
		APN: 29-29-22-23-0177 Document #: A05112248 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12&13 Block: 1 Subdivision: COOPERS ADDITION Abbreviated Description: Lot:12&13 Block:1 Subdivision:COOPERS ADDITION								
5	.22Mi.	**1253 CLARK ST** **SAINT PAUL, MN 55130-3569**	06/16/2026	$274,500	$299	916	6/3/2	1981	5,793 SF	
		APN: 20-29-22-33-0053 Document #: T02817826 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98697707

Legal: Lot: 2&3 Block: 2 Subdivision: JAGGARDS ADDITION Abbreviated Description: Lot:2&3 Subdivision:JAGGARDS ADDITION Abbreviated Description:LOT: PART OF LOT 2 & N 18.50 FT OF LOT 3

6	.2Mi.	**1054 ARKWRIGHT ST** **SAINT PAUL, MN 55130-3822**	05/14/2026	$270,000	$136	1980	8/5/2	1908	3,790 SF

APN: 29-29-22-23-0016 Document #: A05106027
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: WINDSOR SQUARE Abbreviated Description: Lot:18 Subdivision:WINDSOR SQUARE

7	.29Mi.	**1032 DESOTO ST** **SAINT PAUL, MN 55130-3845**	04/10/2026	$150,000	$121	1232	7/4/2	1911	4,835 SF

APN: 29-29-22-24-0052 Document #: A05102095
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 5 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:12 Block:5 Subdivision:FAIRVIEW ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

8	.06Mi.	**401 ROSE AVE E** **SAINT PAUL, MN 55130-3629**	04/03/2026	$257,500	$248	1037	5/2/1	1916	4,617 SF

APN: 29-29-22-22-0016 Document #: A05101357
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: ZACHRISONS ADDITION Abbreviated Description: Lot:8 Subdivision:ZACHRISONS ADDITION

9	.4Mi.	**298 JENKS AVE** **SAINT PAUL, MN 55130-3925**	03/25/2026	$339,000	$176	1919	10/5/3	1889	5,097 SF

APN: 30-29-22-14-0060 Document #: A05100152
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: BROOKSIDE Abbreviated Description: Lot:10 Block:1 Subdivision:BROOKSIDE

10	.25Mi.	**1177 BRADLEY ST** **SAINT PAUL, MN 55130-3631**	03/04/2026	$237,500	$227	1042	6/3/1	1969	5,227 SF

APN: 29-29-22-21-0029 Document #: T02811610
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: BEAUPRE & KELLYS ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:BEAUPRE & KELLYS ADDITION

11	.32Mi.	**387 JENKS AVE** **SAINT PAUL, MN 55130-3926**	02/06/2026	$228,900	$173	1321	8/4/2	1900	4,966 SF

APN: 29-29-22-23-0130 Document #: A05095517
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: COOPERS ADDITION Abbreviated Description: Lot:41 Subdivision:COOPERS ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

12	.42Mi.	**985 BRADLEY ST** **SAINT PAUL, MN 55130-3903**	10/28/2025	$141,000	$133	1054	4/2/1	1954	8,538 SF

APN: 29-29-22-24-0160 Document #: T02804487
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 14 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:6&7 Block:14 Subdivision:FAIRVIEW ADDITION

13	.16Mi.	**360 HAWTHORNE AVE E** **SAINT PAUL, MN 55130-3519**	10/16/2025	$230,000	$305	752	6/3/2	1979	5,097 SF

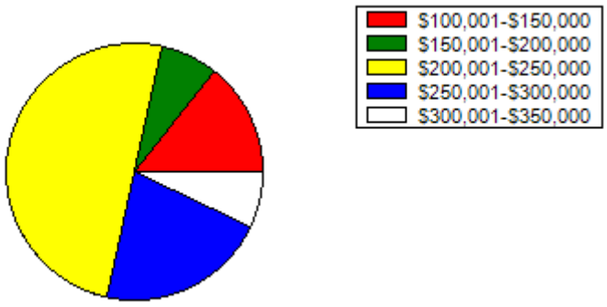
APN: 20-29-22-33-0073 Document #: T02803820
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: CLARKES SUBDIVISION Abbreviated Description: Lot:6 Subdivision:CLARKES SUBDIVISION

14	.19Mi.	**312 JESSAMINE AVE E** **SAINT PAUL, MN 55130-3730**	10/15/2025	$224,400	$281	796	5/2/1	1917	8,886 SF

APN: 30-29-22-11-0016 Document #: T02803765
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 8 Subdivision: WESTMINSTER ADDITION Abbreviated Description: Lot:6&7 Block:8 Subdivision:WESTMINSTER ADDITION

Comparable Sales Chart

% Distribution Sales for Two Years



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: 98697707

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.	**393 GERANIUM AVE E**	**09/23/2020**	$359,700	$359,700	2,112	11/6/3	1917	8,843 SF	
.01Mi.	**389 GERANIUM AVE E**	**09/27/2000**	$210,800	$210,800	1,176	7/3/1	1912	4,400 SF	
.01Mi.	**1159 ARKWRIGHT ST**	**07/25/2024**	$257,000	$257,000	832	7/5/2	1956	4,443 SF	
.02Mi.	**383 GERANIUM AVE E**	**12/04/2013**	$203,100	$203,100	1,072	6/3/1	1909	4,443 SF	
.03Mi.	**379 GERANIUM AVE E**	**09/12/2022**	$187,100	$187,100	850	6/3/1	1909	4,835 SF	
.03Mi.	**1163 ARKWRIGHT ST**	**03/15/2022**	$202,000	$202,000	840	5/2/1	1921	8,886 SF	
.03Mi.	**386 ROSE AVE E**	**09/28/2018**	$224,700	$224,700	964	8/3/2	1900	6,011 SF	
.03Mi.	**1142 ARKWRIGHT ST**	**09/09/2022**	$314,700	$314,700	1,456	10/5/3	1965	7,057 SF	
.04Mi.	**1164 ARKWRIGHT ST**	**03/10/2026**	$289,500	$289,500	1,384	9/5/2	1925	9,104 SF	
.04Mi.	**375 GERANIUM AVE E**	**08/01/1995**	$213,300	$213,300	1,257	7/4/1	1913	9,670 SF	
.04Mi.	**380 ROSE AVE E**	**08/07/1997**	$289,600	$289,600	968	7/4/2	1997	6,011 SF	
.04Mi.	**396 GERANIUM AVE E**	**12/08/2016**	$246,400	$246,400	1,020	5/3/1	1925	6,795 SF	
.04Mi.	**390 GERANIUM AVE E**	**09/30/2025**	$254,300	$254,300	1,241	6/3/2	1911	6,098 SF	
.04Mi.	**388 GERANIUM AVE E**	**09/28/2020**	$247,600	$247,600	1,046	6/3/1	1923	4,617 SF	
.04Mi.	**1140 ARKWRIGHT ST**	**09/08/2021**	$272,900	$272,900	1,880	10/5/2	1922	7,057 SF	
.05Mi.	**415 GERANIUM AVE E**		$271,500	$271,500	1,002	6/3/1	1973	6,578 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	29.6 years old	Households:	5,827
Median Household Income:	$54,123	Households w/Family:	66%
Household Income Per Capita:	$24,843	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.56Mi.	**Washington Technology High School**	C-	Public	9 - 12
Number of Students: 1,063				
Student-Teacher Ratio: 19.78				
Advanced Placement: Yes				
0.33Mi.	**Bruce Vento Elementary School**	D-	Public	PK - 5
Number of Students: 446				
Student-Teacher Ratio: 11.49				

Flood Report

The Subject Property of **393 GERANIUM AVE E, SAINT PAUL, MN 55130-3724** 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	120%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	118%	HIGHER
OVERALL	121%	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: 98697707

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.