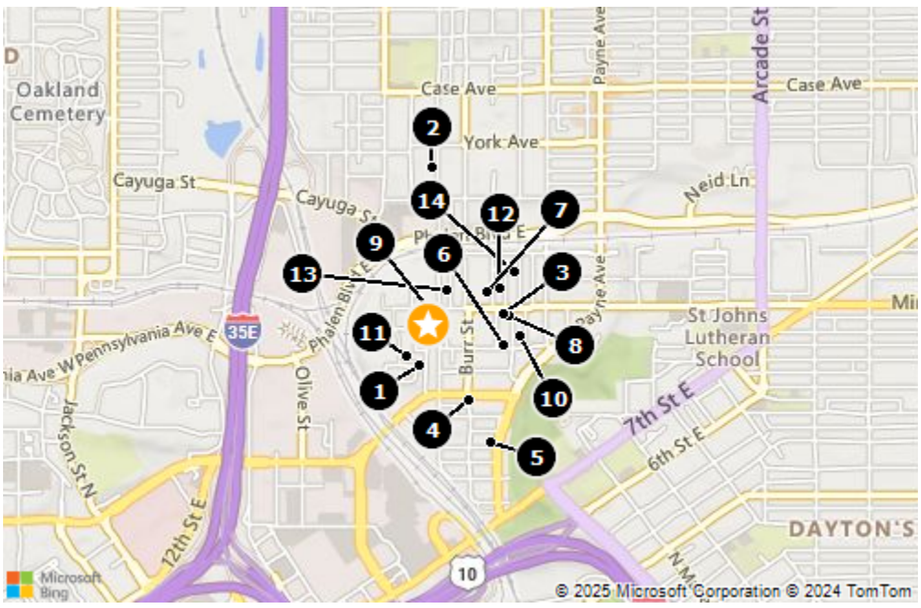
ICE SiteX Report

OrderID: 93465178

SiteX Property Information Report



Subject Property Location

445 MOUNT IDA ST, SAINT PAUL, MN 55130-4416

County:	**RAMSEY MN**	Census Tract:	271230330.002022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-29-22-22-0023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$315,000**	FSD:	12
Value Range:	$277,200 - $352,800	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2024
Assd Improvement:	$275,500	Market Improvment Value:	$275,500	Total Taxable Value:	$6,188
Total Assessed Value:	$300,500	Total Assessor Market Value:	$300,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 16 Block: 8 Subdivision: WARREN & WINSLOWS ADDITION Sec/Twnship/Range: SEC 32 TWN 29 RNG 22
Abbreviated Description: WARREN & WINSLOWS ADDITION EX E 1O FT LOT 16 BLK 8
City/Muni/Twp: ST PAUL

Property Characteristics

Lot Size:	4,051 SF	Bedrooms:	4	Pool:	
Building Area:	1862 SF	Baths:	2	Fireplace:	
Year Built:	1884	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:	Colonial	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2020	Sales Price:	$220,924
Document #:	A04813654 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/20/2018	Sales Price:	$225,000
Document #:	A04714127 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/31/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 16 Block: 8 Subdivision: WARREN & WINSLOWS ADDITION TO THE TOPWN OF ST PAUL

Prior Transfer

Recording Date:	05/31/2018	Sales Price:	$225,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 8 Subdivision: WARREN & WINSLOWS ADDITION Sec/Twnship/Range: SEC 32 TWN 29 RNG 22
Abbreviated Description: WARREN & WINSLOWS ADDITION EX E 1O FT LOT 16 BLK 8
City/Muni/Twp: ST PAUL

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Prior Transfer

Recording Date:	10/23/2017	Sales Price:	N/A
Document #:	A04682520 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/28/2017		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 16 Block: 8 Subdivision: WARREN AND WINSLOWS ADDITION
City/Muni/Twp: ST PAUL

Prior Transfer

Recording Date:	10/24/2016	Sales Price:	N/A
Document #:	A04630284 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/23/2016		
Document Type:	Deed		

Legal Description:
Lot: 16 Block: 8 Subdivision: WARREN & WINSLOWS ADDITION
City/Muni/Twp: SAINT PAUL

Area Sales Analysis

Total Area Sales	$2,735,497	Median # of Bedrooms	3
Median Lot Size	4,901 SF	Median # of Baths	1
Median Living Area	1,241 SF	Median Year Built	1884
Price Range - 2 Yrs	$57,000 to $289,997	Age Range	2 years to 151 years
Median Value	$192,500	Median Age	141 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**659 OTSEGO ST** **SAINT PAUL, MN 55130-4419**	12/20/2024	$268,000	$203	1320	/3/1	2023	8,015 SF	
		APN: 32-29-22-22-0175 Document #: T02787005 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: RIVELL BLUFF Abbreviated Description: Lot:1 Block:1 Subdivision:RIVELL BLUFF								
2	.36Mi.	**877 DESOTO ST** **SAINT PAUL, MN 55130-4233**	12/19/2024	$57,000	$49	1162	6/3/1	1913	6,578 SF	
		APN: 29-29-22-32-0045 Document #: T02786935 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 5 Subdivision: EDMUND RICES FIRST ADDITION Abbreviated Description: Lot:20 Block:5 Subdivision:EDMUND RICES FIRST ADDITION								
3	.17Mi.	**530 MINNEHAHA AVE E** **SAINT PAUL, MN 55130-4144**	10/21/2024	$190,000	$166	1142	6/3/1	1884	4,182 SF	
		APN: 32-29-22-21-0028 Document #: A05042829 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: SUBDIVISION OF AND ADDITION TO IRVINES ADDITION Abbreviated Description: Block:3 Subdivision:SUBDIVISION OF AND ADDITION TO IRVINES ADDITION Abbreviated Description:WEST 75 FT OF LOT 1								
4	.2Mi.	**490 TEDESCO ST** **SAINT PAUL, MN 55130-4403**	09/24/2024	$132,500	$121	1092	5/3/1	1979	5,881 SF	
		APN: 32-29-22-21-0139 Document #: A05039856 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: CRISPUS ATTUCKS ADDITION Abbreviated Description: Lot:10 Block:2 Subdivision:CRISPUS ATTUCKS ADDITION								
5	.31Mi.	**509 HOPKINS ST** **SAINT PAUL, MN 55130-4528**	09/24/2024	$100,000	$126	792	4/1/1	1879	2,091 SF	
		APN: 32-29-22-24-0033 Document #: A05039796 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: BRUNSONS ADDITION Abbreviated Description: Block:2 Subdivision:BRUNSONS ADDITION Abbreviated Description:WEST 30 FT OF S 70 FT OF LOT 11								
6	.18Mi.	**523 BEAUMONT ST** **SAINT PAUL, MN 55130-4503**	08/28/2024	$170,000	$210	806	6/3/1	1884	3,833 SF	
		APN: 32-29-22-21-0043 Document #: A05036793 Document Type: Limited Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: ADDITION TO IRVINES ADDITION Abbreviated Description: Block:3 Subdivision:ADDITION TO IRVINES ADDITION Abbreviated Description:WEST 69 FT OF LOT 10 City/Muni/Twp:SAINT PAUL City/Muni/Twp: SAINT PAUL								
7	.15Mi.	**739 BRADLEY ST** **SAINT PAUL, MN 55130-4104**	08/06/2024	$195,000	$141	1381	9/5/2	1874	4,879 SF	
		APN: 29-29-22-34-0062 Document #: A05034499 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 14 Subdivision: STINSONS ADDITION Abbreviated Description: Lot:21 Block:14 Subdivision:STINSONS ADDITION City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL								
8	.18Mi.	**713 BEDFORD ST** **SAINT PAUL, MN 55130-4511**	08/02/2024	$190,000	$241	788	6/3/1	1879	4,617 SF	
		APN: 32-29-22-21-0177 Document #: A05034031 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 3 Subdivision: IRVINES ADDITION Abbreviated Description: Lot:1&2 Block:3 Subdivision:IRVINES ADDITION Abbreviated Description:NORTH 20 FT OF LOT 2 City/Muni/Twp:SAINT PAUL City/Muni/Twp: SAINT PAUL								
9	.05Mi.	**698 DESOTO ST** **SAINT PAUL, MN 55130-4409**	06/18/2024	$279,000	$197	1414	8/3/2	1874	4,095 SF	
		APN: 32-29-22-21-0077 Document #: A05029026 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Subdivision: SUBDIVISION OF AND ADDITION TO RIVINES Abbreviated Description: Subdivision:SUBDIVISION OF AND ADDITION TO RIVINES Abbreviated Description:NORTH2 OF LOT 16 City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL								
10	.21Mi.	**690 BEDFORD ST** **SAINT PAUL, MN 55130-4512**	06/03/2024	$289,997	$193	1496	7/4/2	2003	4,966 SF	
		APN: 32-29-22-21-0009 Document #: A05027254 Document Type: Warranty Deed Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: PHILLIPS ADDITION Abbreviated Description: Lot:13 Block:2 Subdivision:PHILLIPS ADDITION

11	.09Mi.	**672 RIVOLI ST** **SAINT PAUL, MN 55130-4422**	05/29/2024	$224,000	$153	1457	6/3/2	1889	4,922 SF

APN: 32-29-22-22-0066 Document #: A05026818
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24&25 Block: 9 Subdivision: WARREN & WINSLOWS ADDITION MapRef: FILE 100426-24 Abbreviated Description: Lot:24&25 Block:9 Subdivision:WARREN & WINSLOWS ADDITION Map Ref:FILE 100426-24Abbreviated Description:SOUTH 16 FEET OF LOT 24 NORTH 16 FEET OF LOT 25

12	.18Mi.	**740 BRADLEY ST** **SAINT PAUL, MN 55130-4105**	01/26/2024	$240,000	$283	846	6/3/1	1909	9,757 SF

APN: 29-29-22-34-0156 Document #: T02768275
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19&22 Block: 15 Subdivision: STINSONS ADDITION Abbreviated Description: Lot:19&22 Block:15 Subdivision:STINSONS ADDITION

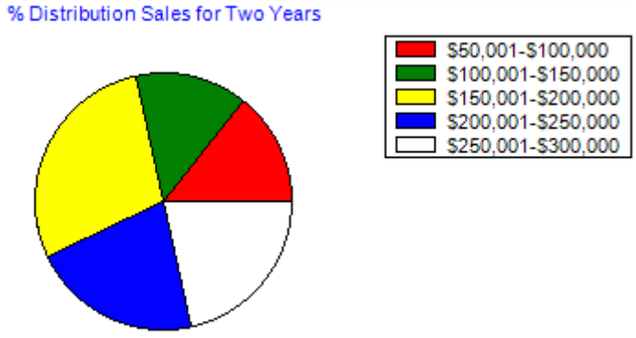
13	.09Mi.	**742 DESOTO ST** **SAINT PAUL, MN 55130-4215**	01/16/2024	$250,000	$158	1576	6/3/2	1882	7,318 SF

APN: 29-29-22-34-0047 Document #: A05013989
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19&22 Block: 13 Subdivision: STINSONS ADDITION Abbreviated Description: Lot:19&22 Block:13 Subdivision:STINSONS ADDITION Abbreviated Description:NORTH 2 OF LOT 22 City/Muni/Twp:SAINT PAUL City/Muni/Twp: SAINT PAUL

14	.23Mi.	**763 JESSIE ST** **SAINT PAUL, MN 55130-4120**	12/07/2023	$150,000	$113	1324	8/4/2	1882	4,879 SF

APN: 29-29-22-34-0078 Document #: A05010360
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 15 Subdivision: STINSONS ADDITION Abbreviated Description: Lot:9 Block:15 Subdivision:STINSONS ADDITION

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.	**445 MOUNT IDA ST**	**05/31/2018**	$300,500	$300,500	1,862	8/4/2	1884	4,051 SF	
.01Mi.	**449 MOUNT IDA ST**	**10/05/2016**	$358,000	$358,000	3,034	11/7/3	1900	6,229 SF	
.02Mi.	**437 MOUNT IDA ST**	**02/08/2018**	$281,900	$281,900	1,564	7/4/2	2017	5,097 SF	
.02Mi.	**444 MINNEHAHA AVE E**	**04/01/2021**	$226,500	$226,500	1,586	7/4/2	1908	9,975 SF	
.02Mi.	**707 DESOTO ST**	**11/07/2012**	$212,400	$212,400	1,383	7/3/1	1889	2,875 SF	
.03Mi.	**438 MINNEHAHA AVE E**	**11/03/2014**	$197,000	$197,000	1,652	8/2/2	1889	4,748 SF	
.03Mi.	**433 MOUNT IDA ST**	**03/19/2018**	$292,000	$292,000	1,896	7/3/2	2017	4,966 SF	
.03Mi.	**695 OTSEGO ST**		$268,300	$268,300	2,279	8/2/2	1884	5,576 SF	
.04Mi.	**691 OTSEGO ST**	**11/26/2004**	$279,500	$279,500	1,820	8/4/2	2003	4,704 SF	
.04Mi.	**430 MINNEHAHA AVE E**	**12/06/2022**	$292,300	$292,300	1,696	6/3/2	2017	4,487 SF	
.04Mi.	**687 OTSEGO ST**	**01/25/2022**	$261,600	$261,600	1,592	5/3/2	2003	4,704 SF	
.04Mi.	**430 MOUNT IDA ST**	**08/25/2003**	$229,200	$229,200	1,632	5/3/2	2002	3,398 SF	
.04Mi.	**427 MOUNT IDA ST**	**02/23/2018**	$248,900	$248,900	1,760	5/2/1	2017	3,180 SF	
.05Mi.	**716 DESOTO ST**	**12/03/2020**	$255,600	$255,600	1,584	6/3/2	2020	4,792 SF	
.05Mi.	**426 MINNEHAHA AVE E**	**10/11/2022**	$281,900	$281,900	1,540	7/4/2	2017	4,487 SF	
.05Mi.	**704 DESOTO ST**	**08/05/2021**	$231,500	$231,500	1,160	6/3/2	2020	6,578 SF	

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	28.2 years old	Households:	5,703
Median Household Income:	$53,047	Households w/Family:	68%
Household Income Per Capita:	$23,439	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

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School District

School District Zone:	St. Paul Public School District	Students:	34,928
Number of Schools:	100	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.25Mi.	**Washington Technology Magnet School** Number of Students: 2,077 Student-Teacher Ratio: 17.12 Advanced Placement: Yes	D	Public	6 - 12
0.75Mi.	**John A. Johnson Achievement Plus School** Number of Students: 302 Student-Teacher Ratio: 13.57	NA	Public	PK - 5

Flood Report

The Subject Property of **445 MOUNT IDA ST, SAINT PAUL, MN 55130-4416** 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	118%	HIGHER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	120%	HIGHER
OVERALL	123%	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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