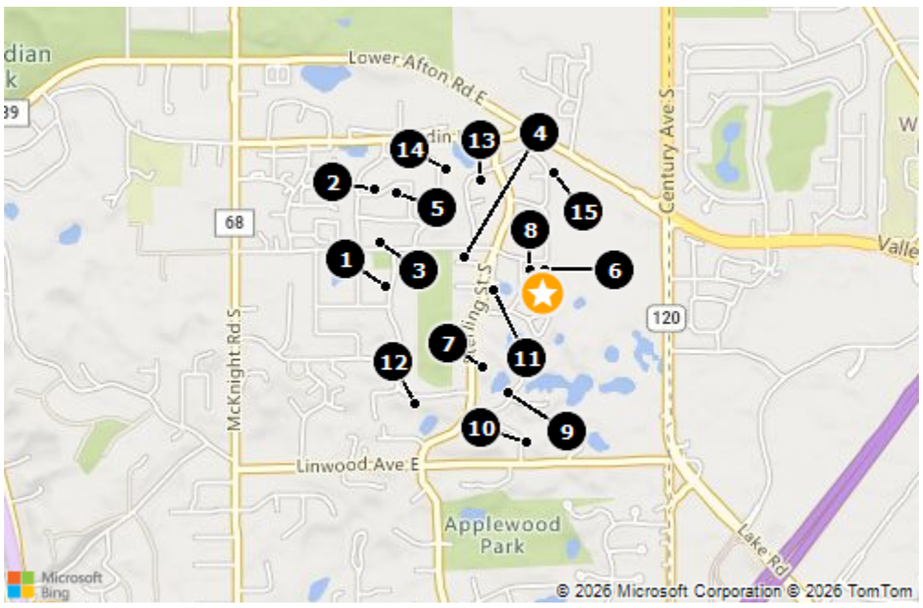
ICE SiteX Report

OrderID: 98729943

SiteX Property Information Report



Subject Property Location

539 DEER RIDGE LN S, MAPLEWOOD, MN 55119-6748

County:	**RAMSEY MN**	Census Tract:	271230425.042002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-28-22-42-0215	Thomas Bros Pg-Grid:	

Valuation

Value:	**$339,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$315,270 - $362,730	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2026
Assd Improvement:	$311,300	Market Improvment Value:	$311,300	Total Taxable Value:	$6,550
Total Assessed Value:	$361,300	Total Assessor Market Value:	$361,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 6 District: 5725 Subdivision: CRESTVIEW FOREST 6TH CIC 340 Sec/Twnship/Range: SEC 12 TWN 28 RNG 22
Abbreviated Description: CRESTVIEW FOREST 6TH CIC 340 LOT 1 BLK 6
City/Muni/Twp: MAPLEWOOD

Property Characteristics

Lot Size:	3,049 SF	Bedrooms:	2	Pool:	
Building Area:	1272 SF	Baths:	3	Fireplace:	1
Year Built:	1991	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/01/2025	Sales Price:	$347,096
Document #:	A05070367 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/06/2024	Loan Amount:	N/A
Document #:	A05037731 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 1 Block: 6 Subdivision: CRESTVIEW FOREST 6TH ADDITION

Mortgage Record

Recording Date:	12/05/2023	Loan Amount:	N/A
Document #:	A05010080 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2063	Type Finance:	

Legal Description:
Lot: 1 Block: 6 Subdivision: CRESTVIEW FOREST 6TH ADDITION

Prior Transfer

Recording Date:	07/12/2023	Sales Price:	N/A
Document #:	A04994437 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/22/2023	Sales Price:	$353,500
Document #:	A04992383 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/20/2023		
Document Type:			

Legal Description:
Lot: 1 Block: 6 Subdivision: CRESTVIEW FOREST 6TH ADDITION

Prior Transfer

Recording Date:	06/20/2023	Sales Price:	$353,500
Document #:	1547311 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 6 District: 5725 Subdivision: CRESTVIEW FOREST 6TH CIC 340 Sec/Twnship/Range: SEC 12 TWN 28 RNG 22
Abbreviated Description: CRESTVIEW FOREST 6TH CIC 340 LOT 1 BLK 6
City/Muni/Twp: MAPLEWOOD

Mortgage Record

Recording Date:	06/28/2016	Loan Amount:	N/A
Document #:	A04611764 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/07/2046	Type Finance:	VAR

Legal Description:
Lot: 1 Block: 6 Subdivision: CRESTVIEW FOREST 6TH ADDITION

Prior Transfer

Recording Date:	05/13/2016	Sales Price:	$238,500
Document #:	A04606356 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/12/2016		
Document Type:			

Legal Description:
Lot: 1 Block: 6 Subdivision: CRESTVIEW FOREST 6TH ADDITION

Prior Transfer

Recording Date:	05/12/2016	Sales Price:	$238,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,584,400	Median # of Bedrooms	4
Median Lot Size	12,110 SF	Median # of Baths	3
Median Living Area	1,721 SF	Median Year Built	1991
Price Range - 2 Yrs	$245,500 to $667,000	Age Range	24 years to 47 years
Median Value	$435,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**515 MARNIE ST S** **MAPLEWOOD, MN 55119-6756**	07/27/2026	$667,000	$254	2616	9/4/3	1987	20,299 SF	
		APN: 12-28-22-31-0038 Document #: A05114818 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: HUNTINGTON HILLS Abbreviated Description: Lot:5 Block:1 Subdivision:HUNTINGTON HILLS								
2	.46Mi.	**2423 POND AVE E** **MAPLEWOOD, MN 55119-6769**	06/03/2026	$545,000	$262	2080	9/5/3	1993	11,848 SF	Yes
		APN: 12-28-22-24-0062 Document #: A05108328 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: CRESTVIEW FOURTH ADDITION Abbreviated Description: Lot:12 Block:2 Subdivision:CRESTVIEW FOURTH ADDITION								
3	.39Mi.	**2423 MAILAND RD E** **MAPLEWOOD, MN 55119-6782**	04/14/2026	$410,000	$238	1721	8/3/2	1992	12,284 SF	
		APN: 12-28-22-24-0086 Document #: A05102394 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: CRESTVIEW FIFTH ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:CRESTVIEW FIFTH ADDITION								
4	.2Mi.	**491 STERLING ST S** **MAPLEWOOD, MN 55119-6786**	04/01/2026	$338,000	$255	1321	6/2/3	1985	2,178 SF	
		APN: 12-28-22-42-0039 Document #: A05100974 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: CRESTVIEW FOREST Abbreviated Description: Lot:3 Block:7 Subdivision:CRESTVIEW FOREST								
5	.41Mi.	**2446 POND AVE E** **MAPLEWOOD, MN 55119-6768**	03/12/2026	$375,000	$220	1702	8/3/1	1990	12,807 SF	
		APN: 12-28-22-24-0072 Document #: A05098945 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: CRESTVIEW FOURTH ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:CRESTVIEW FOURTH ADDITION								
6	.06Mi.	**514 DEER RIDGE LN S** **MAPLEWOOD, MN 55119-6739**	01/02/2026	$245,500	$222	1101	4/2/1	1991	2,614 SF	
		APN: 12-28-22-42-0202 Document #: A05091655 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: CRESTVIEW FOREST 6TH ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:CRESTVIEW FOREST 6TH ADDITION								

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7	.21Mi.	**606 STERLING ST S** **MAPLEWOOD, MN 55119-6783**	11/24/2025	$521,000	$264	1970	9/4/3	1995	23,392 SF

APN: 12-28-22-43-0014 Document #: A05087548
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: BETH HEIGHTS FIRST ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:BETH HEIGHTS FIRST ADDITION

8	.06Mi.	**502 DEER RIDGE LN S** **MAPLEWOOD, MN 55119-6739**	09/24/2025	$287,000	$219	1309	5/2/2	1991	2,614 SF

APN: 12-28-22-42-0197 Document #: A05080405
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: CRESTVIEW FOREST 6TH ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:CRESTVIEW FOREST 6TH ADDITION

9	.23Mi.	**2545 HILLWOOD DR E** **MAPLEWOOD, MN 55119-6789**	09/17/2025	$600,000	$272	2202	11/4/3	1995	14,985 SF

APN: 12-28-22-43-0030 Document #: A05079528
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: BETH HEIGHTS SECOND ADDITION Abbreviated Description: Lot:4 Block:2 Subdivision:BETH HEIGHTS SECOND ADDITION

10	.34Mi.	**700 FERNDALE ST S** **MAPLEWOOD, MN 55119-5987**	08/21/2025	$469,900	$199	2350	9/4/2	2002	13,939 SF

APN: 12-28-22-43-0044 Document #: A05076458
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: BETH HEIGHTS THIRD ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:BETH HEIGHTS THIRD ADDITION

11	.11Mi.	**532 STERLING ST S** **MAPLEWOOD, MN 55119-5578**	07/11/2025	$285,000	$211	1346	5/2/2	1991	2,614 SF

APN: 12-28-22-42-0175 Document #: A05071545
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: CRESTVIEW FOREST 5TH ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:CRESTVIEW FOREST 5TH ADDITION

12	.4Mi.	**2458 HILLWOOD DR E** **MAPLEWOOD, MN 55119-5573**	06/17/2025	$435,000	$153	2843	10/4/3	1990	21,562 SF

APN: 12-28-22-34-0040 Document #: T02796411
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 1 Subdivision: HUNTINGTON HILLS SOUTH SECOND ADDITION Abbreviated Description: Lot:17 Block:1 Subdivision:HUNTINGTON HILLS SOUTH SECOND ADDITION

13	.29Mi.	**372 MARY ST S** **MAPLEWOOD, MN 55119-6720**	06/11/2025	$420,000	$425	986	7/3/2	1984	10,759 SF

APN: 12-28-22-13-0055 Document #: A05068154
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: CRESTVIEW Abbreviated Description: Lot:1 Block:4 Subdivision:CRESTVIEW

14	.36Mi.	**412 HIGH POINT CURV S** **MAPLEWOOD, MN 55119-6753**	06/10/2025	$515,000	$236	2180	9/4/3	1986	12,110 SF

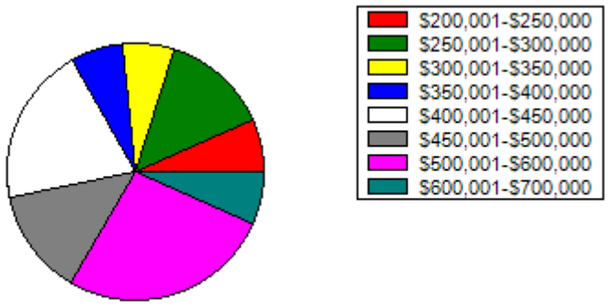
APN: 12-28-22-24-0013 Document #: A05068049
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: CRESTVIEW THIRD ADDITION Abbreviated Description: Lot:10 Block:2 Subdivision:CRESTVIEW THIRD ADDITION

15	.28Mi.	**376 ODAY ST S** **MAPLEWOOD, MN 55119-5538**	06/02/2025	$471,000	$366	1286	8/4/3	1979	11,718 SF

APN: 12-28-22-13-0011 Document #: A05066903
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: CRESTVIEW Abbreviated Description: Lot:11 Block:1 Subdivision:CRESTVIEW

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.

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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.	**539 DEER RIDGE LN S**	**06/20/2023**	$361,300	$361,300	1,272	4/2/3	1991	3,049 SF	
.01Mi.	**541 DEER RIDGE LN S**	**06/27/2025**	$310,000	$310,000	1,144	4/3/2	1991	2,614 SF	
.01Mi.	**527 DEER RIDGE LN S**	**11/10/2023**	$277,300	$277,300	1,242	6/2/2	1991	3,049 SF	
.01Mi.	**543 DEER RIDGE LN S**	**06/10/2022**	$307,600	$307,600	1,460	6/3/3	1991	2,614 SF	
.02Mi.	**525 DEER RIDGE LN S**	**09/07/2023**	$278,600	$278,600	1,224	6/2/1	1991	2,614 SF	
.02Mi.	**545 DEER RIDGE LN S**	**03/01/1992**	$296,400	$296,400	1,256	4/2/2	1991	3,049 SF	
.02Mi.	**523 DEER RIDGE LN S**	**11/29/2021**	$306,900	$306,900	1,190	4/2/2	1991	2,614 SF	
.03Mi.	**536 DEER RIDGE LN S**	**04/10/2017**	$326,900	$326,900	1,245	6/2/3	1991	3,049 SF	
.03Mi.	**521 DEER RIDGE LN S**	**05/01/2017**	$305,300	$305,300	1,242	5/2/2	1991	3,049 SF	
.03Mi.	**540 DEER RIDGE LN S**	**02/27/2026**	$352,000	$352,000	1,230	7/2/3	1991	3,049 SF	
.03Mi.	**534 DEER RIDGE LN S**	**11/30/2023**	$337,100	$337,100	1,496	7/2/2	1991	2,614 SF	
.03Mi.	**542 DEER RIDGE LN S**	**05/04/2022**	$312,100	$312,100	1,252	5/2/2	1991	2,614 SF	
.03Mi.	**532 DEER RIDGE LN S**	**01/13/2021**	$325,200	$325,200	1,321	5/2/2	1991	2,614 SF	
.03Mi.	**505 DEER RIDGE LN S**	**03/31/2025**	$289,500	$289,500	1,330	5/3/2	1991	3,049 SF	
.04Mi.	**544 DEER RIDGE LN S**	**04/30/2020**	$324,200	$324,200	1,428	5/2/2	1991	2,614 SF	
.04Mi.	**530 DEER RIDGE LN S**	**12/17/2024**	$300,400	$300,400	1,432	6/2/2	1991	3,049 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	34.6 years old	Households:	16,350
Median Household Income:	$80,918	Households w/Family:	62%
Household Income Per Capita:	$40,508	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	North St. Paul-Maplewood School District	Students:	10,754
Number of Schools:	22	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.07Mi.	**Carver Elementary School** Number of Students: 898 Student-Teacher Ratio: 17.74	C	Public	PK - 5
2.60Mi.	**Tartan High School** Number of Students: 1,687 Student-Teacher Ratio: 23.31	C	Public	9 - 12
3.32Mi.	**Beaver Lake Voluntary Pre-K** Number of Students: 23 Student-Teacher Ratio: NA	NA	Public	PK - PK

Flood Report

The Subject Property of **539 DEER RIDGE LN S, MAPLEWOOD, MN 55119-6748** 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	104%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	85%	LOWER
OVERALL	73%	NOTABLY LOWER

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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ICE SiteX Report

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