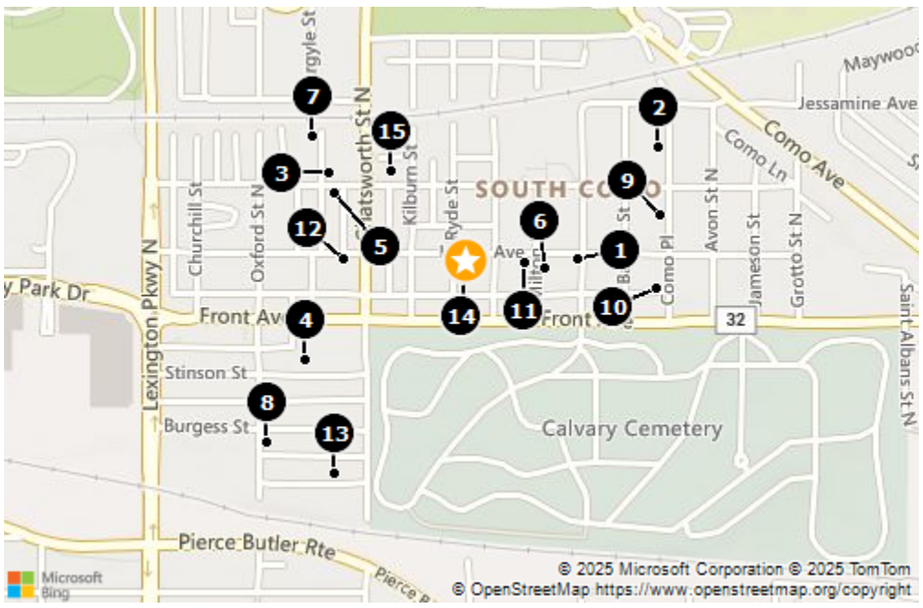
ICE SiteX Report

OrderID: 95492378

SiteX Property Information Report



Subject Property Location

998 RYDE ST, SAINT PAUL, MN 55103-1367

County:	**RAMSEY MN**	Census Tract:	271230312.003017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26-29-23-24-0157	Thomas Bros Pg-Grid:	

Valuation

Value:	**$364,000**	FSD:	8
Value Range:	$334,880 - $393,120	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$33,700	Market Land Value:	$33,700	Tax Year:	2025
Assd Improvement:	$283,300	Market Improvment Value:	$283,300	Total Taxable Value:	$7,048
Total Assessed Value:	$317,000	Total Assessor Market Value:	$317,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5,18-19 Block: 53 Subdivision: MAXFIELDS SUBDIVISION OF,LOT 5 Sec/Twnship/Range: SEC 26 TWN 29 RNG 23
Abbreviated Description: MAXFIELDS SUBDIVISION OF,LOT 5 N 2O FT OF LOT 19 AND ALL OF LOT 18 BLK 53
City/Muni/Twp: ST PAUL

Property Characteristics

Lot Size:	4,138 SF	Bedrooms:	5	Pool:	
Building Area:	1879 SF	Baths:	2	Fireplace:	
Year Built:	1927	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Detached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Bungalow	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/30/2024	Sales Price:	$279,837
Document #:	A05044042 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/25/2023	Loan Amount:	N/A
Document #:	A04995889 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 18&19 Subdivision: LAKE COMO VILLAS
Abbreviated Description: NORTH 20 FT OF LOT 19

Prior Transfer

Recording Date:	07/09/2021	Sales Price:	N/A
Document #:	A04894775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$285,000
Document #:	A04892619 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

OrderID: 95492378

Contract Date: 06/22/2021
Document Type: Warranty Deed
Legal Description:
Lot: 18&19 Subdivision: MAXFIELDFS SUBDIVISION
City/Muni/Twp: LAKE COMO VILLAGE

Prior Transfer

Recording Date: 06/22/2021 | Sales Price: $285,000
Document #: 1271201 BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 5,18-19 Block: 53 Subdivision: MAXFIELDS SUBDIVISION OF,LOT 5 Sec/Twnship/Range: SEC 26 TWN 29 RNG 23
Abbreviated Description: MAXFIELDS SUBDIVISION OF,LOT 5 N 2O FT OF LOT 19 AND ALL OF LOT 18 BLK 53
City/Muni/Twp: ST PAUL

Prior Transfer

Recording Date: 05/13/2019 | Sales Price: N/A
Document #: A04755875 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 04/23/2019 | Loan Amount: N/A
Document #: A04754014 BK-PG - | Loan Type: New Conventional
TD Due Date: 05/01/2049 | Type Finance:
Legal Description:
Lot: 18&19 Subdivision: LAKE COMO VILLAS
Abbreviated Description: NORTH20 FT OF LOT 19

Prior Transfer

Recording Date: 07/10/2018 | Sales Price: $206,000
Document #: A04716986 BK-PG - | Type of Sale: Sales Price Rounded from Tax
Contract Date: 06/28/2018
Document Type: Warranty Deed
Legal Description:
Lot: 18&19 Subdivision: MANFIELDS SUBDIVISION
Abbreviated Description: N 20 FT LOT 19

Prior Transfer

Recording Date: 06/28/2018 | Sales Price: $206,000
Document #: | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

Mortgage Record

Recording Date: 09/27/2011 | Loan Amount: N/A
Document #: 4297717 BK-PG - | Loan Type: FHA
TD Due Date: 10/01/2041 | Type Finance: UNK
Legal Description:
Lot: 18&19 Subdivision: MAXFIELDS SUBDIVISION

Mortgage Record

Recording Date: 05/12/2010 | Loan Amount: N/A
Document #: 4221366 BK-PG - | Loan Type: FHA
TD Due Date: 06/01/2040 | Type Finance: UNK
Legal Description:
Lot: 18&19 Subdivision: MAXFIELDS SUBDIVISION
City/Muni/Twp: SAINT PAUL

Prior Transfer

Recording Date: 10/05/2001 | Sales Price: $71,000
Document #: 294256 BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 05/23/1991
Document Type: Executor's Deed
Legal Description:
Lot: 18&19 Subdivision: MAXFIELDS SUBD OF LAKE COMO VILLAS

Prior Transfer

Recording Date: 10/05/2001 | Sales Price: $164,800
Document #: 294240 BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 07/31/2001
Document Type: Warranty Deed
Legal Description:

Area Sales Analysis

Total Area Sales	$4,351,400	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	981 SF	Median Year Built	1922
Price Range - 2 Yrs	$220,000 to $355,000	Age Range	66 years to 125 years
Median Value	$285,000	Median Age	103 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**999 VICTORIA ST N SAINT PAUL, MN 55103-1338** APN: 26-29-23-24-0119 Document #: A05069602	06/24/2025	$320,000	$332	963	6/3/1	1900	5,227 SF	

ICE SiteX Report

OrderID: 95492378

Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Subdivision: WOLTERS SUBDIVISION Abbreviated Description: Lot:1&2 Subdivision:WOLTERS SUBDIVISION

2	.25Mi.	**1059 COMO PL** **SAINT PAUL, MN 55103-1320**	06/04/2025	$325,000	$298	1088	5/3/2	1959	4,792 SF

APN: 26-29-23-13-0052 Document #: T02795573
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 6 Subdivision: ROYAL OAKS Abbreviated Description: Lot:6 Block:6 Subdivision:ROYAL OAKS

3	.19Mi.	**1001 ORCHARD AVE** **SAINT PAUL, MN 55103-1234**	06/02/2025	$310,000	$271	1142	7/4/2	1922	4,966 SF

APN: 26-29-23-23-0008 Document #: A05067005
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16&17 Subdivision: SUBDIVISION OF LOT 36 OF COMO VILLAS Abbreviated Description: Lot:16&17 Subdivision:SUBDIVISION OF LOT 36 OF COMO VILLAS

4	.22Mi.	**1017 STINSON ST** **SAINT PAUL, MN 55103-1249**	05/29/2025	$285,000	$296	961	5/3/2	1956	8,538 SF

APN: 26-29-23-32-0020 Document #: T02795261
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32-34 Block: 1 Subdivision: COMO PARK ADDITION Abbreviated Description: Lot:32-34 Block:1 Subdivision:COMO PARK ADDITION

5	.17Mi.	**1038 ARGYLE ST** **SAINT PAUL, MN 55103-1204**	05/07/2025	$250,000	$291	859	6/3/1	1919	4,095 SF

APN: 26-29-23-23-0134 Document #: T02794083
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: ORCHARD PLACE Abbreviated Description: Lot:18 Subdivision:ORCHARD PLACE

6	.09Mi.	**882 HATCH AVE** **SAINT PAUL, MN 55103-1328**	04/07/2025	$280,000	$307	910	6/2/1	1909	5,619 SF

APN: 26-29-23-24-0134 Document #: T02792238
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23-27 Subdivision: WOLTERS SUBDIVISION Abbreviated Description: Lot:23-27 Subdivision:WOLTERS SUBDIVISION Abbreviated Description:WEST 45.19 FT OF LOT 24 & W 45.19 FT OF LOTS 23,25-27

7	.24Mi.	**1067 ARGYLE ST** **SAINT PAUL, MN 55103-1205**	03/10/2025	$295,000	$299	986	6/2/2	1908	7,536 SF

APN: 26-29-23-23-0014 Document #: T02790747
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2,3,22&23 Subdivision: COMO VILLAS Abbreviated Description: Lot:2,3,22&23 Subdivision:COMO VILLAS

8	.31Mi.	**1036 BURGESS ST** **SAINT PAUL, MN 55103-1208**	03/06/2025	$322,000	$182	1768	8/4/2	1948	7,405 SF

APN: 26-29-23-32-0055 Document #: T02790648
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22&23 Block: 3 Subdivision: COMO PARK ADDITION Abbreviated Description: Lot:22&23 Block:3 Subdivision:COMO PARK ADDITION

9	.22Mi.	**1023 COMO PL** **SAINT PAUL, MN 55103-1318**	01/21/2025	$332,500	$247	1344	6/3/1	1927	4,792 SF

APN: 26-29-23-13-0100 Document #: T02788353
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 9 Subdivision: ROYAL OAKS Abbreviated Description: Lot:4 Block:9 Subdivision:ROYAL OAKS

10	.22Mi.	**979 COMO PL** **SAINT PAUL, MN 55103-1316**	11/12/2024	$280,000	$214	1304	7/4/1	1911	4,792 SF

APN: 26-29-23-13-0199 Document #: T02784720
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 16 Subdivision: ROYAL OAKS Abbreviated Description: Lot:5 Block:16 Subdivision:ROYAL OAKS City/Muni/Twp:ST PAUL City/Muni/Twp: ST PAUL

11	.07Mi.	**995 MILTON ST N** **SAINT PAUL, MN 55103-1333**	10/18/2024	$355,000	$219	1614	6/3/2	1955	5,663 SF

APN: 26-29-23-24-0143 Document #: T02783210
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: MAXFIELDS SUBDIVISION Abbreviated Description: Lot:15 Subdivision:MAXFIELDS SUBDIVISION

12	.14Mi.	**992 HATCH AVE** **SAINT PAUL, MN 55103-1229**	10/08/2024	$220,000	$366	600	4/2/1	1924	2,483 SF

APN: 26-29-23-23-0138 Document #: T02782674
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: COMO PARK SECOND ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:COMO PARK SECOND ADDITION

13	.28Mi.	**999 TOPPING ST** **SAINT PAUL, MN 55103-1253**	09/30/2024	$259,900	$264	981	6/3/1	1900	6,186 SF

APN: 26-29-23-32-0065 Document #: A05040514
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40&41 Block: 3 Subdivision: COMO PARK ADDITION Abbreviated Description: Lot:40&41 Block:3 Subdivision:COMO PARK ADDITION

14	.01Mi.	**994 RYDE ST** **SAINT PAUL, MN 55103-1367**	09/11/2024	$255,000	$281	906	5/2/1	1947	4,138 SF

APN: 26-29-23-24-0158 Document #: A05038339
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19-21 Subdivision: MAXFIELDS SUBDIVISION OF LOT 53 OF LAKE COMO VILLA Abbreviated Description: Lot:19-21 Subdivision:MAXFIELDS SUBDIVISION OF LOT 53 OF LAKE COMO VILLA

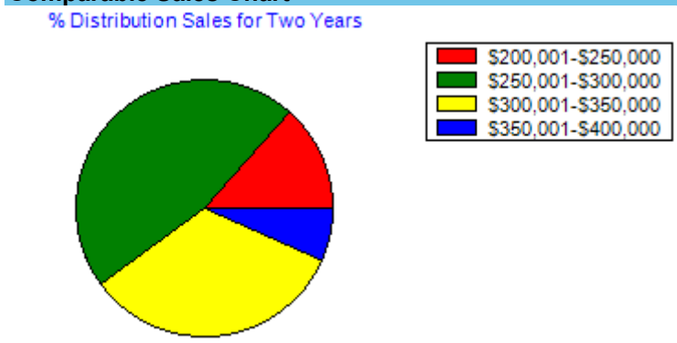
15	.13Mi.	**967 ORCHARD AVE** **SAINT PAUL, MN 55103-1365**	09/09/2024	$262,000	$303	864	5/2/2	1915	5,271 SF

APN: 26-29-23-24-0043 Document #: A05037945
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: MCANULTY AND SHEA ADDITION Abbreviated Description: Lot:7 Subdivision:MCANULTY AND SHEA ADDITION

ICE SiteX Report

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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.	**998 RYDE ST**	**06/22/2021**	$317,000	$317,000	1,879	7/5/2	1927	4,138 SF	
.01Mi.	**994 RYDE ST**	**09/05/2024**	$255,300	$255,300	906	5/2/1	1947	4,138 SF	
.02Mi.	**990 RYDE ST**		$250,500	$250,500	1,138	6/3/1	1947	4,138 SF	
.02Mi.	**916 HATCH AVE**	**09/15/2022**	$195,100	$195,100	880	5/2/1	1916	4,574 SF	
.02Mi.	**993 COLNE ST**	**11/10/2009**	$210,600	$210,600	580	7/3/1	1916	4,574 SF	
.03Mi.	**984 RYDE ST**	**06/15/2023**	$273,500	$273,500	1,423	5/3/2	1941	4,138 SF	
.03Mi.	**995 RYDE ST**	**03/28/2024**	$305,400	$305,400	1,068	6/3/2	1926	7,536 SF	
.03Mi.	**987 COLNE ST**	**12/29/1997**	$232,000	$232,000	1,634	8/4/2	1920	5,793 SF	
.03Mi.	**989 RYDE ST**	**10/10/2002**	$249,100	$249,100	1,415	8/4/2	1913	5,009 SF	
.03Mi.	**933 HATCH AVE**	**03/01/1993**	$183,300	$183,300	540	3/1/1	1956	2,875 SF	
.03Mi.	**915 HATCH AVE**	**05/13/2004**	$283,100	$283,100	1,028	6/3/2	1936	8,668 SF	
.03Mi.	**978 RYDE ST**		$230,700	$230,700	889	4/2/1	1947	4,138 SF	
.04Mi.	**981 RYDE ST**	**04/20/2006**	$281,100	$281,100	1,220	6/3/1	1955	7,536 SF	
.04Mi.	**977 COLNE ST**	**03/15/2001**	$264,400	$264,400	1,026	8/4/1	1925	5,793 SF	
.04Mi.	**941 HATCH AVE**	**02/01/1992**	$347,400	$347,400	1,114	4/1/2	1979	5,184 SF	
.05Mi.	**975 RYDE ST**	**07/10/2019**	$219,000	$219,000	810	4/1/1	1926	2,526 SF	

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	32.5 years old	Households:	5,028
Median Household Income:	$54,464	Households w/Family:	53%
Household Income Per Capita:	$30,537	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
2.79Mi.	**Murray Middle School** Number of Students: 692 Student-Teacher Ratio: 19.6	C-	Public	6 - 8
0.52Mi.	**Como Park Senior High School** Number of Students: 1,163 Student-Teacher Ratio: 20.63 Advanced Placement: Yes	D-	Public	9 - 12
0.57Mi.	**Como Park Elementary School** Number of Students: 377 Student-Teacher Ratio: 11.17	C	Public	PK - 5

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Flood Report

The Subject Property of **998 RYDE ST, SAINT PAUL, MN 55103-1367** 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	135%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	137%	NOTABLY 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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