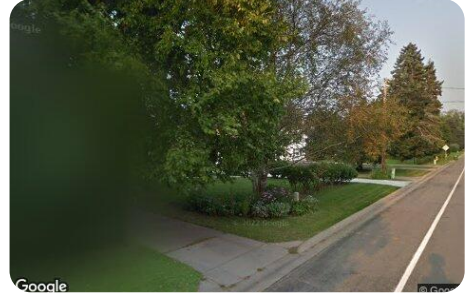
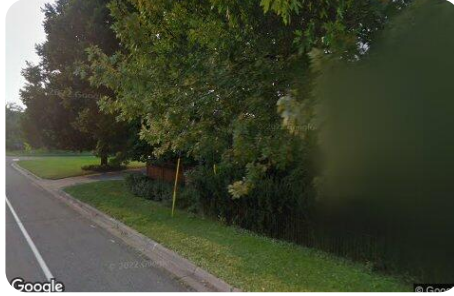


Single Family Residence **RESIDENTIAL**

# 1455 ROSELAWN AVE W

SAINT PAUL, MN 55113

**\$355,289** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,200 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**1935**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**3**

PARKING

## VALUATION

**\$355K**

\$325K low

\$386K high

Est. Owner Equity

**\$135,289**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,914 (2025) |
| Assessed Value        | \$470,900      |
| Previous Assessed     | \$430,300      |
| Assessor Market Value | \$470,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | RAMSEY                  |
| Lot (acres)   | 0.45                    |
| Construction  | Brick                   |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Falcon Heights Elementary School | Elementary | KG–6   | 0.3 mi   |
| Roseville Area High School       | High       | 9–12   | 1.0 mi   |
| Roseville Area Middle School     | Middle     | 7–8    | 3.2 mi   |

District: Roseville Public School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 55113

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>40,782</b><br>POPULATION | <b>\$89K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|