

Single Family Residence **RESIDENTIAL**

2420 SIMPSON ST

SAINT PAUL, MN 55113

\$464,133 TopHap Estimate · \$182 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,546 ft²

LIVING AREA

0.27 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$464K

\$437K low

\$491K high

Last Sale

\$499,000 · Apr 23, 2024

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$8,356 (2025)
Assessed Value	\$529,300
Previous Assessed	\$552,300
Assessor Market Value	\$529,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	RAMSEY
Lot (acres)	0.27
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2024	Resale	Warranty Deed	\$499,000	\$196	\$481K
Jul 11, 2019	Resale	Warranty Deed	\$442,500	\$174	\$354K
Aug 7, 2015	Quitclaim	Quit Claim Transfer			
Jun 29, 2006	Resale	Warranty Deed	\$355,000	\$139	
Jun 3, 1999	Resale	Grant Deed	\$192,000	\$75	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roseville Area High School	High	9–12	0.5 mi
Brimhall Elementary School	Elementary	KG–6	0.8 mi
Roseville Area Middle School	Middle	7–8	3.1 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

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

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------