

Single Family Residence **RESIDENTIAL**

2264 ASPEN LN

NORTH MANKATO, MN 56003

\$723,238 TopHap Estimate · \$319 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,268 ft²

LIVING AREA

0.48 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

9

ROOMS

4

PARKING

VALUATION

\$723K

\$629K low

\$817K high

Last Sale

\$715,000 · Mar 19, 2026

Est. Owner Equity

\$723,238

TAX & ASSESSMENT

Property Tax	\$8,876 (2025)
Assessed Value	\$670,900
Previous Assessed	\$625,700
Assessor Market Value	\$670,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NICOLLET
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 184 ft²

Patio · 197 ft²

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2026	Resale	Warranty Deed	\$715,000	\$315	
Jul 15, 2021	Resale	Warranty Deed	\$589,900	\$260	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dakota Meadows Middle School	Middle	6–8	1.0 mi
Hoover Elementary School	Elementary	KG–5	1.2 mi
West High School	High	9–12	2.6 mi

District: Mankato 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 56003

85 CRIME INDEX	95 AIR POLLUTION	14,518 POPULATION	\$80K MEDIAN IN-COME	45°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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