

Single Family Residence **RESIDENTIAL**

2465 SIMPSON ST

SAINT PAUL, MN 55113

\$471,078 TopHap Estimate · \$157 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

2,991 ft²

LIVING AREA

0.3 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

11

ROOMS

3

PARKING

VALUATION

\$471K

\$442K low

\$500K high

Last Sale

\$135,000 · Apr 1, 2021

Est. Owner Equity

\$471,078

TAX & ASSESSMENT

Property Tax	\$10,772 (2025)
Assessed Value	\$761,400
Previous Assessed	\$739,800
Assessor Market Value	\$761,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RAMSEY
Lot (acres)	0.30
Construction	Brick
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2021	Resale	Warranty Deed	\$135,000	\$45	
Jul 8, 2003	Resale	Grant Deed	\$295,000	\$99	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roseville Area High School	High	9–12	0.6 mi
Brimhall Elementary School	Elementary	KG–6	0.9 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
-----------	-----------------------