

Single Family Residence **RESIDENTIAL**

2452 SIMPSON ST

SAINT PAUL, MN 55113

\$318,978 TopHap Estimate · \$212 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,506 ft²

LIVING AREA

0.32 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$319K

\$288K low

\$350K high

Last Sale

\$189,900 · Sep 2, 1999

Est. Owner Equity

\$19,978

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,054 (2025)
Assessed Value	\$456,100
Previous Assessed	\$453,700
Assessor Market Value	\$456,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	RAMSEY
Lot (acres)	0.32
Construction	Brick
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Neighborhood / Spot

Shed · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2024	Financing	Transfer On Death Deed			
Jul 26, 2022	Quitclaim	Quit Claim Transfer	\$100,000	\$66	\$75K
Sep 13, 1999	Resale	Grant Deed	\$190,000	\$126	\$187K

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

OWNERSHIP

Occupancy	Owner occupied
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