2023 Assessment: 010 – City of Duluth

Q3: 03-WSPRT

# WEST OF SPIRIT MTN.

| Neighborhood | # of Sales | Avg Price |
|---|---|---|
| 03-WSPRT | 35 | $219,000 |

## 010-3305-00730

**1445 90TH AVE W**

Adjusted price: $65,930

Sale Date: May 2022

Land size: 1418 SF

Principal Structure: 784 SF

Buyer: TOP DOG INVESTMENTS, LLC

Seller: HANSMEYER, LILA O & EUGENE M

## 010-3300-02426

**974 88TH AVE W**

Adjusted price: $71,800

Sale Date: December 2021

Land size: 6594 SF

Principal Structure: 1002 SF

Buyer: MORGAN PARK PROPERTIES, LLC

Seller: MICKELSON REAL ESTATE TRUST

## 010-0135-00070

**945 88TH AVE W**

Adjusted price: $99,000

Sale Date: November 2021

Land size: 4719 SF

Principal Structure: 840 SF

Buyer: ZDON, AARON & ERIKA

Seller: GERGEN, DERAK E & CASSANDRA

## 010-3305-01430

**1453 89TH AVE W**

Adjusted price: $105,700

Sale Date: January 2022

Land size: 1773 SF

Principal Structure: 1276 SF

Buyer: PLUNKETT, MACEO B.

Seller: WAGNER, CORY W.

## 010-0134-00490

### 1038 87TH AVE W

| | |
|---|---|
| Adjusted price: | $111,600 |
| Sale Date: | June 2022 |
| Land size: | 3728 SF |
| Principal Structure: | 735 SF |
| Buyer: | ROSEEN, KATIE/DONNA/EDWIN |
| Seller: | HALE, JASMINE M |

## 010-3300-04040

### 1025 85TH AVE W

| | |
|---|---|
| Adjusted price: | $132,403 |
| Sale Date: | December 2021 |
| Land size: | 6199 SF |
| Principal Structure: | 1188 SF |
| Buyer: | JORGENSON, ALMA |
| Seller: | SCHOMACKER, PAMELA & ROGER |

## 010-3970-01370

### 26 CATO AVE

| | |
|---|---|
| Adjusted price: | $151,500 |
| Sale Date: | May 2022 |
| Land size: | 4008 SF |
| Principal Structure: | 910 SF |
| Buyer: | ANDERSON, THOMAS |
| Seller: | PULLING,C.R & T.L/RADELAT,M.M |

## 010-3300-04240

### 1081 84TH AVE W

| | |
|---|---|
| Adjusted price: | $158,400 |
| Sale Date: | October 2021 |
| Land size: | 9585 SF |
| Principal Structure: | 1100 SF |
| Buyer: | NORDIN, SUSAN |
| Seller: | ETK PROPERTIES, LLC |

## 010-3300-00665

### 1337 91ST AVE W

Adjusted price: $164,000

Sale Date: October 2021

Land size: 7441 SF

Principal Structure: 884 SF

Buyer: VOGEL, COLIN J & SAMANTHA JO

Seller: THOMPSON, J&T/KOSTA,D&C

## 010-3970-01380

### 22 CATO AVE

Adjusted price: $171,465

Sale Date: March 2022

Land size: 5962 SF

Principal Structure: 1729 SF

Buyer: KOONTZ,NICOLAS&SLOTA,KATHARINE

Seller: BREIMON, CHELSEA A

## 010-3300-00110

### 1266 93RD AVE W

Adjusted price: $172,000

Sale Date: December 2021

Land size: 7972 SF

Principal Structure: 1000 SF

Buyer: NINNEMAN, CHANI LEE

Seller: BOVIS, ATHANASIA

## 010-3970-00180

### 11 INDUSTRIAL AVE

Adjusted price: $174,000

Sale Date: June 2022

Land size: 3100 SF

Principal Structure: 1270 SF

Buyer: JOICE, MACKENZIE

Seller: OTHOUDT-ROSENOW,KENNETH&MAR

## 010-3970-01330

### 34 CATO AVE

Adjusted price: $183,900

Sale Date: November 2021

Land size: 3987 SF

Principal Structure: 910 SF

Buyer: MCGEE,JOHN & GUNDERSON,TIFFANY

Seller: JOHNSON, ROBERT J

## 010-3970-00340

### 6 VIEWCREST AVE

Adjusted price: $184,000

Sale Date: April 2022

Land size: 4592 SF

Principal Structure: 1184 SF

Buyer: MELLESMOEN, HANNAH

Seller: HARDER, ROBERT D & KRISTIANE O

## 010-3970-01680

### 49 CATO AVE

Adjusted price: $192,000

Sale Date: February 2022

Land size: 7546 SF

Principal Structure: 1174 SF

Buyer: DOLTER, JACK THOMAS

Seller: LEES,ALISSA M&PETERSON,SAMUEL

## 010-3970-00040

### 17 SAINT LOUIS CT

Adjusted price: $195,000

Sale Date: September 2022

Land size: 2905 SF

Principal Structure: 1070 SF

Buyer: STUKEL, ANDREW

Seller: MONTGOMERY, KALEB I & ZOE S

## 010-3300-00010

### 9230 FALCON ST

Adjusted price: $201,500

Sale Date: August 2022

Land size: 8948 SF

Principal Structure: 1000 SF

Buyer: TUSKEN, MICHAEL T & KATHLEEN L

Seller: MILLER, BETTY A

## 010-3300-04090

### 1010 85TH AVE W

Adjusted price: $205,000

Sale Date: March 2022

Land size: 6522 SF

Principal Structure: 2280 SF

Buyer: FRANCOIS-KING, KEENEN

Seller: TOLLERS, STEVEN & SANDRA

## 010-3300-04390

### 976 85TH AVE W

Adjusted price: $206,000

Sale Date: October 2021

Land size: 3074 SF

Principal Structure: 1193 SF

Buyer: BENSON, SHAMRA K & BRYAN R

Seller: REESE, MATTHEW J & STEPHANIE J

## 010-3300-00655

### 1343 91ST AVE W

Adjusted price: $215,000

Sale Date: October 2021

Land size: 7441 SF

Principal Structure: 1285 SF

Buyer: CAPLE, ALAN R & ARLENE M

Seller: KUCHERA,STEVEN J&OLSON,SUSAN K

## 010-3300-00820

### 1264 92ND AVE W

| | |
|---|---|
| Adjusted price: | $224,000 |
| Sale Date: | June 2022 |
| Land size: | 7950 SF |
| Principal Structure: | 936 SF |
| Buyer: | PFISTHNER, EILEEN |
| Seller: | APPELWICK/SOOTSMAN/RUTAR |

## 010-2820-00860

### 9126 GRAND AVENUE PL

| | |
|---|---|
| Adjusted price: | $232,000 |
| Sale Date: | December 2021 |
| Land size: | 12975 SF |
| Principal Structure: | 1568 SF |
| Buyer: | BRASGALA, LYNN |
| Seller: | BAILEY,TYLER & THIELE,MARISSA |

## 010-4060-00390

### 3714 94TH AVE W

| | |
|---|---|
| Adjusted price: | $233,000 |
| Sale Date: | May 2022 |
| Land size: | 10452 SF |
| Principal Structure: | 1086 SF |
| Buyer: | ALLEN, MARY LOU & HERBERT |
| Seller: | POLLEMA, KRISLENE & DANIEL |

## 010-3970-00350

### 4 VIEWCREST AVE

| | |
|---|---|
| Adjusted price: | $239,488 |
| Sale Date: | February 2022 |
| Land size: | 10805 SF |
| Principal Structure: | 1402 SF |
| Buyer: | HARDER, ROBERT D & KRISTIANE |
| Seller: | MILLER, MICHAEL J & MARGIE S |

## 010-4080-00550

### 9501 SEAVER AVE

| | |
|---|---|
| Adjusted price: | $244,960 |
| Sale Date: | January 2022 |
| Land size: | 9326 SF |
| Principal Structure: | 1080 SF |
| Buyer: | PANKOW, KOLE W. |
| Seller: | ABRAMSON, JEAN E. |

## 010-3300-03070

### 1151 86TH AVE W

| | |
|---|---|
| Adjusted price: | $270,500 |
| Sale Date: | June 2022 |
| Land size: | 6796 SF |
| Principal Structure: | 1445 SF |
| Buyer: | JOHNSON, ASHLEY |
| Seller: | MAAS, ROBERT W & MARILYN J |

## 010-4060-02050

### 3515 95TH AVE W

| | |
|---|---|
| Adjusted price: | $282,102 |
| Sale Date: | October 2021 |
| Land size: | 10446 SF |
| Principal Structure: | 1515 SF |
| Buyer: | CAVALLIN, NATHAN T & NICOLE R |
| Seller: | BECKER, BRADLEY |

## 010-3300-00950

### 9022 FALCON ST

| | |
|---|---|
| Adjusted price: | $283,000 |
| Sale Date: | August 2022 |
| Land size: | 16964 SF |
| Principal Structure: | 1120 SF |
| Buyer: | CLIMIS, KAREN ELISE |
| Seller: | GIERNETT, PATRICIA A & ROBERT |

## 010-2520-03240

### 8579 GRAND AVE

| | |
|---|---|
| Adjusted price: | $290,900 |
| Sale Date: | September 2022 |
| Land size: | 21190 SF |
| Principal Structure: | 1211 SF |
| Buyer: | GRIAK, MYLON & EATON, KRIS |
| Seller: | SHERIDAN, RONALD F & MARY E |

## 010-4080-00410

### 9512 ZIMMERLY AVE

| | |
|---|---|
| Adjusted price: | $297,000 |
| Sale Date: | June 2022 |
| Land size: | 13986 SF |
| Principal Structure: | 1751 SF |
| Buyer: | BECK, WILLIAM W JR & CATHERINE |
| Seller: | HEIL, KERRY L & ALEXANDER H |

## 010-4080-01120

### 9510 SEAVER AVE

| | |
|---|---|
| Adjusted price: | $302,000 |
| Sale Date: | October 2021 |
| Land size: | 11239 SF |
| Principal Structure: | 1102 SF |
| Buyer: | BULL, GEOFFREY & LAURA |
| Seller: | SISTO, ROBERT A |

## 010-4060-01420

### 9525 BOYD AVE

| | |
|---|---|
| Adjusted price: | $375,000 |
| Sale Date: | May 2022 |
| Land size: | 45090 SF |
| Principal Structure: | 1138 SF |
| Buyer: | RICHARDS,RACHEL&NEALE,SHANNON |
| Seller: | LAMMI, KEVIN D. |

## 010-2550-04960+

### 420 89TH AVE W

| | |
|---|---|
| Adjusted price: | $390,000 |
| Sale Date: | October 2021 |
| Land size: | 9353 SF |
| Principal Structure: | 1324 SF |
| Buyer: | LINDGREN, HERBERT O & GRETA J |
| Seller: | VEE,STANLEY &WHALEN,PATRICIA |

## 010-3970-02050

### 1 VIEWCREST AVE

| | |
|---|---|
| Adjusted price: | $419,000 |
| Sale Date: | September 2022 |
| Land size: | 246293 SF |
| Principal Structure: | 1710 SF |
| Buyer: | THURMER, FREYA & TIM |
| Seller: | WEBER, RONALD A & MARIE A |

## 010-0810-00140

### 9414 CLYDE AVE

| | |
|---|---|
| Adjusted price: | $423,000 |
| Sale Date: | September 2022 |
| Land size: | 17481 SF |
| Principal Structure: | 2120 SF |
| Buyer: | VANDELL,MICHELLE&MCNULTY,KENN |
| Seller: | BERGMAN, DAVID D & HELEN |