



Sales Book

Central Hillside

Local Board of Appeal & Equalization
May 13, 2026

Number of Sales	27
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Average Sale Price	\$234,000
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Neighborhood Adjustment	
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Land	7%
Buildings	11%

010-1350-06210

23 E 8TH ST

Adjusted price: \$144,500

Sale Date: December 2024

Land size: 3472 SF

Principal Structure: 1216 SF

Buyer: HAMLIN, ANDREW

Seller: GERGEN, THOMAS R.



010-3490-00970

512 E 8TH ST

Adjusted price: \$153,000

Sale Date: April 2025

Land size: 3507 SF

Principal Structure: 1015 SF

Buyer: THURMES, CORTNEY

Seller: KOSCHAK, JUSTINE & DAVID



010-1030-00650

501 E 6TH ST

Adjusted price: \$155,000

Sale Date: January 2025

Land size: 6999 SF

Principal Structure: 1080 SF

Buyer: HOLLADAY, MATTHIAS F

Seller: JOHNSON, ALLEN D & JULE A



010-1020-00600

112 W 5TH ST

Adjusted price: \$156,000

Sale Date: March 2025

Land size: 3500 SF

Principal Structure: 800 SF

Buyer: LUDWIG, MEGHAN & JOEL

Seller: JENKINS, GISELLE & JOHNATHON P



010-3490-00440

624 E 7TH ST

Adjusted price: \$162,500

Sale Date: November 2024

Land size: 3501 SF

Principal Structure: 1224 SF

Buyer: THOMAS-WASH, JOHN T.

Seller: CARLSON, VAN T.



9/13/21, 2:03:08 PM

010-3490-00440

010-1010-00230

115 E 5TH ST

Adjusted price: \$176,928

Sale Date: January 2025

Land size: 3361 SF

Principal Structure: 1295 SF

Buyer: HAMLIN, ANDREW

Seller: GERGEN, THOMAS R.



9/21/21, 11:54:30 AM

010-1010-00230

010-1350-07250

419 E 8TH ST

Adjusted price: \$177,500

Sale Date: January 2025

Land size: 7021 SF

Principal Structure: 1224 SF

Buyer: FORT, LOGAN PAUL

Seller: FIX, PAUL M/PETROSKE, JENNIFER



9/15/21, 10:53:52 AM

010-1350-07250

010-3490-02490

619 E 8TH ST

Adjusted price: \$183,000

Sale Date: April 2025

Land size: 4209 SF

Principal Structure: 924 SF

Buyer: MALAY, DILLON

Seller: NORMAN, NATHAN J. & SUSAN M



9/13/21, 11:53:41 AM

010-3490-02490

010-1350-07290

427 E 8TH ST

Adjusted price: \$185,000

Sale Date: January 2025

Land size: 7015 SF

Principal Structure: 1056 SF

Buyer: ROBBINS, SANDRA R

Seller: SAJEC, KIM E



9/15/21, 11:08:47 AM

010-1350-07290

010-0160-00400+

705 E 6TH ST

Adjusted price: \$193,250

Sale Date: September 2025

Land size: 2533 SF

Principal Structure: 2333 SF

Buyer: DERKS, PAUL

Seller: KIELAS-JENSEN, MEGAN THORBJOR+



7/13/21, 12:04:41 PM

010-0160-00400

010-1350-06400

119 E 8TH ST

Adjusted price: \$197,000

Sale Date: July 2025

Land size: 3532 SF

Principal Structure: 933 SF

Buyer: OSTOS, EMILY/LINDER DAVID

Seller: BIRNBAUM, LAURA CHARLENE



9/8/21, 2:47:25 PM

010-1350-06400

010-1350-06850

323 E 8TH ST

Adjusted price: \$198,000

Sale Date: November 2024

Land size: 7025 SF

Principal Structure: 1520 SF

Buyer: SHARP, HALLE K. & SADIE E.

Seller: BROWN F/K/A SHERI LINE, ETAL



9/1/21, 2:44:22 PM

010-1350-06850

010-3490-00230

702 E 7TH ST

Adjusted price: \$199,000

Sale Date: May 2025

Land size: 1626 SF

Principal Structure: 1260 SF

Buyer: MCKINNEY, ERIN

Seller: OKSA, ALYSSA A/PLUTEAU, ANDREW



8/17/21, 10:09:44 AM

010-3490-00230

010-3490-02420

808 N 6TH AVE E

Adjusted price: \$201,900

Sale Date: August 2025

Land size: 3009 SF

Principal Structure: 1155 SF

Buyer: 522 DULUTH, LLC

Seller: FANNING, BRITTANY N.



11/28/23, 2:53:20 PM

010-3490-02420

010-1350-06220

27 E 8TH ST

Adjusted price: \$212,500

Sale Date: July 2025

Land size: 7032 SF

Principal Structure: 1280 SF

Buyer: LAHTI FAMILY TRUST DATED OCTOB

Seller: WEAVER, SHAWNA J



9/22/21, 9:54:12 AM

010-1350-06220

010-3490-01510

723 E 7TH ST

Adjusted price: \$219,000

Sale Date: June 2025

Land size: 7013 SF

Principal Structure: 1560 SF

Buyer: ANDERSON, MEGAN

Seller: ROBINSON, SANDRA A



11/29/22, 2:42:54 PM

010-3490-01510

010-1030-00480

329 E 6TH ST

Adjusted price: \$231,759

Sale Date: May 2025

Land size: 3998 SF

Principal Structure: 1934 SF

Buyer: HEEGAARD, JOSEPH

Seller: NELSON, CURTIS



8/30/21, 11:54:25 AM

010-1030-00480

010-1270-04760

523 N 3RD AVE E

Adjusted price: \$232,000

Sale Date: April 2025

Land size: 4003 SF

Principal Structure: 2388 SF

Buyer: TROUNG,SARAH M/NEWLAND, STEVE

Seller: VACCARELLA, GIACINTO RAIMONDO



8/30/21, 3:06:33 PM

010-1270-04760

010-3830-17620

714 E 5TH ST

Adjusted price: \$239,000

Sale Date: June 2025

Land size: 8134 SF

Principal Structure: 1295 SF

Buyer: NEASE, MARY S.

Seller: CHURCHILL, WILLIAM R.



010-3490-02070

711 E 8TH ST

Adjusted price: \$248,500

Sale Date: June 2025

Land size: 7019 SF

Principal Structure: 1435 SF

Buyer: PODOLL, DANIEL & AMANDA

Seller: BETHKE, BETHANY & ALEX



9/21/21, 12:28:21 PM

010-3490-02070

010-3490-02475

617 E 8TH ST

Adjusted price: \$265,000

Sale Date: August 2025

Land size: 4207 SF

Principal Structure: 1260 SF

Buyer: SUPERIOR CHOICE RENTALS LLC

Seller: SIMCO PROPERTIES, LLC



9/13/21, 11:46:45 AM

010-3490-02475

010-1050-00840

428 E 7TH ST

Adjusted price: \$287,000

Sale Date: October 2024

Land size: 3500 SF

Principal Structure: 1515 SF

Buyer: OBERHOLZER, ISAAC/MANNING, MIR

Seller: ZANDAROSKI, JOLAYNE & MITCHELL



9/16/21, 11:55:10 AM

010-1050-00840

010-1010-01070

10 E 5TH ST

Adjusted price: \$296,000

Sale Date: April 2025

Land size: 3504 SF

Principal Structure: 1834 SF

Buyer: SEIN, PAW & TOAN, SAM

Seller: THE GREGORY G KAMP REV TRUST



12/2/24, 9:48:38 AM

010-1010-01070

010-3490-00265

612 N 6TH AVE E

Adjusted price: \$319,000

Sale Date: October 2024

Land size: 3848 SF

Principal Structure: 2160 SF

Buyer: AMIR PROPERTIES, LLC

Seller: WOOSTER, ADAM & JORDAN



9/13/21, 3:01:31 PM

010-3490-00265

010-1270-04200+

305 W 4TH ST

Adjusted price: \$325,000

Sale Date: July 2025

Land size: 7284 SF

Principal Structure: 1648 SF

Buyer: RDJK PROPERTIES 10.0.0.12 LLC

Seller: DRINKWINE, ADAM & JENNIFER



10/11/21, 11:19:52 AM

010-1270-04200

010-1010-00040

9 E 5TH ST

Adjusted price: \$331,250

Sale Date: May 2025

Land size: 7002 SF

Principal Structure: 1548 SF

Buyer: PAGE, JARED G.

Seller: 9 E 5TH ST TRUST



9/28/21, 10:56:07 AM

010-1010-00040

010-1350-01270+

227 E 7TH ST

Adjusted price: \$629,000

Sale Date: August 2025

Land size: 7031 SF

Principal Structure: 1480 SF

Buyer: VINCENT, JASON/ANDERSON, JEFFREY

Seller: AMUNDSON, BRET/LOCH, ALEX



9/1/21, 10:40:25 AM

010-1350-01270