

Appeal Number: _____

ID: _____

Received by: _____

(above is for City staff use only)

RECORD OF APPEAL TO CITY OF DULUTH LOCAL BOARD OF APPEAL & EQUALIZATION

This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. This form must be received by the City of Duluth Clerk's Office by **4:00 PM on Friday, May 2, 2025.**

Parcel Code(s): 010-4646-00040

Property Address (if applicable): 437 Hartley Place Duluth, MN 55803

Name: Douglas and Jennifer Madole Daytime Phone: 218-590-5072

E-mail Address: dmadole@madole@aol.com jennifer.madole@gmail.com

The purpose of this meeting is to review your appeal of one or both of the following:

1. The **ESTIMATED MARKET VALUE** (what your property would sell for if offered for sale on the open market).
2. The **PROPERTY CLASSIFICATION** (residential, rural vacant land, seasonal, commercial, etc.).

If you refuse to allow an assessor to inspect your property, the Board cannot adjust the market value or classification in a way that would benefit the property owner.

This Board of appeal and equalization is to hear your appeal regarding the above issues ONLY, and cannot make any changes for previous years.

Please give a brief explanation of what you are appealing; please support your appeal with facts to demonstrate property value. Include any supporting documentation, such as a recent appraisal prepared by a licensed real estate appraiser. You may attach additional documentation or typed appeal.

We appeal the estimated market value of our home for 2025 taxes payable in 2026, per the Valuation Notice dated 4/07/2025. We ask for a fair appraisal upon your review of the attached letter and related materials.


Douglas and Jennifer Madole

-over-

Doug and Jennifer Madole

437 Hartley Place
Duluth, MN 55803
218-590-5072
218-340-7040
Fax 218-724-1065

Email: dmadole@aol.com or jennifer.madole@gmail.com

May 2, 2025

City Clerk
411 W 1st Street #318
Duluth, MN 55802

Emailed to: Clerks@duluthmn.gov

Attention: Board of Appeals and Equalization

Re: Property ID #010-4646-00040

Dear Board Members:

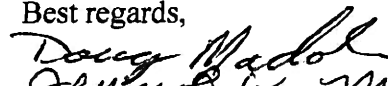

We are emailing you to request a review of our 2025 property assessment payable in 2026 for our home at 437 Hartley Place. The assessed market value has increase from \$473,489 before homestead credit in 2024 to a TMV of \$566,900. This represents an increased taxable value of \$93,411 (19.7%).

Our house was built in 1989 for a total of \$150,000 including land. It is a two story colonial with a two car attached garage and a partially finished basement. It still has the original windows, popcorn ceilings, hollow core doors, ranch style molding with original kitchen cabinets with old style soffits above and vinyl flooring throughout the main floor. Pictures are enclosed. In 2019, we disputed our property value and received a reduction after being inspected by Jason Borman who commented our home was "just average, nothing special". We have attached the 2019 appeal results.

After reviewing the Property Detail Reports of homes on our cul de sac for the last four years, what had been an equitable appraisals of the eight homes in relation to each other, has changed significantly. The appraised value of the other seven homes increased on average 7.7% while ours went up nearly 20% with no major improvements. We don't understand what has changed in our home to cause this increase. Attached is a spreadsheet showing the 2025 EMV's of our neighbor's in relation to ours. If you are using the same recent comp sales to appraise our property, wouldn't those same comps apply to all my neighbors as well? We realize the EMV is based on recent sales, therefore we acquired and reviewed the 05-Collg sales book and are also attaching it.

After discussing our property assessment with both Joe Odell and Roy Levitt we felt our only option is to apply for this appeal. We thank you in advance for your consideration of this matter.

Best regards,



Doug and Jennifer Madole

ST LOUIS COUNTY
COUNTY ASSESSOR
100 N 5TH AVE W - #212
DULUTH MN 55802-1291
218-726-2304 - www.stlouiscountymn.gov

Date Printed: 04/07/2025

Property ID Number: 010-4646-00040
Property Address: 437 HARTLEY PL\DULUTH MN
Property Description:
010 CITY OF DULUTH WOODHAVEN 2ND REARR
NASHVILLE DIV OF DULUTH Sec Twp .0 Rg Lot0004
Blk001 Acres .00 LOT: 0004 BLOCK:001

*****SCH 5-DIGIT 55803 31931/111/
MADOLE DOUGLAS E
437 HARTLEY PL
DULUTH, MN 55803-2473

VALUATION NOTICE

2026

2025 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:

Step 1 Valuation and Classification Notice

| | | |
|-------------------------|----------|-------------|
| Class: | RES HSTD | |
| Estimated Market Value: | 566,900 | See Details |
| Homestead Exclusion: | 0 | Below |
| Taxable Market Value: | 566,900 | |

Step 2 Proposed Taxes Notice

| | |
|-------------------|----------------------|
| 2026 Proposed Tax | Coming November 2025 |
|-------------------|----------------------|

Step 3 Property Tax Statement

| | |
|--------------------------|-------------------|
| 1st Half Taxes: | |
| 2nd Half Taxes: | Coming March 2026 |
| Total Taxes Due in 2026: | |

**The time to appeal or question your
CLASSIFICATION or VALUATION is NOW!**

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

| Taxes payable in 2025 (from the 2024 Assessment) | Taxes payable in 2026 (from the 2025 Assessment) |
|---|---|
|---|---|

The assessor has determined your property's classification(s) to be:

RES HSTD

RES HSTD

☐ If this box is checked, your classification has changed from last year's assessment.

The assessor has determined your property's market value to be:

| | | |
|------------------------------|---------|---------|
| Estimated Market Value (EMV) | 477,100 | 566,900 |
|------------------------------|---------|---------|

Several factors can reduce the amount that is subject to tax:

| | | |
|----------------------------------|-------|---|
| Green Acres Value Deferral | 0 | 0 |
| Rural Preserve Value Deferral | 0 | 0 |
| Open Space Deferral | | |
| Platted Vacant Land Deferral | 0 | 0 |
| Disabled Veterans Exclusion | 0 | 0 |
| Mold Damage Exclusion | 0 | 0 |
| Homestead Market Value Exclusion | 3,611 | 0 |

| | | |
|----------------------------|---------|---------|
| Taxable Market Value (TMV) | 473,489 | 566,900 |
|----------------------------|---------|---------|

The following values (if any) are reflected in your estimated and taxable market values:

| | |
|-----------------------|---|
| New Improvement Value | 0 |
|-----------------------|---|

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, **please contact your assessor.** If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization/Open Book

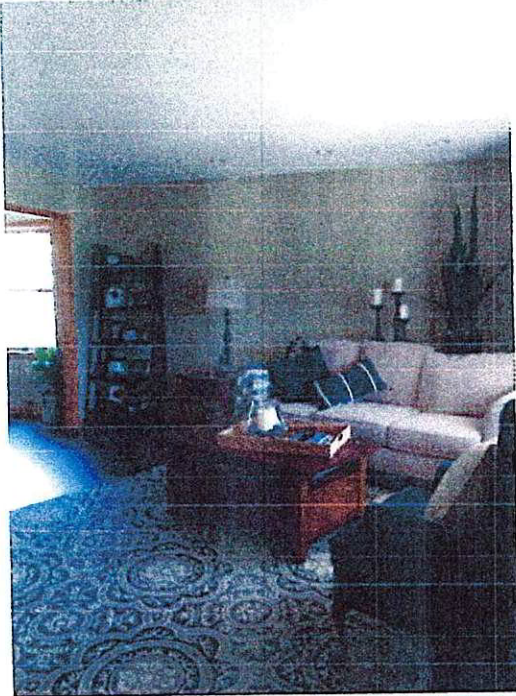
MAY 7, 2025, 10 AM-5 PM CITY HALL-3RD FLOOR
MAKE APPOINTMENT IN ADVANCE. APPEAL INSTRUCTIONS:
HTTPS://WWW.DULUTHMN.GOV/LBAE/ OR CALL 218-730-5500.
APPEAL BY EMAIL: CLERKS@DULUTHMN.GOV OR MAIL:
CITY CLERK, 411 W 1ST ST #318, DULUTH MN 55802.

County Board of Appeal and Equalization Meeting

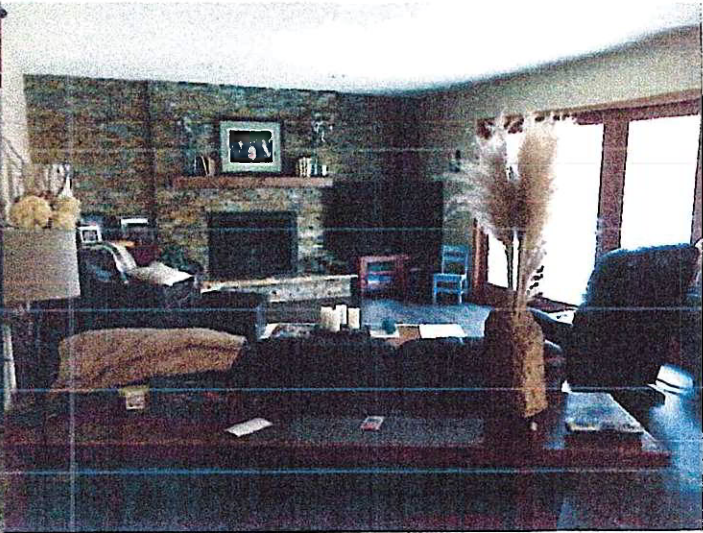
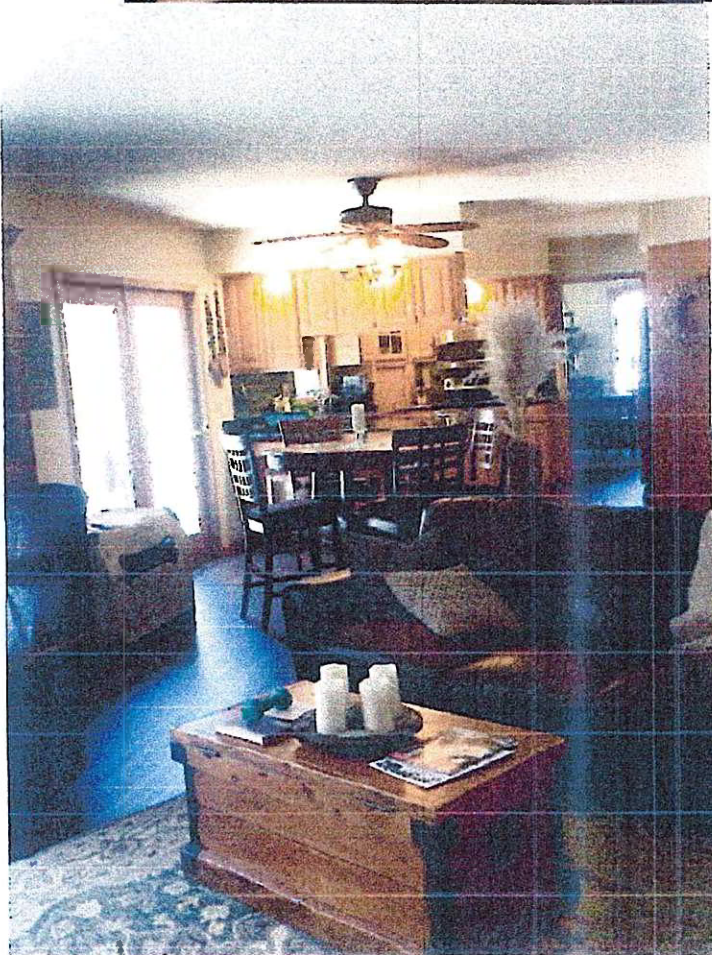
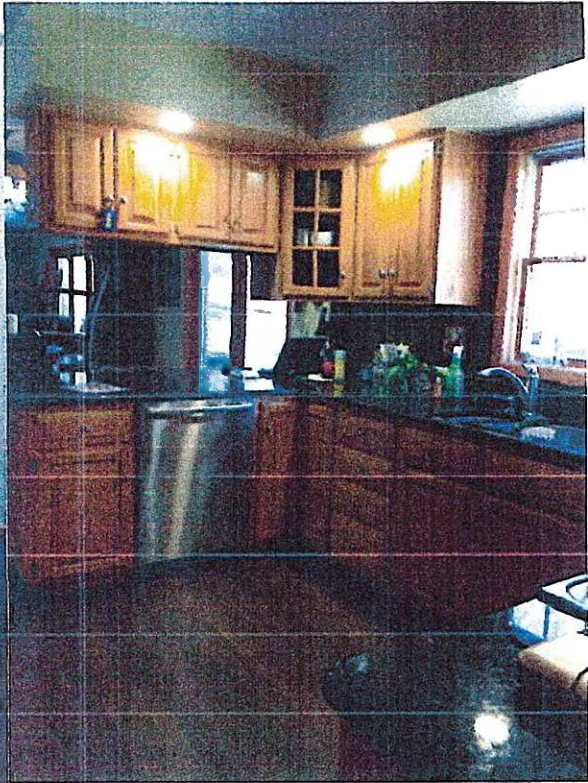
****LOCAL APPEAL REQUIRED PRIOR TO COUNTY APPEAL****
2025 COUNTY BOARD OF APPEAL & EQUALIZATION DATES:
6/16/25: 10am-5pm Virginia & 6/18/25: 10am-7pm Duluth
~CALL 218-726-2385 FOR INFO/APPT~ WRITTEN APPEALS TO:
Clerk of CBAE @ 100 N 5th Ave W-#214, Duluth MN 55802

QUESTIONS? For property in the City of Duluth,
your contact is the County Assessor's Office
Duluth Courthouse, Room 212; call (218) 726-2304, then dial 0

437 HARTLEY PLACE APPEAL



437 HARTLEY PLACE APPEAL





| | 437 Hartley PI 2544 sq ft gross | | 439 Hartley PI 2570 sq.ft. | | 469 Hartley PI 2302 sq.ft | | 431 Hartley PI 2608 sq. ft. | | 430 Hartley PI 2396 sq. ft. | | 440 Hartley PI 2796 sq. ft. | | 444 Hartley PI 2440 sq. ftl | | 436 Hartley PI 1824 sq. ft. | |
|--|------------------------------------|---------------------------|-------------------------------|------------------------------------|------------------------------|--|--------------------------------|-------------|--------------------------------|-------------|--------------------------------|-------------|--------------------------------|-------------|--------------------------------|-------------|
| Yr | Value | % Dif/yr | Value | % Dif/Yr | Value | % Dif/Yr | Value | % Dif/Yr | Value | % Dif/Yr | Value | % Dif/Yr | Value | % Dif/Yr | Value | % Dif/Yr |
| 2025 | \$566,900 | 18.8 | 592,700 | 8.1 | 509,300 | 10.9 | 589,700 | 2.8 | 538,600 | 6.6 | 598,200 | 11.7 | 527,500 | 8.2 | 489,500 | 5.4 |
| 2024 | 477,100 | -1.9 | 548,300 | -2.0 | 459,300 | -1.9 | 573,500 | -2.0 | 505,200 | -1.8 | 535,700 | -1.9 | 487,700 | -1.9 | 464,300 | -1.7 |
| 2023 | 486,100 | 7.7 | 559,500 | 7.7 | 468,300 | 7.8 | 585,100 | 7.7 | 514,200 | 7.6 | 546,000 | 7.6 | 497,000 | 7.7 | 472,300 | 7.6 |
| 2022 | 451,700 | 20.8 | 519,500 | 20.7 | 434,900 | 22.5 | 543,500 | 20.8 | 477,700 | 22.0 | 507,500 | 20.9 | 461,500 | 20.7 | 382,300 | 20.0 |
| Comments: No Walkout, "Average, nothing special" | | 4 Season Porch, 5 beds | | Siding same type/yr age as ours | | Walkout not stated,(only 2.5 baths?, only 4 beds?) | | Walkout | | Walkout | | No walkout | | Walkout | | |



An Equal Opportunity Employer

Chief Financial Officer | Wayne Parson

411 West First Street • Room 120 • Duluth, Minnesota • 55802
218-730-5350 • Fax: 218-730-5917 • www.duluthmn.gov

MADOLE DOUGLAS E
437 HARTLEY PLACE
DULUTH MN 55803

May 30, 2019
Parcel ID: 010-4646-00040

Dear Property Owner,

This is to notify you that by official action of the City of Duluth Board of Appeal & Equalization on 5/15/2019, the value and/or classification of your property identified as 010-4646-00040 has been changed. The following are the beginning and ending class(es) and values:

| | Pre-Meeting Data | Post-Meeting Data |
|----------------|------------------|-------------------|
| Classification | res hmstd | res hmstd |
| Land Value | 53,300.00 | 53,300.00 |
| Building Value | 337,200.00 | 300,000.00 |
| Total | 390,500.00 | 353,300.00 |

This is for the 2019 assessment, taxes payable in 2020.

If you feel that an error still exists in the assessment of your property, you may continue your appeal to the County Board of Appeal & Equalization. Please include this letter in your appeal. The County Board of Appeal & Equalization meets during the last three weeks in June. Appointments for hearings are required.

Please contact the County Auditor's Office by June 8, 2019, at the following address or phone number:

Clerk of the County Board
100 North 5th Avenue West, Room #214 Duluth, Minnesota 55802
218-726-2385 or 1-800-450-9777 (in St. Louis County)

All changes by an Open Book Meeting and the County Board of Appeal and Equalization are subject to percentage changes by the State Board of Equalization.

Sincerely,

Wayne Parson
Chief Financial Officer

#331



| Land/Unit | Type | Units | Qlt/Acc | -Other- Comment | OV Df | Base Rate Est/Dfr | Adj Rate Est/Dfr | Value Est/Dfr | Asmt Typ | Cd New | Acreage | PTR Value | Improvement | CER Factors |
|-----------|------|----------|---------|--------------------|----------|----------------------|---------------------|------------------|-------------|-----------|---------|-----------|-------------|-------------|
| ASF1 | SF | 7000.00 | AS | CG | | 8.00 | 4.00 | 28000 | 1 | 201 | .16 | | | |
| | | 7000.00 | IRR | | | | | | OV | | | | | |
| ASF2 | SF | 6994.00 | AS | CG | | 3.20 | 1.60 | 11190 | 1 | 201 | .16 | | | |
| | | 11245.00 | IRR | | | | | | OV | | | | | |
| ZONE | UN | 1.00 | R-1 | | | .01 | .01 | | 1 | 201 | | | | |

| | | | | | | | |
|-------------|----|--------|-----|-----|---|-----|--|
| | | 1.00 | | | | OV | |
| WATER | UN | 1.00 P | .01 | .01 | 1 | 201 | |
| | | 1.00 | | | | OV | |
| SEWER | UN | 1.00 P | .01 | .01 | 1 | 201 | |
| | | 1.00 | | | | OV | |
| GAS | UN | 1.00 P | .01 | .01 | 1 | 201 | |
| | | 1.00 | | | | OV | |
| Front feet: | | .00 | | | | | |

Totals: 39,190

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 08/13/2024 Insp/By/Cmp: 08/13/2024 JAO P
 Neighborhood: 05-COLLG COLLEGE AREA

| Nbr | Typ | Subtype | Description | Wid | Len | Size | Class | Qty | H/G | Est Value | New Imp | Class Code |
|---------------------------|-----|---------|-------------|-----|-----|------|-------|-----|-----|-----------|---------|------------|
| 1 | RES | 1-3 | HOUSE | + | + | 1368 | D | 5 | | 494,812 | 0 | 201 |
| 2 | RES | GAR | AG | + | + | 646 | D | 5 | | 32,842 | 0 | 201 |
| Estimated land value : | | | | | | | | | | 39,190 | | |
| Mineral value : | | | | | | | | | | | | |
| Improvement value . . . : | | | | | | | | | | 527,654 | | |
| Total value : | | | | | | | | | | 566,844 | | |

CAMA IMP DETAILS: 1 RES 1-3 HOUSE
 House/Garage: Schedule: 2025
 Construction class/Quality: D 5
 Actual/Effective year built: 1989
 Condition: 5

DEPRECIATION PCT GOOD FACTORS:
 Physical: ERA 9 .84
 Functional incurable . . .
 Economic: 05-COLLG 1.19
 Additional
 Total percent good 1.00

NOTES: -----
 MULTI PER SALES.
 NEW SIDING-PE MAY 2019.

| ---- | Characteristics/Areas | Wid | Len | Units | Str | Fdt | Wal | OV | Rate | RCN | Sum | PD | Curable | %Cmp | %New | New Imp | RCNLD |
|---------------------|---------------------------|-----|-----|-------|-----|-----|-----|----|-----------|---------|-----|----|---------|------|------|---------|---------|
| 010 | STYLE SMS MULTI STRY | | | | | | | | | | | | | | | | |
| 020 | HVAC C CENTRAL | | | | | | | | | | | | | | | | |
| 030 | FUEL G GAS | | | | | | | | | | | | | | | | |
| 040 | BSMT FIN GD GOOD FIN | | | 706 | | | | | 41.28 | 29,144 | 1 | | 1.00 | | | | 29,144 |
| 050 | KIT.QUALTY S STANDARD | | | 1 | | | | | | | | | | | | | |
| 060 | UPPER LVL S STANDARD | | | | | | | | | | | | | | | | |
| 070 | BATH COUNT 3.2 3.25 BATHS | | | 1 | | | | | 20,697.00 | 20,697 | 1 | | 1.00 | | | | 20,697 |
| 075 | BDRM COUNT 4 4 BEDROOMS | | | | | | | | | | | | | | | | |
| 077 | ROOM COUNT 10 10 ROOMS | | | | | | | | | | | | | | | | |
| 080 | INSULATION Y YES | | | | | | | | | | | | | | | | |
| 090 | ELEC WIRNG Y YES | | | | | | | | | | | | | | | | |
| 100 | FIREPLACE1 CI CHIMNEY IN | | | 1 | | | | | 5,665.00 | 5,665 | 1 | | 1.00 | | | | 5,665 |
| 102 | FIREPLACE2 N NO | | | | | | | | | | | | | | | | |
| 105 | 2STRYFP1 N NO | | | | | | | | | | | | | | | | |
| 107 | 2STRYFP2 N NO | | | | | | | | | | | | | | | | |
| 109 | GAS FIREPL Y YES | | | 1 | | | | | 3,372.00 | 3,372 | 1 | | 1.00 | | | | 3,372 |
| 120 | WPOOL/HTUB A AVERAGE | | | 1 | | | | | 7,716.00 | 7,716 | 1 | | 1.00 | | | | 7,716 |
| 125 | SAUNA ROOM N NO | | | | | | | | | | | | | | | | |
| 130 | ASSR COMNT RE REFUSD ENT | | | | | | | | | | | | | | | | |
| 170 | EXTERIOR M METAL | | | | | | | | | | | | | | | | |
| 180 | CONST W WOOD FRAME | | | | | | | | | | | | | | | | |
| BAS | RES 1-3 5 AVERAGE | 42 | 28 | 1176 | 2 | B | | | 310.41 | 365,042 | 1 | | 1.00 | | | | 365,042 |
| BAS | RES 1-3 5 AVERAGE | 12 | 16 | 192 | 1 | F | | | 183.41 | 35,215 | 1 | | 1.00 | | | | 35,215 |
| DK | DECKING 5 AVERAGE | 28 | 16 | 448 | 1 | PF | | | 31.54 | 14,130 | 1 | | 1.00 | | | | 14,130 |
| DK | DECKING 5 AVERAGE | | | 145 | 1 | PF | | | 31.54 | 4,573 | 1 | | 1.00 | | | | 4,573 |
| OP | OPEN PORCH 5 AVERAGE | 42 | 4 | 168 | 1 | S | | | 55.11 | 9,258 | 1 | | 1.00 | | | | 9,258 |
| Effective BAS rate: | | | | | | | | | | 292.59 | | | | | | | |
| Ground floor area: | | | | | | | | | | 1,368 | | | | | | | |
| Gross floor area: | | | | | | | | | | 2,544 | | | | | | | |
| Totals: | | | | | | | | | | | | | 494,812 | | | | 494,812 |

CAMA IMP DETAILS: 2 RES GAR AG
 House/Garage: Schedule: 2025
 Construction class/Quality: D 5
 Actual/Effective year built: 1989
 Condition: 5

DEPRECIATION PCT GOOD FACTORS:
 Physical: ERA 9 .84
 Functional incurable . . .
 Economic: 05-COLLG 1.19
 Additional
 Total percent good 1.00

NOTES: -----

| ---- | Characteristics/Areas | Wid | Len | Units | Str | Fdt | Wal | OV | Rate | RCN | Sum | PD | Curable | %Cmp | %New | New Imp | RCNLD |
|------|-----------------------|-----|-----|-------|-----|-----|-----|----|------|-------|-----|----|---------|------|------|---------|-------|
| 010 | TYPE AG ATTACHED | | | | | | | | | | | | | | | | |
| 020 | EXTERIOR M METAL | | | | | | | | | | | | | | | | |
| 030 | CONST W WOOD FRAME | | | | | | | | | | | | | | | | |
| 040 | BATH/SAUNA | | | | | | | | | | | | | | | | |
| 050 | INT FINISH L LOW QUAL | | | 646 | | | | | 8.01 | 5,174 | 1 | | 1.00 | | | | 5,174 |

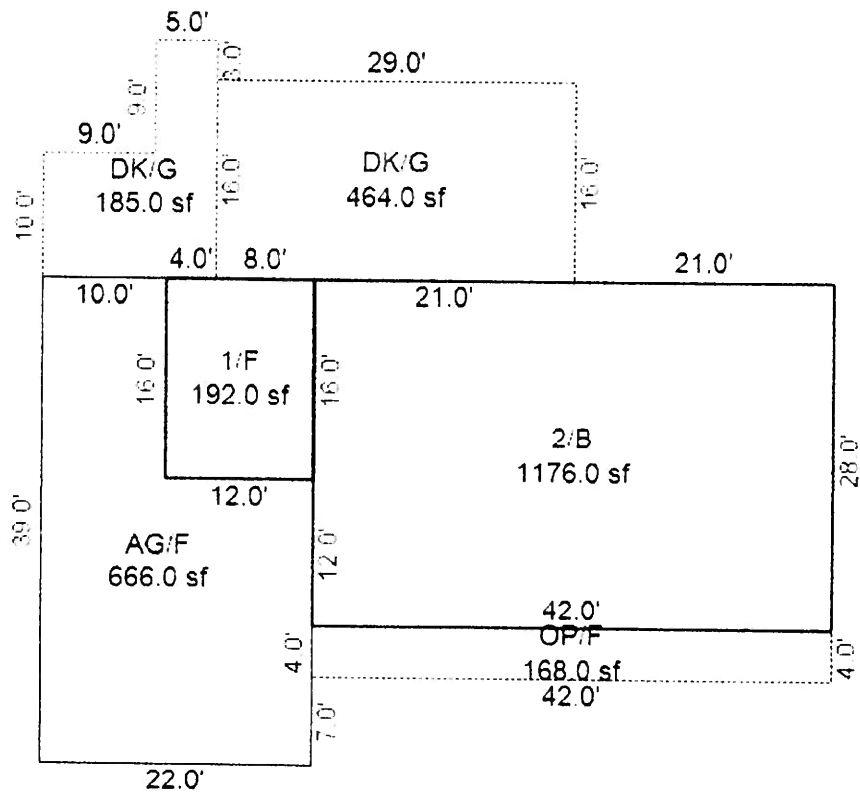
_100 ASSR COMNT

| | | | | | | | | | | | | | |
|--------------|---|---------|----|----|-----|---|---|---|-------|--------|---|------|--------|
| BAS BASE GAR | 5 | AVERAGE | 10 | 14 | 140 | 1 | F | 8 | 42.83 | 5,996 | 1 | 1.00 | 5,996 |
| BAS BASE GAR | 5 | AVERAGE | 23 | 22 | 506 | 1 | F | 8 | 42.83 | 21,672 | 1 | 1.00 | 21,672 |

| | | | | |
|---------------------|-------|---------|--------|--------|
| Effective BAS rate: | 42.83 | Totals: | 32,842 | 32,842 |
| Ground floor area: | 646 | | | |
| Gross floor area: | 646 | | | |

Field check value: Appraiser's initials: Date of inspection:







Sales Book

05-COLLG

Local Board of Appeal & Equalization
May 7, 2025

| | |
|-----------------|----|
| Number of Sales | 35 |
|-----------------|----|

| | |
|--------------------|-----------|
| Average Sale Price | \$316,600 |
|--------------------|-----------|

010-4345-00230

920 W ARROWHEAD RD

Adjusted price: \$164,500

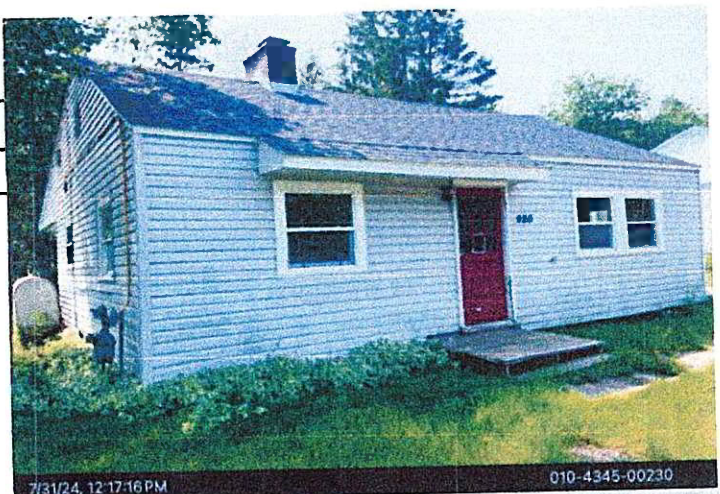
Sale Date: November 2023

Land size: 11778 SF

Principal Structure: 1128 SF

Buyer: ANDERSON, KYLE & CHELSEA

Seller: JAYBIRD PROPERTIES LLC



010-3410-01850+

45 W CLEVELAND ST

Adjusted price: \$186,900

Sale Date: December 2023

Land size: 13288 SF

Principal Structure: 752 SF

Buyer: KASKI, LOREN & KAIA

Seller: PYRLIK, JACOB & AVA MAKI-

Additional land 010-3410-01830



010-3570-02750

1729 CARVER AVE

Adjusted price: \$192,000

Sale Date: October 2023

Land size: 9485 SF

Principal Structure: 1002 SF

Buyer: IYER, VENKAT B & RADHIKA N

Seller: TATE, GAIL



010-4290-01865

1211 MISSOURI AVE

Adjusted price: \$235,000

Sale Date: October 2023

Land size: 9718 SF

Principal Structure: 936 SF

Buyer: GOETZMAN, K.J./J.S./L.J

Seller: KINGDOM REAL ESTATE LLC



010-2640-01210

35 E TOLEDO ST

Adjusted price: \$236,063

Sale Date: August 2024

Land size: 7172 SF

Principal Structure: 925 SF

Buyer: LEVEL 2 PROPERTIES LLC

Seller: ART W & PAULA M RANNIKKO TRUST



10/7/24, 10:12:36 AM

010-2640-01210

010-3570-00810

308 MARYLAND ST

Adjusted price: \$238,000

Sale Date: October 2023

Land size: 6190 SF

Principal Structure: 864 SF

Buyer: HENSON, JOHN & GWENDOLYN

Seller: SHILINSKI, ERIC & SARA



10/1/24, 10:50:29 AM

010-3570-00810

010-3720-00450

836 GRAND VIEW AVE

Adjusted price: \$242,425

Sale Date: August 2024

Land size: 4996 SF

Principal Structure: 1396 SF

Buyer: LEIGHTON SKINNER, JOHN W

Seller: TOWLE, SUSAN



8/19/24, 12:32:06 PM

010-3720-00450

010-3570-00230

522 W ARROWHEAD RD

Adjusted price: \$246,000

Sale Date: February 2024

Land size: 7091 SF

Principal Structure: 930 SF

Buyer: LEVEL 2 PROPERTIES LLC

Seller: ICE WATER PROPERTIES LLC



8/6/24, 12:33:02 PM

010-3570-00230

010-4290-03370

401 E BUFFALO ST

Adjusted price: \$247,500

Sale Date: August 2024

Land size: 9923 SF

Principal Structure: 1121 SF

Buyer: TRUSCOTT, A.D & G.D/BOMBARDIERI, E

Seller: KELLYS ON BUFFALO LLC



9/17/24, 9:32:20 AM

010-4290-03370

010-2640-02630

128 E TOLEDO ST

Adjusted price: \$248,000

Sale Date: December 2023

Land size: 9373 SF

Principal Structure: 1034 SF

Buyer: SWOR, ALLISON

Seller: THE JAMES JONES AND LINDA NELS



10/7/24, 1:03:35 PM

010-2640-02630

010-4290-00432

1208 BRAINERD AVE

Adjusted price: \$248,000

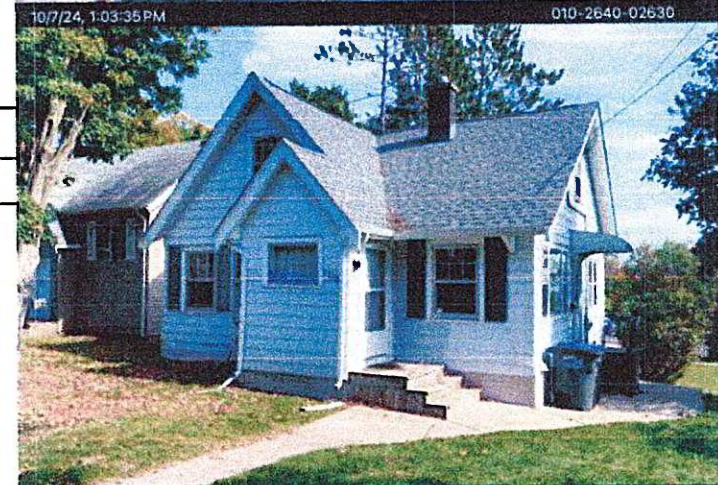
Sale Date: September 2024

Land size: 6619 SF

Principal Structure: 1170 SF

Buyer: ZCP 2, LLC

Seller: NORTHRUP, JEROME & BETH



9/17/24, 12:44:27 PM

010-4290-00432

010-3410-02780

428 W CLEVELAND ST

Adjusted price: \$250,000

Sale Date: October 2023

Land size: 13289 SF

Principal Structure: 1001 SF

Buyer: PRYOR, KONRAD & DAHL, MIRANDA

Seller: TAHTINEN, EVELYN M



8/22/24, 11:59:04 AM

010-3410-02780

010-2630-00430

1914 LAWN ST

Adjusted price: \$250,500

Sale Date: February 2024

Land size: 4996 SF

Principal Structure: 1440 SF

Buyer: TIBBITTS, JUSTIN & GARCIA, AMY

Seller: DMJEMAC PROPERTIES, LLC



7/25/24, 1:44:31PM

010-2630-00430

010-2650-00475

5 LYONS ST

Adjusted price: \$258,000

Sale Date: October 2023

Land size: 11853 SF

Principal Structure: 1019 SF

Buyer: ZENITH CITY PROPERTIES, LLC

Seller: SIMS, ANNE F & SMITH, COLLIN LW



9/25/24, 9:19:07 AM

010-2650-00475

010-2640-01465

35 E NIAGARA ST

Adjusted price: \$264,000

Sale Date: April 2024

Land size: 7372 SF

Principal Structure: 962 SF

Buyer: HACKWITH, TYLER & HATTIE

Seller: SLOWIK, L.H&R/HAYNES, B.R



10/17/24, 1:30:14 PM

010-2640-01465

010-1380-02520

1915 E 9TH ST

Adjusted price: \$272,000

Sale Date: May 2024

Land size: 5568 SF

Principal Structure: 1428 SF

Buyer: EAMONN, JODY

Seller: LUND, ISOLDE H.



8/7/24, 10:30:46 AM

010-1380-02520

010-2650-00490

1110 KENWOOD AVE

Adjusted price: \$272,500

Sale Date: April 2024

Land size: 7902 SF

Principal Structure: 1200 SF

Buyer: RICHEY, ANDREW & LIU, XUE YAN

Seller: DMJEMAC PROPERTIES LLC



9/25/24, 9:15:38 AM

010-2650-00490

010-2650-00042

26 E NIAGARA ST

Adjusted price: \$287,000

Sale Date: April 2024

Land size: 10698 SF

Principal Structure: 950 SF

Buyer: BRIGHT, JASON A.

Seller: GW BADGER INVESTORS, LLC



10/2/24, 10:37:15 AM

010-2650-00042

010-2650-00205

132 E NIAGARA ST

Adjusted price: \$288,000

Sale Date: November 2023

Land size: 10695 SF

Principal Structure: 1000 SF

Buyer: PLYS, SAMUEL & NIKKI

Seller: LEMAY, AURORA SUE



10/17/24, 11:49:50 AM

010-2650-00205

010-3720-00680

1617 E 8TH ST

Adjusted price: \$294,900

Sale Date: December 2023

Land size: 4044 SF

Principal Structure: 1686 SF

Buyer: HINNENKAMP, S.F & CRUZ, C.F

Seller: KERN, JOSHUA & DESIREE



8/13/24, 11:21:34 AM

010-3720-00680

010-3720-01130

835 GRAND VIEW AVE

Adjusted price: \$307,600

Sale Date: December 2023

Land size: 4996 SF

Principal Structure: 1368 SF

Buyer: PETERSON, BRYAN & BRADLEY, MARIA

Seller: CRAFT, NICHOLAS H



8/19/24, 12:12:55 PM

010-3720-01130

010-2630-00170

1305 N 20TH AVE E

Adjusted price: \$316,500

Sale Date: August 2024

Land size: 4996 SF

Principal Structure: 1390 SF

Buyer: TITUS, MARY C & SAHLBERG, PETER F

Seller: HARD, BRAIN K & JESSICA M



8/21/24, 12:15:12 PM

010-2630-00170

010-3410-02070

40 W CLEVELAND ST

Adjusted price: \$321,250

Sale Date: June 2024

Land size: 9367 SG

Principal Structure: 936 SF

Buyer: LINN, ALEX & LEITZ-NAJARIAN, ANJA

Seller: BJERK RENTALS LLC



8/29/24, 11:04:32 AM

010-3410-02070

010-2630-01090

1903 GARDEN ST

Adjusted price: \$321,500

Sale Date: May 2024

Land size: 4996 SF

Principal Structure: 1308 SF

Buyer: BEAVERS, TOM & ELLEN

Seller: JOHNSON, J/SWANUM, A/SCHIFERL, M



8/7/24, 1:05:00 PM

010-2630-01090

010-1380-02810

2039 E 8TH ST

Adjusted price: \$326,900

Sale Date: October 2023

Land size: 6994 SF

Principal Structure: 1638 SF

Buyer: MARXHAUSEN, JANINE M & KYLE M

Seller: BLAIR, ZACHARY S & LOGAN J



8/8/24, 1:37:41PM

010-1380-02810

010-2630-00120

1306 N 19TH AVE E

Adjusted price: \$331,000

Sale Date: August 2024

Land size: 4996 SF

Principal Structure: 1300 SF

Buyer: REEVES, MICHELE & OFFERMANN, THOMAS

Seller: NAOMI RUTH FABBRO TRUST AGREEMENT



8/21/24, 9:50:15AM

010-2630-00120

010-1380-01050

219 W KENT RD

Adjusted price: \$339,600

Sale Date: July 2024

Land size: 7094 SF

Principal Structure: 1470 SF

Buyer: OLSON, JUSTUS A & CAROLINE E

Seller: BLOOMQUIST, ARDELLE E



7/23/24, 1:16:59PM

010-1380-01050

010-3360-00650

115 NORTON ST

Adjusted price: \$347,000

Sale Date: July 2024

Land size: 6221 SF

Principal Structure: 1008 SF

Buyer: CHEN, FENG SIN

Seller: BOWEN-EGGEBRAATEN, MARY & NOEL



10/3/24, 12:31:06PM

010-3360-00650

010-1380-02790

2029 E 8TH ST

Adjusted price: \$374,000

Sale Date: August 2024

Land size: 6994 SF

Principal Structure: 1752 SF

Buyer: HARTMAN, MARK

Seller: ROUSE, KRISTA L & MATTHEW



8/8/24, 1:18:15PM

010-1380-02790

010-3720-02040

1001 GRAND VIEW AVE

Adjusted price: \$376,900

Sale Date: October 2023

Land size: 4996 SF

Principal Structure: 1880 SF

Buyer: NISTLER, MATTHEW & ANNA

Seller: PROVOST, BRENDA L



9/5/24, 2:07:53PM

010-3720-02040

010-1915-00040+

1502 BRAINERD AVE

Adjusted price: \$419,000

Sale Date: June 2024

Land size: 24980 SF

Principal Structure: 1352 SF

Buyer: OSBORN, PRESTON & HERRERA, MARISA

Seller: MADELINE K SALO LIVING TRUST

Additional land 010-4345-00472



9/18/24, 10:37:44 AM

010-1915-00040

010-3410-04320

306 W BUFFALO ST

Adjusted price: \$475,000

Sale Date: November 2023

Land size: 9314 SF

Principal Structure: 2154 SF

Buyer: BURRIS, SARAH E & BRADLEY G

Seller: STEPHENS, CORAL O & MARCIA A



9/3/24, 1:43:13PM

010-3410-04320

010-1380-02820

2045 E 8TH ST

Adjusted price: \$515,000

Sale Date: May 2024

Land size: 11055 SF

Principal Structure: 2482 SF

Buyer: PETRACEK, PETER & BRIDGET

Seller: HUFF, TROY & THY T



8/8/24, 1:42:58 PM

010-1380-02820

010-4280-01280

1155 MISSISSIPPI AVE

Adjusted price: \$555,000

Sale Date: October 2023

Land size: 16722 SF

Principal Structure: 1590 SF

Buyer: HAGER, KERI & PYKKONEN, JEFFREY

Seller: KLEIN, AMANDA & HILSON, NATHAN



9/23/24, 11:29:54 AM

010-4280-01280

010-3410-03230+

131 W BUFFALO ST

Adjusted price: \$693,000

Sale Date: October 2023

Land size: 67873 SF

Principal Structure: 4062 SF

Buyer: KEYPORT, JUSTIN & ANNA

Seller: MEYERS, BRYAN & CONSTANTINE, CONN

Additional land 010-3410-2370, 4130, 4150



9/3/24, 11:53:16 AM

010-3410-03230