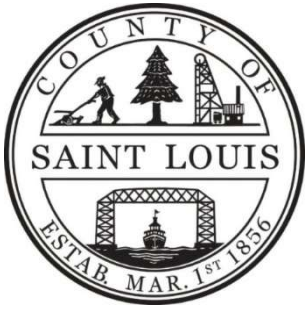




Sales Book

05-COLLG

Local Board of Appeal & Equalization
May 7, 2025

Number of Sales	35
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Average Sale Price	\$316,600
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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



7/31/24, 12:17:16 PM

010-4345-00230

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



8/26/24, 12:22:24 PM

010-3410-01850

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



10/1/24, 2:13:35 PM

010-3570-02750

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



10/7/24, 1:58:53 PM

010-4290-01865

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, 1:44:31 PM

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,THOM

Seller: NAOMI RUTH FABBRO TRUST AGREEM



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

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, 1:16:59 PM

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, 12:31:06 PM

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, 1:18:15 PM

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, 2:07:53 PM

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



9/19/24, 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, 1:43:13 PM

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