



# Sales Book

## Hunters Park/Hidden Valley

Local Board of Appeal & Equalization

May 13, 2026

Number of Sales	50
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Average Sale Price	\$406,900
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Neighborhood Adjustment	
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Land	7%
Buildings	4%

010-0320-00310

116 W ARROWHEAD RD

Adjusted price: \$223,000

Sale Date: July 2025

Land size: 6954 SF

Principal Structure: 1140 SF

Buyer: SCHULSTROM, SAMUEL

Seller: 925 LLC, A MINNESOTA LIMITED L



11/15/23, 12:03:44 PM

010-0320-00310

010-3870-00230

2408 VERMILION RD

Adjusted price: \$228,700

Sale Date: November 2024

Land size: 4565 SF

Principal Structure: 840 SF

Buyer: JESKE, MARIAH

Seller: KNEELAND, ABIGAIL/DAOUST, JOSEPH



9/19/23, 2:18:50 PM

010-3870-00230

010-0100-00205

552 PARK ST

Adjusted price: \$242,500

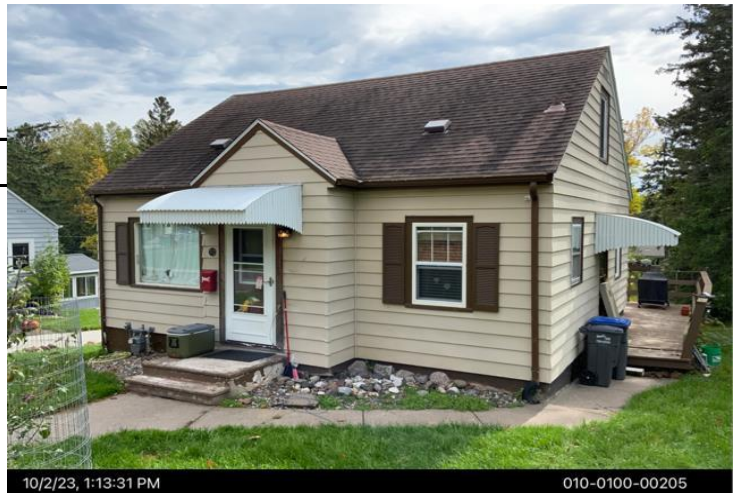
Sale Date: August 2025

Land size: 10398 SF

Principal Structure: 926 SF

Buyer: SMEBAKKEN, MABEL/PATRIDGE, REILL

Seller: POGORELS, JENNA R & DEREK



10/2/23, 1:13:31 PM

010-0100-00205

010-1910-00020

1718 DUNEDIN AVE

Adjusted price: \$244,000

Sale Date: August 2025

Land size: 7081 SF

Principal Structure: 974 SF

Buyer: KOTTKE, SCOTT

Seller: TURNER, BRENT G & KAREN A MULV



10/24/23, 12:54:48 PM

010-1910-00020

010-1890-00260

1810 DUNEDIN AVE

Adjusted price: \$248,000

Sale Date: November 2024

Land size: 6512 SF

Principal Structure: 1028 SF

Buyer: HELGESON, JOAHUA & SARA

Seller: BAKER STREET INVESTMWNENTS, LLC



12/2/25, 11:19:50 AM

010-1890-00260

010-1890-00200

1815 DUNEDIN AVE

Adjusted price: \$266,500

Sale Date: October 2024

Land size: 6511 SF

Principal Structure: 1176 SF

Buyer: GENEST, TRAVIS & ANDRIA

Seller: TURNER, MOLLY A & KING, GORDON D



10/25/23, 11:35:00 AM

010-1890-00200

010-3870-02050

2313 SILCOX AVE

Adjusted price: \$267,300

Sale Date: April 2025

Land size: 9968 SF

Principal Structure: 954 SF

Buyer: JOHNSTON, VALERIE M & BROCK G

Seller: NORBERG, SUSAN L



10/3/23, 3:03:24 PM

010-3870-02050

010-4450-00690

2111 LAKEVIEW DR

Adjusted price: \$273,000

Sale Date: April 2025

Land size: 6990 SF

Principal Structure: 1474 SF

Buyer: PETERSON, MAXWELL

Seller: MENOR, DANIEL / CRITCHLEY, PATRICE



9/26/23, 1:46:43 PM

010-4450-00690

010-1860-00160

2035 COLUMBUS AVE

Adjusted price: \$273,000

Sale Date: September 2025

Land size: 7981 SF

Principal Structure: 1616 SF

Buyer: HANSEN, AARON R. & MELISSA K.

Seller: SCHEIBE, HAROLD R.



10/24/23, 1:01:10 PM

010-1860-00160

010-0320-00770

1830 WOODLAND AVE

Adjusted price: \$278,000

Sale Date: November 2024

Land size: 11062 SF

Principal Structure: 1440 SF

Buyer: ADAMS, NEIL B

Seller: COAST TO COAST HOLDINGS LLC



11/13/23, 10:22:00 AM

010-0320-00770

010-1910-00070

211 W SAINT MARIE ST

Adjusted price: \$285,500

Sale Date: September 2025

Land size: 5876 SF

Principal Structure: 1001 SF

Buyer: HIGGINS, COLTON TYLER

Seller: BULLDOG RENTALS, LLC



11/14/23, 1:33:49 PM

010-1910-00070

010-0100-00015

502 PARK ST

Adjusted price: \$288,478

Sale Date: March 2025

Land size: 10844 SF

Principal Structure: 1456 SF

Buyer: MAAE PROPERTIES LLC

Seller: NH1 PROPERTIES A, LLC



10/2/23, 10:10:22 AM

010-0100-00015

010-2810-00210

1738 COLUMBUS AVE

Adjusted price: \$297,000

Sale Date: May 2025

Land size: 6992 SF

Principal Structure: 1404 SF

Buyer: JONES, TRACY LEE

Seller: FITZAKERLEY, JANET



010-1830-01580

1804 WALLACE AVE

Adjusted price: \$298,700

Sale Date: December 2024

Land size: 5937 SF

Principal Structure: 1394 SF

Buyer: JOHNSTON, ZEBADIAH C

Seller: TYSDAL, KAREN E



010-0320-00290

1822 EILEEN AVE

Adjusted price: \$307,000

Sale Date: March 2025

Land size: 7786 SF

Principal Structure: 1403 SF

Buyer: SUNDBY, MATTHEW M.

Seller: MENZ, CARTER J. & JENNA



010-3330-01140

542 KENILWORTH AVE

Adjusted price: \$309,000

Sale Date: December 2024

Land size: 9700 SF

Principal Structure: 1200 SF

Buyer: HERZOG, JORDAN

Seller: GITAR, JUDY NELSON



010-3870-03130

219 MYGATT AVE

Adjusted price: \$321,750

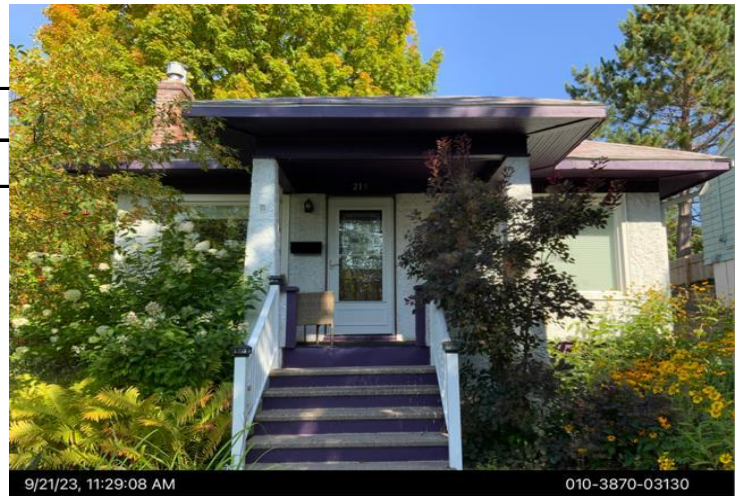
Sale Date: July 2025

Land size: 6145 SF

Principal Structure: 1152 SF

Buyer: PATTERSON, BRETT

Seller: BOLGREAN, ANGELA



9/21/23, 11:29:08 AM

010-3870-03130

010-1840-00865

16 E SAINT ANDREWS ST

Adjusted price: \$331,700

Sale Date: October 2024

Land size: 8499 SF

Principal Structure: 1368 SF

Buyer: WILSON, TIMOTHY & HEIDI BETH L

Seller: KAITCHUCK, MATTHEW & BRIGGS



12/11/23, 11:15:59 AM

010-1840-00865

010-3870-00870

407 SPARKMAN AVE

Adjusted price: \$341,550

Sale Date: September 2025

Land size: 13282 SF

Principal Structure: 1154 SF

Buyer: RIDOLFI, TIM & LAURA

Seller: CAMPBELL, ELISE W. & GEOFFREY



9/20/23, 10:58:30 AM

010-3870-00870

010-2610-01420

215 SNIVELY RD

Adjusted price: \$346,000

Sale Date: April 2025

Land size: 9956 SF

Principal Structure: 1554 SF

Buyer: VAN DERWERKER, CUYLER & EDEN

Seller: THE UTTERMARK LOVEN FAMILY TRU



7/18/23, 2:24:28 PM

010-2610-01420

010-0730-01335

609 N 34TH AVE E

Adjusted price: \$347,000

Sale Date: July 2025

Land size: 7548 SF

Principal Structure: 1076 SF

Buyer: FOURNIER, AUSTIN & TAYLOR

Seller: LENAHAN, ANGELA



9/19/23, 12:24:31 PM

010-0730-01335

010-4450-01000

2108 LAKEVIEW DR

Adjusted price: \$347,000

Sale Date: August 2025

Land size: 6995 SF

Principal Structure: 1717 SF

Buyer: JELLISON, TRACY & RANDY

Seller: MADDY, DANIEL D & SARAH H



9/26/23, 11:13:38 AM

010-4450-01000

010-0730-01325

605 N 34TH AVE E

Adjusted price: \$347,000

Sale Date: September 2025

Land size: 7128 SF

Principal Structure: 1623 SF

Buyer: SYVERTSON, EASTON & ALISON

Seller: WALTERS, ZACHARY PETER



9/19/23, 12:18:01 PM

010-0730-01325

010-0100-00660

536 EVERETT ST

Adjusted price: \$350,000

Sale Date: December 2024

Land size: 20219 SF

Principal Structure: 1080 SF

Buyer: PATTON, SARAH ROSE

Seller: YOUDERIN, PATRICIA D.



10/16/23, 9:28:00 AM

010-0100-00660

010-2710-02992

2227 VERMILION RD

Adjusted price: \$351,500

Sale Date: June 2025

Land size: 7000 SF

Principal Structure: 1224 SF

Buyer: HILL, SARA

Seller: BRYSCH, JERI LEE



010-0100-00055

507 GLENWOOD ST

Adjusted price: \$356,400

Sale Date: July 2025

Land size: 10746 SF

Principal Structure: 1079 SF

Buyer: CARLSON, AARON & JULIA

Seller: OLSEN, MARTIN & KYLIE



010-1840-01070

2211 VERMILION RD

Adjusted price: \$376,200

Sale Date: October 2024

Land size: 12628 SF

Principal Structure: 1624 SF

Buyer: POULSOM, KIMBERLY & FREDERICK

Seller: KOLDEN, TRAVIS & AMY



010-1850-01140

2140 DUNEDIN AVE

Adjusted price: \$377,000

Sale Date: November 2024

Land size: 7816 SF

Principal Structure: 1315 SF

Buyer: SHEEHAN, PETER & CLARA

Seller: OLSON, MICHAEL & CAROL



010-0760-01550

3701 E 3RD ST

Adjusted price: \$391,000

Sale Date: September 2025

Land size: 11993 SF

Principal Structure: 1060 SF

Buyer: WORLEY, DAVID & JANE

Seller: WIKLUND, JEFFREY+



8/30/23, 1:04:37 PM

010-0760-01550

010-1850-01290

2125 HARVARD AVE

Adjusted price: \$396,900

Sale Date: August 2025

Land size: 14988 SF

Principal Structure: 1222 SF

Buyer: AUGER, CHARLES

Seller: SCHILLING, JOHN F.



10/25/23, 2:05:59 PM

010-1850-01290

010-1840-01460

2110 COLUMBUS AVE

Adjusted price: \$400,500

Sale Date: June 2025

Land size: 4639 SF

Principal Structure: 1696 SF

Buyer: DRAEGER, KIMBERLY & MATTHEW

Seller: BARON, MICHAEL S & RITA



8/1/23, 1:08:09 PM

010-1840-01460

010-1845-00050

2225 WOODLAND AVE

Adjusted price: \$401,000

Sale Date: June 2025

Land size: 8968 SF

Principal Structure: 1570 SF

Buyer: DIFFILY, JEFFERSON

Seller: GIBSON, REBECCA ANN



10/17/23, 12:58:19 PM

010-1845-00050

010-1850-01310

2129 HARVARD AVE

Adjusted price: \$417,000

Sale Date: October 2024

Land size: 22478 SF

Principal Structure: 1292 SF

Buyer: MCISAAC, MATTHEW & SARA

Seller: WIPSON, BIRON J.+



010-4450-00270

2030 VERMILION RD

Adjusted price: \$421,000

Sale Date: December 2024

Land size: 10700 SF

Principal Structure: 1886 SF

Buyer: BORGELT, IAN R./BROWN, ALICIA

Seller: ALTIERE, EUGENE T. & WANDA D.



010-3870-03400

422 E OXFORD ST

Adjusted price: \$423,000

Sale Date: January 2025

Land size: 13290 SF

Principal Structure: 1784 SF

Buyer: LAHR, LUKE

Seller: CONNAUGHTY, ROGER & MICHELLE



010-3870-01975

2327 SILCOX AVE

Adjusted price: \$442,500

Sale Date: July 2025

Land size: 9968 SF

Principal Structure: 1296 SF

Buyer: SULLIVAN, BRETT & KATHERINE

Seller: FISHER, WENDY REINSCH



010-1840-01140

2201 VERMILION RD

Adjusted price: \$444,500

Sale Date: May 2025

Land size: 5166 SF

Principal Structure: 2028 SF

Buyer: HALE, JASON & KRISTEN

Seller: TRUST AGREEMENT OF BONITA IMDI



9/26/23, 12:25:47 PM

010-1840-01140

010-1830-00410

2020 COLUMBUS AVE

Adjusted price: \$445,400

Sale Date: March 2025

Land size: 19930 SF

Principal Structure: 1484 SF

Buyer: TRUST AGREEMENT OF LURA WILSON

Seller: LEVIN, STEVEN & SHANNON L



10/24/23, 10:17:15 AM

010-1830-00410

010-1840-00510

2140 WOODLAND AVE

Adjusted price: \$450,000

Sale Date: March 2025

Land size: 21614 SF

Principal Structure: 3911 SF

Buyer: SCHROEDER, MATTHEW & ELIZABETH

Seller: HANSON, ROBERT W & ROBIN M



1/7/26, 10:38:26 AM

010-1840-00510

010-0730-00620

615 OLD HOWARD MILL RD

Adjusted price: \$471,000

Sale Date: July 2025

Land size: 17481 SF

Principal Structure: 1028 SF

Buyer: BRICKSON,NOLAN/DEBOER,GABRIELL

Seller: PRILEY PROPERTIES LLC



9/22/23, 11:16:12 AM

010-0730-00620

010-2610-01020

301 KENILWORTH AVE

Adjusted price: \$476,200

Sale Date: September 2025

Land size: 11217 SF

Principal Structure: 2297 SF

Buyer: MELAND, BRANDON & EMILY

Seller: KRISTENSEN, CURTIS & MARGARET



010-1850-00980

2151 DUNEDIN AVE

Adjusted price: \$519,750

Sale Date: September 2025

Land size: 19908 SF

Principal Structure: 1374 SF

Buyer: ADATTE, CHELSEA & CHRISTOPHER

Seller: BROMEN, PETER/VALENTINE, SHARN



010-2167-00720

1122 VALLEY DR

Adjusted price: \$524,000

Sale Date: June 2025

Land size: 16220 SF

Principal Structure: 1988 SF

Buyer: ROSS, MENACHEM+

Seller: HOLLENHORST, ROBERT W



010-0760-00770

3606 CRESCENT VIEW AVE

Adjusted price: \$546,000

Sale Date: April 2025

Land size: 14337 SF

Principal Structure: 2004 SF

Buyer: MERTZ, JENNIFER

Seller: STERNER, ROBERT W & JOAN A



010-2223-00190

711 OLD HOWARD MILL RD

Adjusted price: \$550,101

Sale Date: October 2024

Land size: 15344 SF

Principal Structure: 1836 SF

Buyer: ARNSTEN, ERIK D & ALYSSA B.K

Seller: LEKSELL, DAN H & KAREN S



8/16/23, 2:41:30 PM

010-2223-00190

010-0730-01110

3417 E 4TH ST

Adjusted price: \$580,000

Sale Date: November 2024

Land size: 13961 SF

Principal Structure: 1911 SF

Buyer: LACOURSIERE, MITCHELE & STACEY

Seller: HUSSEY, KARIN JEAN



8/23/23, 12:25:22 PM

010-0730-01110

010-0760-00660

3601 CRESCENT VIEW AVE

Adjusted price: \$583,600

Sale Date: December 2024

Land size: 19797 SF

Principal Structure: 2380 SF

Buyer: ZBARACKI, CATHERINE & JOSEPH

Seller: BENNETT, DANIEL C. & ALISON



9/22/23, 11:53:13 AM

010-0760-00660

010-3330-01670+

1109 VALLEY DR

Adjusted price: \$680,000

Sale Date: June 2025

Land size: 15089 SF

Principal Structure: 2576 SF

Buyer: BALZANO, HAYLEY & DONALD

Seller: KOLAR, JAIME & THOMAS



8/7/23, 9:41:48 AM

010-3330-01660

010-0760-01090

3603 E 3RD ST

Adjusted price: \$864,000

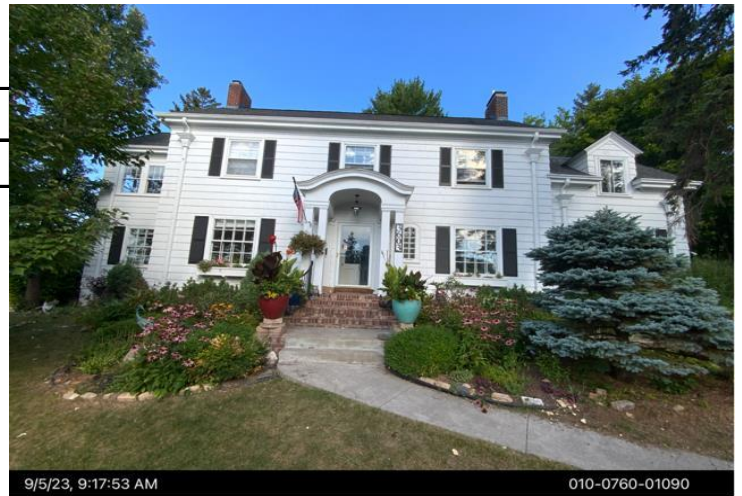
Sale Date: August 2025

Land size: 15188 SF

Principal Structure: 3825 SF

Buyer: MAUDAL, RACHEL & MICHAEL

Seller: FELLMAN, CRAIG W. & JENNIFER



9/5/23, 9:17:53 AM

010-0760-01090

010-3275-00030

200 MISQUAH RD

Adjusted price: \$1,392,500

Sale Date: May 2025

Land size: 76767 SF

Principal Structure: 2344 SF

Buyer: HEERMANS, JERROD & ANNIE

Seller: MERRICK, WILLIAM G



8/31/23, 12:05:41 PM

010-3275-00030