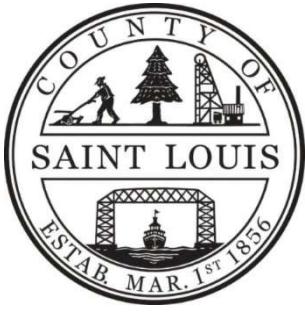




Sales Book

Lower Kenwood

Local Board of Appeal & Equalization
May 7, 2025

Number of Sales	12
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Average Sale Price	\$299,418
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Neighborhood Adjustment	
Land	6%
Buildings	7%

010-2270-03370

1417 N 7TH AVE E

Adjusted price: \$129,000

Sale Date: May 2024

Land size: 5394 SF

Principal Structure: 771 SF

Buyer: ONE ROOF COMMUNITY HOUSING, A

Seller: UPTON, BETTE



010-2290-00890

1607 N 7TH AVE E

Adjusted price: \$163,519

Sale Date: October 2023

Land size: 6610 SF

Principal Structure: 864 SF

Buyer: BISSETT, ELIAS A

Seller: GARCIA, FRANK J & NEFF, KATHLEEN A



010-2270-00740

1533 N 8TH AVE E

Adjusted price: \$173,600

Sale Date: September 2024

Land size: 6969 SF

Principal Structure: 564 SF

Buyer: THILL, SIMON K.

Seller: GROSS, WENDY LEIGH VIOLET



010-2270-02500

705 HIGH ST

Adjusted price: \$255,400

Sale Date: July 2024

Land size: 9437 SF

Principal Structure: 1056 SF

Buyer: FILOTEI, J.M & JACKSON, C.J

Seller: JACOBSEN, KEVIN & HARALA, ANNE



010-4265-00140

1523 BOULEVARD PL

Adjusted price: \$265,000

Sale Date: November 2023

Land size: 12825 SF

Principal Structure: 1087 SF

Buyer: SAWYER, ALEX J.

Seller: GIULIANI, ALESSANDRO



9/17/20, 2:39:46 PM

010-4265-00140

010-2270-00840

1511 N 8TH AVE E

Adjusted price: \$283,000

Sale Date: May 2024

Land size: 7200 SF

Principal Structure: 1289 SF

Buyer: ATTERBURY, MADISON & WYATT

Seller: PLUM CREEK, LLC



7/7/20, 12:21:37 PM

010-2270-00840

010-0270-00130+

605 BOULEVARD PL

Adjusted price: \$297,000

Sale Date: October 2023

Land size: 37482 SF

Principal Structure: 1209 SF

Buyer: NEIBAUER,JEAN&FISCHER,JOSEPH

Seller: STODDARD, RACHEL J



8/4/20, 1:40:19 PM

010-0270-00130

010-2270-03030

1410 FERN AVE

Adjusted price: \$307,000

Sale Date: June 2024

Land size: 14181 SF

Principal Structure: 1034 SF

Buyer: TEEL, MIRANDA & HAAS, NICHOLAS

Seller: CHRISTENSEN, NICHOLAS & BONNIE



1/12/22, 10:56:48 AM

010-2270-03030

010-2270-01690

1520 N 9TH AVE E

Adjusted price: \$312,000

Sale Date: July 2024

Land size: 5369 SF

Principal Structure: 1203 SF

Buyer: ANDERSON,NICHOLAS&SWANSON,VE

Seller: FELLBAUM, ERIKA M & IAN M



9/10/20, 4:14:42 PM

010-2270-01690

010-2270-01310

1525 N 9TH AVE E

Adjusted price: \$365,500

Sale Date: June 2024

Land size: 7920 SF

Principal Structure: 1239 SF

Buyer: DEXLER,MATTHEW & MILLER,JAYLEN

Seller: BRESIN, VICTOR C & JULIE A



1/12/22, 11:36:36 AM

010-2270-01310

010-2826-00050

1514 TRIGGS AVE

Adjusted price: \$376,500

Sale Date: March 2024

Land size: 21593 SF

Principal Structure: 1125 SF

Buyer: DUNBAR,CHASE & LANGE,MICHELLE

Seller: SNOW, JUDITH & JAMES



8/21/20, 11:19:18 AM

010-2826-00050

010-4425-00080+

1525 SKYWOOD LN

Adjusted price: \$665,500

Sale Date: September 2024

Land size: 8955 SF

Principal Structure: 1255 SF

Buyer: SCHWEISS,SARAH/MENARD, PHILLIP

Seller: VIDMAR, JOHN M



9/16/20, 9:49:22 AM

010-4425-00080