

2024 Assessment: 010 – City of Duluth

Q5: 05-BCNPT

BEACON POINTE

Neighborhood	# of Sales *	Avg Price
05-BCNPT, 05-LKWLK, 05-LTHSE	6	\$871,417

*Due to lack of sufficient sales in one study year, 3 study years were utilized.

010-3811-00100

2024 WATER ST

Adjusted price: \$626,000

Sale Date: August 2022

Land size: 1528 SF

Principal Structure: 1464 SF

Buyer: COLLOPY, RAYMOND J

Seller: LUNDSTROM, TAMMY S



010-4449-01050

2100 WATER ST

Adjusted price: \$639,000

Sale Date: October 2021

Land size: 3004 SF

Principal Structure: 1502 SF

Buyer: MLASKOCH, BRETT

Seller: DAHLBERG, WAYNE & PEGGY



010-4449-00900

2100 WATER ST

Adjusted price: \$643,500

Sale Date: July 2023

Land size: 2548 SF

Principal Structure: 1274 SF

Buyer: OLSON, JAMES

Seller: DANIEL, MARY & TORRENCE, JUDITH



010-4449-01010

2100 WATER ST

Adjusted price: \$1,109,000

Sale Date: May 2023

Land size: 4090 SF

Principal Structure: 2045 SF

Buyer: RUTKA, ROBERT & CAROLE

Seller: THE BARBARA E. LAMBRECHT TRUST



010-2807-00060

2312 SHORE DR

Adjusted price: \$1,115,000

Sale Date: March 2022

Land size: 4288 SF

Principal Structure: 2144 SF

Buyer: SUPERIOR LEDGES PROPERTIES, LL

Seller: THE JUDITH S. SARVELA TRUST



010-4449-00610+

2100 WATER ST

Adjusted price: \$1,240,000

Sale Date: May 2023

Land size: 5030 SF

Principal Structure: 2521 SF

Buyer: BPR HOLDING, LLC

Seller: ANDERSON, KURT D & BARBARA J

