



Sales Book

East of Central Ave.

Local Board of Appeal & Equalization
May 7, 2025

Number of Sales	33
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Average Sale Price	\$211,100
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Neighborhood Adjustment	
Land	-7%
Buildings	-2%

010-4010-01380

3709 W 4TH ST

Adjusted price: \$70,000

Sale Date: October 2023

Land size: 3301 SF

Principal Structure: 706 SF

Buyer: MONTANI-ALDRICH, LEOVANO DE

Seller: RONDING, BRIAN NORMAN III



010-2120-00770

3819 W 2ND ST

Adjusted price: \$148,000

Sale Date: December 2023

Land size: 3965 SF

Principal Structure: 720 SF

Buyer: OLSON, GERALD

Seller: TRANAH HOLDINGS, LLC



010-3400-02430

702 N 40TH AVE W

Adjusted price: \$163,600

Sale Date: May 2024

Land size: 3281 SF

Principal Structure: 1167 SF

Buyer: TERWEY, JOSEPH & ALEXIS

Seller: THE OLSON REVOCABLE TRUST



010-2120-00870

201 N 38TH AVE W

Adjusted price: \$168,000

Sale Date: May 2024

Land size: 4394 SF

Principal Structure: 746 SF

Buyer: KLOSS, CHRISTOPHER & ALYSSA

Seller: GABEL, HARLEY V & KASEY V



010-0840-01010

838 CHARLES AVE

Adjusted price: \$168,300

Sale Date: October 2023

Land size: 4380 SF

Principal Structure: 572 SF

Buyer: NOHNER, CHRISTOPHER

Seller: MCNEIL, CRAIG & AMANDA



010-2030-01950

4211 W 6TH ST

Adjusted price: \$174,000

Sale Date: February 2024

Land size: 4481 SF

Principal Structure: 1273 SF

Buyer: TOMONOVICH, MOLLIE MARENA

Seller: HAUGEN, KAREN E.



010-2120-01130

218 N 40TH AVE W

Adjusted price: \$180,900

Sale Date: August 2024

Land size: 3193 SF

Principal Structure: 1224 SF

Buyer: MCCOY,TARA & SCHAFER,WALTER

Seller: DC ENTERPRISES OF DULUTH L.L.C



010-3400-01920

620 N 40TH AVE W

Adjusted price: \$183,000

Sale Date: July 2024

Land size: 3100 SF

Principal Structure: 943 SF

Buyer: ONE ROOF COMMUNITY HOUSING

Seller: HOHEISEL,JESSE & DECKER,JORDAN



010-3400-01880

628 N 40TH AVE W

Adjusted price: \$188,000

Sale Date: October 2023

Land size: 3300 SF

Principal Structure: 1194 SF

Buyer: HUDALLA, TAMMIE

Seller: BRAACK, DANIEL S & MICHELLE M



010-4010-02400

3814 W 4TH ST

Adjusted price: \$188,000

Sale Date: August 2024

Land size: 4454 SF

Principal Structure: 1571 SF

Buyer: ALWAN, SABAH+/ROMANO, CATERINA

Seller: EATON, KRIS+/GRIAK, MYLON



10/27/2022 11:12

010-3400-00470

4132 W 5TH ST

Adjusted price: \$194,500

Sale Date: November 2023

Land size: 6336 SF

Principal Structure: 1968 SF

Buyer: CRIEGO, ROD

Seller: MUNSON, SHIRLEY ANN



010-4000-00110

3502 W 2ND ST

Adjusted price: \$199,000

Sale Date: June 2024

Land size: 3492 SF

Principal Structure: 1041 SF

Buyer: LAWSON,HALEY M&LUECK,MICHAEL T

Seller: SCHOENEGER, MICHAEL



10/20/2022 10:45

010-4520-02950

4611 W 8TH ST

Adjusted price: \$207,900

Sale Date: March 2024

Land size: 4689 SF

Principal Structure: 1248 SF

Buyer: KIMBALL, MARCY & SANDY

Seller: SEMLER, STEPHANIE & DAVID



010-2030-01590

523 N 43RD AVE W

Adjusted price: \$208,100

Sale Date: July 2024

Land size: 2870 SF

Principal Structure: 1053 SF

Buyer: KELLERHUIS, TAMMY LEE

Seller: BETZ, LORI & BRIAN



010-2140-01880

425 N 39TH AVE W

Adjusted price: \$213,250

Sale Date: May 2024

Land size: 3143 SF

Principal Structure: 1161 SF

Buyer: KENNEDY, KYLE ANDREW

Seller: WALTER & JANIS KRAMER RECOV TR



010-3400-01310

502 N 41ST AVE W

Adjusted price: \$214,000

Sale Date: September 2024

Land size: 4923 SF

Principal Structure: 972 SF

Buyer: PEGGY & GREGORY STEVENS TRUST

Seller: ODERO, MACKDONALD



010-4010-01410

3715 W 4TH ST

Adjusted price: \$217,000

Sale Date: January 2024

Land size: 4952 SF

Principal Structure: 1216 SF

Buyer: FRANTZ, ALEX

Seller: JOHNSON, TYLER & ANNE



010-4520-15070

4806 W 5TH ST

Adjusted price: \$217,800

Sale Date: November 2023

Land size: 4940 SF

Principal Structure: 1474 SF

Buyer: AVERILL, DAWSON & SOPHIA

Seller: DRAKE, CASSIE N



010-4520-16090

4804 W 7TH ST

Adjusted price: \$217,800

Sale Date: March 2024

Land size: 3175 SF

Principal Structure: 1425 SF

Buyer: HOUSEY, TYLER A & SOPHIA

Seller: SCHRUPP, RYAN M & SHANNON J



010-0480-01460/01450

4021 W 5TH ST

Adjusted price: \$219,500

Sale Date: March 2024

Land size: 6584 SF

Principal Structure: 1117 SF

Buyer: MULHOLLAM, MIKE

Seller: FJOSER, RANDY & CHARIS



010-4530-03760

5117 RAMSEY ST

Adjusted price: \$220,450

Sale Date: January 2024

Land size: 2953 SF

Principal Structure: 1658 SF

Buyer: AHO, EMILY & MODEEN, PRESTON

Seller: WILSON, MAKAYLA



010-0840-00390

4345 W 8TH ST

Adjusted price: \$227,700

Sale Date: January 2024

Land size: 5993 SF

Principal Structure: 1472 SF

Buyer: SVEGE, SCOTT

Seller: UNDEN, JAMES & MARY



010-1940-00330

4605 W 5TH ST

Adjusted price: \$227,700

Sale Date: June 2024

Land size: 4616 SF

Principal Structure: 1451 SF

Buyer: BENSON, JONATHAN

Seller: NONNEMACHER, DAVID A & JODY L



010-4520-17060

4707 W 7TH ST

Adjusted price: \$227,700

Sale Date: July 2024

Land size: 4953 SF

Principal Structure: 1080 SF

Buyer: MORRISSETTE, DONI M.

Seller: DOBS, CHELSEA & JORDAN



010-4010-02190

3718 W 4TH ST

Adjusted price: \$228,000

Sale Date: October 2023

Land size: 7123 SF

Principal Structure: 1442 SF

Buyer: BELL, DIANNA

Seller: DROUIN, ANGELA CHRISTINE



010-1940-02030

426 N 47TH AVE W

Adjusted price: \$229,500

Sale Date: December 2023

Land size: 4500 SF

Principal Structure: 1474 SF

Buyer: KRONEBUSCH, ADAM

Seller: TRETHEWEY, DEBORAH & GIFFORD



010-0480-00330

4105 GRAND AVE

Adjusted price: \$230,800

Sale Date: March 2024

Land size: 6666 SF

Principal Structure: 1441 SF

Buyer: LEAL, PALOMA

Seller: REDEEMING HOMES LLC



010-0830-01980

4324 W 7TH ST

Adjusted price: \$233,200

Sale Date: January 2024

Land size: 6597 SF

Principal Structure: 1152 SF

Buyer: ROCHEK, JOHN & CROSS, DANIEL E

Seller: EBMER, KEEFER R & SARAH



010-0840-01940

4135 W 8TH ST

Adjusted price: \$237,500

Sale Date: July 2024

Land size: 4400 SF

Principal Structure: 1078 SF

Buyer: KAUFMAN, VICTORIA MARIE

Seller: JOST,JAMES/CONSTANCE/ALEXANDRA



010-0490-00250

4018 W 4TH ST

Adjusted price: \$242,000

Sale Date: May 2024

Land size: 4047 SF

Principal Structure: 1049 SF

Buyer: KOUTSOHERAS, A & J.L/M

Seller: MARTENS, MICHAEL J & SHIRLEY A



010-4590-00010

3749 CARLTON ST

Adjusted price: \$247,500

Sale Date: August 2024

Land size: 8540 SF

Principal Structure: 1084 SF

Buyer: LANGER, MARIAH L & JOSEPH A

Seller: BERG, ALLEN & CRYSTAL



010-3610-10470

4709 W 4TH ST

Adjusted price: \$302,000

Sale Date: February 2024

Land size: 6587 SF

Principal Structure: 1676 SF

Buyer: STRUTHERS-KELLY,JUDITH &STEVEN

Seller: HARM, NICOLE B & JARED A



010-4520-17470

4620 W 8TH ST

Adjusted price: \$368,300

Sale Date: November 2023

Land size: 16510 SF

Principal Structure: 1677 SF

Buyer: PEOPLES, SUSAN & GREGORY

Seller: GIESE, MARY & STEPHANIE

