



Sales Book

East of Central Avenue

Local Board of Appeal & Equalization

May 13, 2026

Number of Sales	39
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Average Sale Price	\$211,200
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Neighborhood Adjustment	
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Land	-5%
Buildings	11%

010-3240-00770

4005 W 9TH ST

Adjusted price: \$93,000

Sale Date: November 2024

Land size: 4796 SF

Principal Structure: 572 SF

Buyer: HOUSE, DANIEL J.

Seller: SORENSON, KAREN & THOR



010-0840-01060

850 CHARLES AVE

Adjusted price: \$118,800

Sale Date: January 2025

Land size: 4380 SF

Principal Structure: 572 SF

Buyer: HANSEN, AARON & MELISSA

Seller: GUTSCH, ROBERT E & SARAH A



010-3230-00770

3729 W 2ND ST

Adjusted price: \$121,000

Sale Date: January 2025

Land size: 6602 SF

Principal Structure: 1175 SF

Buyer: WING, KOFI D

Seller: PINSONNAULT, RONALD A



010-4520-17140

4702 W 8TH ST

Adjusted price: \$146,600

Sale Date: February 2025

Land size: 5200 SF

Principal Structure: 983 SF

Buyer: AMUNDSON, CRAIG MICHAEL

Seller: SAWBILL OUTSTATE, INC



010-0830-01230

4331 W 7TH ST

Adjusted price: \$153,500

Sale Date: September 2025

Land size: 4942 SF

Principal Structure: 1440 SF

Buyer: BELKIN, ALEXEY V

Seller: ROBERT DAVID GRASSINGER, AS TR



010-4530-00680

510 N 52ND AVE W

Adjusted price: \$162,000

Sale Date: September 2025

Land size: 4565 SF

Principal Structure: 1844 SF

Buyer: JOHNSON, TYCESON WAYNE+

Seller: ROY, JULIE K



010-4010-00960

3811 W 4TH ST

Adjusted price: \$173,000

Sale Date: October 2024

Land size: 4956 SF

Principal Structure: 1571 SF

Buyer: PREMIER INVESTMENT GROUP CO

Seller: 3811 W 4TH STREET LLC



010-4490-01940

302 N 53RD AVE W

Adjusted price: \$175,500

Sale Date: May 2025

Land size: 3574 SF

Principal Structure: 1216 SF

Buyer: VANDERGRIFT, DEIRDRA J

Seller: THOMAS, KIZZY A



010-2140-02410

3924 W 4TH ST

Adjusted price: \$177,000

Sale Date: May 2025

Land size: 3491 SF

Principal Structure: 849 SF

Buyer: LAHTI, WILLIAM & ALYSSA

Seller: CASTANEDA, TOMI



010-0840-02190+

837 DICKERMAN AVE

Adjusted price: \$178,000

Sale Date: December 2024

Land size: 5016 SF

Principal Structure: 978 SF

Buyer: CIURLEO, MARISSA/MAHNKE, JENNIFE

Seller: LARSON, ALEX R & KYRIE



010-3610-10220

4809 GRAND AVE

Adjusted price: \$178,200

Sale Date: July 2025

Land size: 3291 SF

Principal Structure: 1134 SF

Buyer: HOEGEN, WILLEM G. & GRACE J.

Seller: PELLER, CALVIN R



010-1940-00280

4606 W 6TH ST

Adjusted price: \$188,100

Sale Date: May 2025

Land size: 5275 SF

Principal Structure: 1092 SF

Buyer: BOYLES, AVA J/ANDERSON, TRISTAN

Seller: ANDERSON, PATRICIA L.



010-0830-00470

4308 W 8TH ST

Adjusted price: \$190,600

Sale Date: June 2025

Land size: 4945 SF

Principal Structure: 748 SF

Buyer: DAHMEN, NIA J

Seller: CAREY, TRACY R



010-4490-01090

316 N 52ND AVE W

Adjusted price: \$192,000

Sale Date: July 2025

Land size: 3116 SF

Principal Structure: 1086 SF

Buyer: KOOP, KEVIN J.

Seller: SCHOLAND, LUKE A & HILARY



010-4520-17840

4532 W 8TH ST

Adjusted price: \$198,000

Sale Date: April 2025

Land size: 4783 SF

Principal Structure: 1214 SF

Buyer: TVERBERG, NATHAN & KAYLA

Seller: KJ PROPERTIES LLC



010-2030-01470

415 N 43RD AVE W

Adjusted price: \$202,930

Sale Date: January 2025

Land size: 6414 SF

Principal Structure: 1302 SF

Buyer: SWADER, JORDAN

Seller: FERAN, DELLA R & JOSEPH R



010-0830-00050

721 N 44TH AVE W

Adjusted price: \$203,000

Sale Date: March 2025

Land size: 6004 SF

Principal Structure: 1088 SF

Buyer: WELHOUSE, CASSIDY RAY

Seller: DAVIS, JESSE



010-0830-02600

614 N 44TH AVE W

Adjusted price: \$207,000

Sale Date: August 2025

Land size: 2408 SF

Principal Structure: 936 SF

Buyer: LUTZ, PAUL

Seller: LUING, BASIL & LORI A.



010-4010-01450

3721 W 4TH ST

Adjusted price: \$211,900

Sale Date: September 2025

Land size: 4623 SF

Principal Structure: 1008 SF

Buyer: KNUTSON, TERAH & KIP

Seller: GILDERMAN, TERRIE J+



010-3400-00550

4118 W 5TH ST

Adjusted price: \$217,500

Sale Date: December 2024

Land size: 4999 SF

Principal Structure: 1168 SF

Buyer: SIMON, SHERRY

Seller: MROZIK, JOHN CHARLES



010-4520-16070

518 N 48TH AVE W

Adjusted price: \$217,800

Sale Date: October 2024

Land size: 6576 SF

Principal Structure: 1152 SF

Buyer: HILKEN, JACK RECKINGER

Seller: MCCARTY, SHARON M.



09/20/2022 09:47

010-2140-02370

316 N 40TH AVE W

Adjusted price: \$221,700

Sale Date: May 2025

Land size: 3325 SF

Principal Structure: 1241 SF

Buyer: BULLOCK, BRETT, GLENN, JANE

Seller: LEUNG, JESSICA L. & DANI



09/21/2022 11:01

010-1940-00160

509 N 47TH AVE W

Adjusted price: \$222,800

Sale Date: June 2025

Land size: 2799 SF

Principal Structure: 1184 SF

Buyer: CROTTY, JESSICA P. & JOSHUA D.

Seller: MOLLY J.VAIL, MOLLY VAIL-JACKSO



09/20/2022 11:04

010-0840-02450

818 DICKERMAN AVE

Adjusted price: \$225,500

Sale Date: May 2025

Land size: 6231 SF

Principal Structure: 644 SF

Buyer: WAIT, DOUGLAS

Seller: GRESETH, KALLEY & CALEB



07/28/2022 11:59

010-0840-02800

817 N 41ST AVE W

Adjusted price: \$226,500

Sale Date: October 2024

Land size: 3972 SF

Principal Structure: 704 SF

Buyer: SWANSON, CAMERON D.

Seller: GUNNARSON, MATTHEW M.



010-3400-02350

710 N 40TH AVE W

Adjusted price: \$230,000

Sale Date: June 2025

Land size: 3298 SF

Principal Structure: 1025 SF

Buyer: PETERSON, THADDEUS RAY

Seller: GAVRILOVA, ANNA



010-4520-15620

4826 W 6TH ST

Adjusted price: \$231,700

Sale Date: October 2024

Land size: 6591 SF

Principal Structure: 1392 SF

Buyer: HUONDER, ANTHONY STEVEN

Seller: MURRAY, SHERI L & ENG, JONATHAN



010-2030-00260

406 N 43RD AVE W

Adjusted price: \$237,000

Sale Date: August 2025

Land size: 6345 SF

Principal Structure: 1175 SF

Buyer: ERICKSON, LUCAS/HALVORSON, LHE

Seller: VANE, TYLER



010-2030-01820

619 N 42ND AVE W

Adjusted price: \$238,000

Sale Date: March 2025

Land size: 4394 SF

Principal Structure: 1176 SF

Buyer: NAPEL, NICOLE TEN

Seller: ANDREW M HUBLEY TRUST AGREEME



010-0840-00080

4411 W 8TH ST

Adjusted price: \$243,000

Sale Date: November 2024

Land size: 4395 SF

Principal Structure: 1207 SF

Buyer: PADOVA, HANNA

Seller: DENNEY, JORDAN & MATTHEW J.



010-0840-01860

4127 W 8TH ST

Adjusted price: \$251,350

Sale Date: May 2025

Land size: 4399 SF

Principal Structure: 1205 SF

Buyer: OWEN, JUSTIN & MEGAN

Seller: AMY WARD, AMY JONES FKA



010-3400-00510

4124 W 5TH ST

Adjusted price: \$262,000

Sale Date: August 2025

Land size: 4996 SF

Principal Structure: 1438 SF

Buyer: ENGLAND, GARRETT T & SARAH W

Seller: HILL, SARA E



010-0840-01830

815 N 42ND AVE W

Adjusted price: \$264,600

Sale Date: April 2025

Land size: 6238 SF

Principal Structure: 1353 SF

Buyer: SCHMITZ, THERESA

Seller: HAAGENSEN,JAMES/MERZWSKI,ETAL



010-2030-01460

4312 W 5TH ST

Adjusted price: \$264,800

Sale Date: September 2025

Land size: 6607 SF

Principal Structure: 1199 SF

Buyer: CLARK, PATRICK L. & ERIN M.

Seller: CHRISTIANSEN, ALAN+



010-2030-01340

4213 W 5TH ST

Adjusted price: \$267,100

Sale Date: November 2024

Land size: 4937 SF

Principal Structure: 1488 SF

Buyer: MUELLER, SARAH/ALLEN, JEFFREY

Seller: POTTER, BOBBI JO M.



010-4520-15940

4706 W 6TH ST

Adjusted price: \$272,300

Sale Date: August 2025

Land size: 4133 SF

Principal Structure: 1446 SF

Buyer: SNYDER, MATHEW

Seller: HAFNER, JOSEPH J & LEIGH C



010-0830-00790

4218 W 8TH ST

Adjusted price: \$273,000

Sale Date: July 2025

Land size: 6593 SF

Principal Structure: 1058 SF

Buyer: ROSSITER, AARON & JESSICA

Seller: TEEL, MIRANDA/HAAS, NICK



010-3230-00870

3703 W 2ND ST

Adjusted price: \$297,000

Sale Date: July 2025

Land size: 23097 SF

Principal Structure: 1632 SF

Buyer: FINLAY, ALISON/KRUSE, TIMOTHY

Seller: HEINEN, ALLEN/MICHAUD, SANDRA



09/23/2022 13:55

010-4520-02930

4609 W 8TH ST

Adjusted price: \$303,000

Sale Date: October 2024

Land size: 4689 SF

Principal Structure: 1526 SF

Buyer: STORBAKKEN, EVAN/RENNER, BENJA

Seller: OLSON, JERAMIE & KSENIA



07/05/2022 09:41