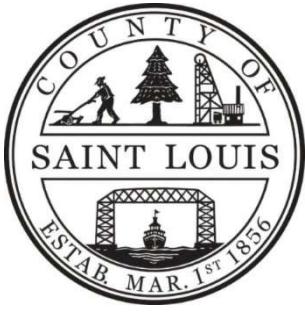




Sales Book

Lower Duluth Heights

Local Board of Appeal & Equalization

May 7, 2025

Number of Sales	10
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Average Sale Price	\$280,500
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Neighborhood Adjustment	
Land	0%
Buildings	+4%

010-3890-01100

1405 ANDERSON RD

Adjusted price: \$196,350

Sale Date: June 2024

Land size: 21571 SF

Principal Structure: 1118 SF

Buyer: KNEELAND, NICOLE

Seller: HALLFRISCH, DORIS



010-0880-03340

16 W PALM ST

Adjusted price: \$213,250

Sale Date: November 2023

Land size: 4996 SF

Principal Structure: 1209 SF

Buyer: DEAN, RACHEL

Seller: CHRISTIE, JACOB M & ELIZABETH



010-0432-00070

615 ANDERSON RD

Adjusted price: \$227,500

Sale Date: June 2024

Land size: 20446 SF

Principal Structure: 1206 SF

Buyer: WONSEHLEAY, JOHNSON&M

Seller: BROWN, GEORGE & DELAINE



010-2710-06600

1122 ANDERSON RD

Adjusted price: \$247,500

Sale Date: October 2023

Land size: 22133 SF

Principal Structure: 884 SF

Buyer: BAKKEN, SEAN JR

Seller: FITZGERALD, REBECCA & KEVIN



010-0880-06850

128 W QUINCE ST

Adjusted price: \$247,500

Sale Date: September 2024

Land size: 6234 SF

Principal Structure: 1208 SF

Buyer: FRIDAY, BAILEY

Seller: PETERSMEYER, ANNETTE



010-0431-00050

501 ANDERSON RD

Adjusted price: \$251,975

Sale Date: January 2024

Land size: 18092 SF

Principal Structure: 1024 SF

Buyer: BUCHANAN, MICHAEL & PAUL

Seller: BRATEK, JACOB J & JULIEN C



010-0880-06110

130 LEMON ST

Adjusted price: \$266,500

Sale Date: July 2024

Land size: 12046 SF

Principal Structure: 1302 SF

Buyer: INSCHO, JESSICA M

Seller: JOSEPHSON, JUNAL D & ALAN



010-0360-00850

211 E ORANGE ST

Adjusted price: \$318,000

Sale Date: April 2024

Land size: 15252 SF

Principal Structure: 1152 SF

Buyer: HYLTON, MAGGIE & GILLIAM, E

Seller: FOSSUM, THOMAS & KATHLEEN



010-3170-00625

8 DEERWOOD ST

Adjusted price: \$340,500

Sale Date: August 2024

Land size: 11749 SF

Principal Structure: 1428 SF

Buyer: CAMPANINI-PAPE,A &WESTER

Seller: HANSEN, KRISTI L



010-0550-00480+

218 S BLACKMAN AVE

Adjusted price: \$496,000

Sale Date: December 2023

Land size: 62445 SF

Principal Structure: 2624 SF

Buyer: PARSONS, KARIN & JAY

Seller: HEDDENS, BRANDON & CHEL

