



Sales Book

05-EXEC

Local Board of Appeal & Equalization

May 7, 2025

Number of Sales	14
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Average Sale Price	\$791,464
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*Due to lack of sufficient sales in one study year, two study years were utilized.

010-2111-00060

402 W ANOKA ST

Adjusted price: \$489,800

Sale Date: December 2022

Land size: 14239 SF

Principal Structure: 1540 SF

Buyer: RILEY, ERINN

Seller: OPATZ, MARGARET & RUSSELL



7/31/24, 12:02:39 PM

010-2111-00060

010-2109-00240

3230 EWING AVE

Adjusted price: \$522,000

Sale Date: May 2023

Land size: 35060 SF

Principal Structure: 2202 SF

Buyer: HOLJE, LINDA G & DREWELow, GERALD

Seller: THOMPSON, THEODORE M & CAROL J



010-2109-00160

412 MARSHALL ST

Adjusted price: \$594,800

Sale Date: January 2023

Land size: 22441 SF

Principal Structure: 2046 SF

Buyer: KAZMI, FARAZ NASIM & ADIL, AMINA

Seller: LANEY, SAMUEL K.



8/6/24, 1:40:27 PM

010-2109-00160

010-0385-00170

1945 MIDDLE LN

Adjusted price: \$643,500

Sale Date: August 2023

Land size: 26874 SF

Principal Structure: 1938 SF

Buyer: KOLQUIST, JOEL M & CHRISTINA L

Seller: PANICHI, JESS & LAURA



9/30/24, 9:15:57 AM

010-0385-00170

010-2109-00160

412 MARSHALL ST

Adjusted price: \$706,500

Sale Date: August 2024

Land size: 22441 SF

Principal Structure: 2046 SF

Buyer: DANCKWART, H & ANTONSON, D

Seller: ADIL, AMINA & KAZMI, FARAZ N



8/6/24, 1:40:27PM

010-2109-00160

010-3461-00130

2715 NORTHRIDGE DR

Adjusted price: \$718,000

Sale Date: May 2024

Land size: 73478 SF

Principal Structure: 2258 SF

Buyer: BANERJI, ANIRUDH/RUPA/AABIR

Seller: HADLEY, STEPHEN L.



9/17/24, 10:30:50 AM

010-3461-00130

010-2108-00160

426 HASTINGS DR

Adjusted price: \$726,000

Sale Date: June 2023

Land size: 25849 SF

Principal Structure: 2064 SF

Buyer: KRAMER, ANDREA K & MICHAEL R

Seller: KINNEY, BRETT R & ROCHON L



8/7/24, 11:53:50 AM

010-2108-00160

010-2108-00020

437 HASTINGS DR

Adjusted price: \$727,500

Sale Date: September 2024

Land size: 25442 SF

Principal Structure: 2648 SF

Buyer: MORGAN, SARA & KEVIN

Seller: LINDER, DAVID A. & LAURIE A.



8/7/24, 12:25:46 PM

010-2108-00020

010-3461-00140

2717 NORTHRIDGE DR

Adjusted price: \$762,000

Sale Date: April 2023

Land size: 64215 SF

Principal Structure: 2366 SF

Buyer: CHRISTENSON REVOCABLE TRUST

Seller: COSSACK, MATTHEW



9/17/24, 10:52:27 AM

010-3461-00140

010-2109-00170

402 MARSHALL ST

Adjusted price: \$816,400

Sale Date: June 2023

Land size: 27431 SF

Principal Structure: 3036 SF

Buyer: GAPP, JONATHAN & AMY

Seller: NIXON, STEPHANIE & JOSEPH



8/6/24, 1:45:18 PM

010-2109-00170

010-3461-00370

2710 NORTHRIDGE DR

Adjusted price: \$868,000

Sale Date: June 2023

Land size: 42886 SF

Principal Structure: 3814 SF

Buyer: KAITALA, DENISE L & ERIK P

Seller: JACQUELYN M MCLEAN REV TRUST



9/11/24, 10:48:32 AM

010-3461-00370

010-3461-00370

2710 NORTHRIDGE DR

Adjusted price: \$891,000

Sale Date: May 2024

Land size: 42886 SF

Principal Structure: 3814 SF

Buyer: LAWRENCE, ROMY C & GRAHAM M

Seller: KAITALA, ERIK P & DENISE L



9/11/24, 10:48:32 AM

010-3461-00370

010-2107-00050

555 MARSHALL ST

Adjusted price: \$1,265,000

Sale Date: October 2022

Land size: 80543 SF

Principal Structure: 4245 SF

Buyer: ROGERS, JEFFREY & JULIE

Seller: HEDLUND, LAURA J & PAUL A



8/6/24, 10:37:00 AM

010-2107-00050

010-2107-00030

535 MARSHALL ST

Adjusted price: \$1,350,000

Sale Date: August 2023

Land size: 28427 SF

Principal Structure: 4818 SF

Buyer: STOLZFUS, LUKE

Seller: MOMONT, MICHAEL C & TERRA



8/6/24, 10:17:22 AM

010-2107-00030