



Sales Book

Observation Hill

Local Board of Appeal & Equalization

May 13, 2026

Number of Sales	24
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Average Sale Price	\$324,300
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Neighborhood Adjustment	
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Land	5%
Buildings	7%

010-1270-03385

418 N 8TH AVE W

Adjusted price: \$144,000

Sale Date: April 2025

Land size: 4004 SF

Principal Structure: 1269 SF

Buyer: ROZEBOOM, BREANN

Seller: GRAF, RODNEY/HANNIGAN, SARAH



9/2/21, 12:20:43 PM

010-1270-03385

010-1350-12770

102 E 11TH ST

Adjusted price: \$150,000

Sale Date: May 2025

Land size: 7495 SF

Principal Structure: 1131 SF

Buyer: NORTHERN PROPERTY VENTURES, LL

Seller: OSWELL, ELAINE



7/20/21, 10:45:19 AM

010-1350-12770

010-1270-01860

307 N 9TH AVE W

Adjusted price: \$179,700

Sale Date: April 2025

Land size: 3003 SF

Principal Structure: 1264 SF

Buyer: BAUMANN, ANNA/WHITLOCK, JORDA

Seller: EKSTROM, JAMES REY



8/23/21, 10:10:04 AM

010-1270-01860

010-1170-00530/520/540/550

314 N 19TH AVE W

Adjusted price: \$180,200

Sale Date: September 2025

Land size: 12080 SF

Principal Structure: 881 SF

Buyer: HADLEY, ROBERT/TURNER, DOROTHY

Seller: ELNES, DANIEL K. & HOLLY S.



7/14/21, 12:38:05 PM

010-1170-00530

010-2110-07420

2230 W 11TH ST

Adjusted price: \$185,200

Sale Date: December 2024

Land size: 3447 SF

Principal Structure: 864 SF

Buyer: DAVIDSON, CORRINE & TREVOR

Seller: ANDERSON, NATHAN



7/27/21, 11:10:11 AM

010-2110-07420

010-4640-00390/00310

1111 W 3RD ST

Adjusted price: \$188,100

Sale Date: August 2025

Land size: 4649 SF

Principal Structure: 800 SF

Buyer: CHERRYWOOD RETREAT INC

Seller: GABRIEL, PAULA ANN



010-2110-05380

2242 W 12TH ST

Adjusted price: \$212,900

Sale Date: October 2024

Land size: 3598 SF

Principal Structure: 1404 SF

Buyer: KELLY, KENT/STOKES, HANNAH

Seller: COOPER, CATHERINE E.



7/28/21, 10:26:26 AM

010-2110-05380

010-4312-00010

516 W 5TH ST

Adjusted price: \$215,900

Sale Date: May 2025

Land size: 2452 SF

Principal Structure: 336 SF

Buyer: FRIEDMAN, THOMAS

Seller: OLSON, RUTH



10/14/21, 10:45:47 AM

010-4312-00010

010-1150-00040/00050

1721 W 2ND ST

Adjusted price: \$227,700

Sale Date: June 2025

Land size: 7487 SF

Principal Structure: 1176 SF

Buyer: THOMAS, JACK

Seller: LOMEN, KEVIN



7/19/21, 10:37:32 AM

010-1150-00040

010-1310-00520

527 N 12TH AVE W

Adjusted price: \$237,600

Sale Date: April 2025

Land size: 3949 SF

Principal Structure: 897 SF

Buyer: LANE, ANISSA

Seller: HALL, MARTINA S & RYAN D



8/27/21, 1:00:20 PM

010-1310-00520

010-2110-08890

2213 W 10TH ST

Adjusted price: \$237,600

Sale Date: July 2025

Land size: 5302 SF

Principal Structure: 1656 SF

Buyer: COFFEE CREEK COLLECTIVE LLC

Seller: HYMAS, JEFFERY P. & JANICE E.



7/26/21, 2:54:58 PM

010-2110-08890

010-1270-02180

1025 W 3RD ST

Adjusted price: \$238,600

Sale Date: August 2025

Land size: 7040 SF

Principal Structure: 858 SF

Buyer: HEPWORTH, NEIL & BAIER

Seller: SHOVEIN, SCOTT



8/18/21, 11:31:15 AM

010-1270-02180

010-1290-00060

307 W 5TH ST

Adjusted price: \$245,900

Sale Date: June 2025

Land size: 3503 SF

Principal Structure: 1355 SF

Buyer: ZARR, ADAM

Seller: ANDERSON, ERIC D.



8/18/21, 9:55:12 AM

010-1290-00060

010-1310-01020

1015 W 6TH ST

Adjusted price: \$247,500

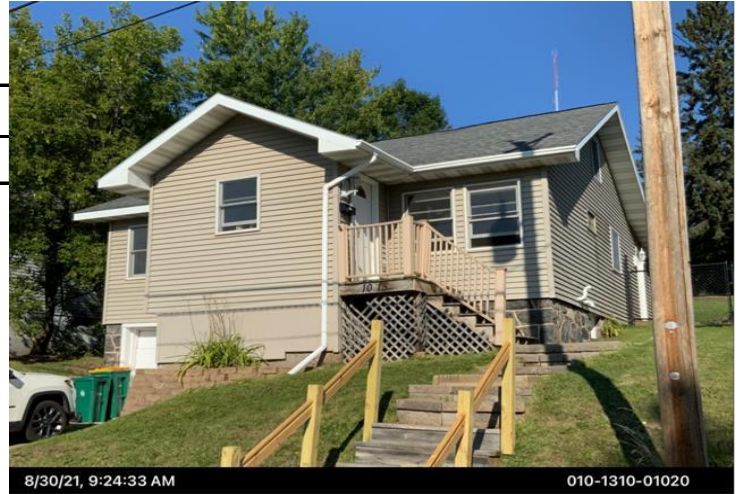
Sale Date: August 2025

Land size: 7513 SF

Principal Structure: 1395 SF

Buyer: WHITCOMB, SKYLAR M+

Seller: GRUSZ, AMANDA LEE+



8/30/21, 9:24:33 AM

010-1310-01020

010-1270-02850/02865

901 W 4TH ST

Adjusted price: \$251,070

Sale Date: July 2025

Land size: 10448 SF

Principal Structure: 1429 SF

Buyer: BEAHLER, JACK & JOSEPHINE

Seller: JBS HOLDINGS LLC



1/16/25, 3:08:55 PM

010-1270-02850

010-1160-00460

1102 W 3RD ST

Adjusted price: \$262,400

Sale Date: February 2025

Land size: 4985 SF

Principal Structure: 1824 SF

Buyer: SUPERIOR PARTNERS MN LLC

Seller: DAVIS, TREVOR D. & TIFFANY



8/5/21, 10:36:23 AM

010-1160-00460

010-1350-02120/02135

215 W 7TH ST

Adjusted price: \$336,500

Sale Date: February 2025

Land size: 7159 SF

Principal Structure: 2020 SF

Buyer: HEINZ, HILLARY

Seller: 1140 SOUTH ARBUTUS STREET LLC,



010-1310-01690

714 W SKYLINE PKWY

Adjusted price: \$358,500

Sale Date: May 2025

Land size: 6646 SF

Principal Structure: 1744 SF

Buyer: DOMINIK DUELLI AND MICHELLE HA

Seller: LOKKE, ALICIA & DAVID



10/12/21, 3:05:56 PM

010-1310-01690

010-1160-00980

1232 W 4TH ST

Adjusted price: \$359,400

Sale Date: July 2025

Land size: 7492 SF

Principal Structure: 1040 SF

Buyer: MAHONEN, BENJAMIN/BUFFINGTON,

Seller: FREITAG, RICHARD A. & TINA M.



8/5/21, 11:43:47 AM

010-1160-00980

010-1350-02920

619 W SKYLINE PKWY

Adjusted price: \$420,800

Sale Date: July 2025

Land size: 6644 SF

Principal Structure: 2418 SF

Buyer: PETERS, MICHAEL & CATHERINE

Seller: HOLMBERG, DAWN MARIE



10/19/21, 10:13:51 AM

010-1350-02920

010-1310-01870

620 W SKYLINE PKWY

Adjusted price: \$470,000

Sale Date: March 2025

Land size: 13288 SF

Principal Structure: 1801 SF

Buyer: GRAF, RODNEY/HANNIGAN, SARAH

Seller: HALLER, JEANNE E.



010-1310-00410

1132 W 6TH ST

Adjusted price: \$544,500

Sale Date: April 2025

Land size: 22494 SF

Principal Structure: 2176 SF

Buyer: SCHILLER, B & ALEXANDER, G

Seller: MILLER, RANDAL D



010-1290-00220/510/520/145/150

524 N 4TH AVE W

Adjusted price: \$920,000

Sale Date: April 2025

Land size: 40032 SF

Principal Structure: 3021 SF

Buyer: MOMB, RANDA L.

Seller: THE ELISABETH C. MASON REVOCAB



010-1350-03920+

1202 W 8TH ST

Adjusted price: \$970,200

Sale Date: May 2025

Land size: 63616 SF (1.46 Acres)

Principal Structure: 2339 SF

Buyer: LANDRIGAN, TAM NGOC LY

Seller: HARROM, DIANE LOUISE&GREGORY J

