



Sales Book

Observation Hill

Local Board of Appeal & Equalization

May 7, 2025

Number of Sales	19
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Average Sale Price	\$304,800
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Neighborhood Adjustment	
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Land	-2%
Buildings	9%

010-1170-00490

326 N 19TH AVE W

Adjusted price: \$128,700

Sale Date: January 2024

Land size: 6003 SF

Principal Structure: 1244 SF

Buyer: HIIVALA, BROCK

Seller: DOELZ, PATRICK



7/14/21, 12:26:17 PM

010-1170-00490

010-2110-06710

2235 W 11TH ST

Adjusted price: \$197,820

Sale Date: May 2024

Land size: 5658 SF

Principal Structure: 1626 SF

Buyer: JOHNSON, JACOB

Seller: NORTHERN PROPERTY VENTURES LLC



7/27/21, 11:25:09 AM

010-2110-06710

010-2110-05550

2214 W 12TH ST

Adjusted price: \$212,900

Sale Date: November 2023

Land size: 4245 SF

Principal Structure: 1046 SF

Buyer: WEIGEL, DANIELLE

Seller: RUSCITTI,CAMERON L & XIONG,KUE



7/28/21, 10:56:38 AM

010-2110-05550

010-1290-01010

627 W 5TH ST

Adjusted price: \$215,233

Sale Date: July 2024

Land size: 3747 SF

Principal Structure: 1348 SF

Buyer: FIFIELD, MCLEAN DOUGLAS

Seller: GRUBA, THERESE E & JAMES M



10/14/21, 12:01:09 PM

010-1290-01010

010-1120-08280

1302 W 1ST ST

Adjusted price: \$217,800

Sale Date: September 2024

Land size: 4404 SF

Principal Structure: 1884 SF

Buyer: FRAGALE, EDWARD N.

Seller: ANDERSON, CAROL J.



010-1310-00150

1018 W 6TH ST

Adjusted price: \$222,800

Sale Date: January 2024

Land size: 15019 SF

Principal Structure: 1008 SF

Buyer: MATTONEN, TANJA

Seller: MEYERS, DORIS



010-2110-04540

2233 W 12TH ST

Adjusted price: \$222,800

Sale Date: August 2024

Land size: 3617 SF

Principal Structure: 1430 SF

Buyer: THAO, JESSICA K

Seller: RICH, GEOFFREY G & JOHANNA



010-1350-09620

109 W 9TH ST

Adjusted price: \$223,000

Sale Date: November 2023

Land size: 7003 SF

Principal Structure: 1560 SF

Buyer: KIRK, DEYONA

Seller: WALDEN PROPERTIES LLC



010-1350-03260/03340

825 W SKYLINE PKWY

Adjusted price: \$237,600

Sale Date: December 2023

Land size: 14115 SF

Principal Structure: 884 SF

Buyer: ANIKIIN, LYDIA

Seller: MASONIC CANCER CENTER AKA MASO



010-2110-06550

2203 W 11TH ST

Adjusted price: \$248,000

Sale Date: March 2024

Land size: 3795 SF

Principal Structure: 1144 SF

Buyer: O'DONNELL, THERESA

Seller: THOMPSON, CONNOR GERALD



010-1150-00020/00010/00030

1727 W 2ND ST

Adjusted price: \$252,500

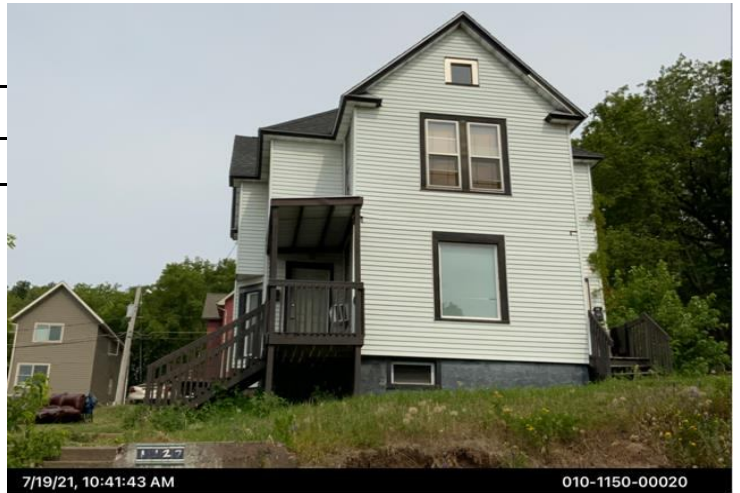
Sale Date: July 2024

Land size: 12463 SF

Principal Structure: 1872 SF

Buyer: POLLESCH, NATHAN

Seller: BERNDT, DIANA L & STEVEN H



010-1310-01580+

709 W 6TH ST

Adjusted price: \$267,300

Sale Date: February 2024

Land size:

Principal Structure: 1224 SF

Buyer: THEODORE S. SANBORN TRUST

Seller: FRANKLYN A. CHIDA FAMILY TRUST



010-1350-09750/09740

118 W 10TH ST

Adjusted price: \$298,500

Sale Date: July 2024

Land size: 12489 SF

Principal Structure: 1496 SF

Buyer: THOMPSON, CASSIDY & MARYA

Seller: AUTIO, LANCE MICHAEL & JULIE



010-1270-01480

318 N 8TH AVE W

Adjusted price: \$302,000

Sale Date: December 2023

Land size: 3122 SF

Principal Structure: 1540 SF

Buyer: SCHMITT, BENJAMIN & SPALDING, CRAI

Seller: NOTTER, AMBER & MOEGGENBERG, ZAF



9/2/21, 10:00:31 AM

010-1270-01480

010-1230-02850

119 N 7TH AVE W

Adjusted price: \$311,900

Sale Date: September 2024

Land size: 4995 SF

Principal Structure: 3107 SF

Buyer: AMIR PROPERTIES, LLC

Seller: FLAA, JON/KIMBERLY/GRIFFIN



2/7/24, 1:21:49 PM

010-1230-02850

010-1270-02870/02860/02875

909 W 4TH ST

Adjusted price: \$311,900

Sale Date: April 2024

Land size: 10446 SF

Principal Structure: 1530 SF

Buyer: WHALEY, JAMES & NICOLE

Seller: WISSLER, JON JR & EVETTE



8/30/21, 1:41:46 PM

010-1270-02870

010-1200-00510

1224 W 5TH ST

Adjusted price: \$316,700

Sale Date: April 2024

Land size: 6989 SF

Principal Structure: 864 SF

Buyer: HOUSEY, WILLIAM

Seller: GEOGHEGAN, SARA



010-1310-01480

802 W SKYLINE PKWY

Adjusted price: \$410,900

Sale Date: August 2024

Land size: 13252 SF

Principal Structure: 1563 SF

Buyer: MERTA, ANDREW

Seller: BOURMAN,JILL & FLATT,ELIZABETH



010-1270-01090

621 W 3RD ST

Adjusted price: \$1,190,000

Sale Date: May 2024

Land size: 29978 SF

Principal Structure: 4155 SF

Buyer: LOEGERING, ROBERT & MARY

Seller: CHUANG, WILLIAM & JODI

