



Sales Book

Upper Duluth Heights

Local Board of Appeal & Equalization

May 7, 2025

Number of Sales	12
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Average Sale Price	\$372,100
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Neighborhood Adjustment	
Land	+12%
Buildings	+5%

010-2180-00280

1103 N BASSWOOD AVE

Adjusted price: \$216,000

Sale Date: February 2024

Land size: 24,896 SF

Principal Structure: 1,147 SF

Buyer: BRUCKELMYER, NEIL & BIANCA

Seller: SIMONSON, RANDY & JOYCE



010-0530-01200

1323 EKLUND AVE

Adjusted price: \$219,700

Sale Date: September 2024

Land size: 21,563 SF

Principal Structure: 972 SF

Buyer: NELSON, MARILOU

Seller: LARSON, RYAN D. & KIERRA J.



010-2190-00060

158 W TERRACE ST

Adjusted price: \$248,000

Sale Date: September 2024

Land size: 15,000 SF

Principal Structure: 1,058 SF

Buyer: WRAALSTAD, JENNIFER

Seller: JOYCE, NICHOLAS & LINDA



010-2190-00570+

203 MAPLE GROVE RD

Adjusted price: \$264,000

Sale Date: May 2024

Land size: 44,579 SF

Principal Structure: 896 SF

Buyer: HOOK, CORI & CHUNG, SHARON K

Seller: LILLO, KRISTINA L & TERRY J



010-2190-00460

1108 N ROBIN AVE

Adjusted price: \$309,000

Sale Date: June 2024

Land size: 17,665 SF

Principal Structure: 1,680 SF

Buyer: PARSATOON,M&B/IRMEN,N

Seller: CARLSON,S.A/MESICH,J.J&W.M



010-0530-00180

430 W IDEAL ST

Adjusted price: \$328,000

Sale Date: November 2023

Land size: 10,649 SF

Principal Structure: 1,040 SF

Buyer: LENZ, SOPHIE RUTH

Seller: MEEHAN, ALEX XAVIER & SARA



010-0450-00285+

1421 W MORGAN ST

Adjusted price: \$345,500

Sale Date: January 2024

Land size: 77,128 SF

Principal Structure: 1,199 SF

Buyer: GRAHAM, JAMAL B & CYNTHIA J

Seller: KUSNIEREK, LORI L & MARK O



010-0264-00360+

306 W RAINBOW ST

Adjusted price: \$396,000

Sale Date: April 2024

Land size: 19,154 SF

Principal Structure: 1,134 SF

Buyer: VILLA, JORDAN A & CAMI J

Seller: TARVERS, ANTHONY C & MARY L



010-3812-00450

1020 TIMBERLINE LN

Adjusted price: \$406,000

Sale Date: May 2024

Land size: 14,948 SF

Principal Structure: 1,384 SF

Buyer: GUNDRY, RAYMOND

Seller: SWELBAR, GAYLORD W.



010-2230-01770+

1500 WALNUT ST

Adjusted price: \$461,000

Sale Date: September 2024

Land size: 24,245 SF

Principal Structure: 2,018 SF

Buyer: BOUCHER, JENNIFER & JUSTIN

Seller: MILLER, JASON R. & CHELSEA A.



010-0803-00090

601 CRYSTAL DR

Adjusted price: \$629,000

Sale Date: July 2024

Land size: 49,351 SF

Principal Structure: 2,619 SF

Buyer: HARALA, ANNE & JACOBSEN, KEVIN

Seller: MADICH, CANDACE



010-0803-00100

525 CRYSTAL DR

Adjusted price: \$643,000

Sale Date: January 2024

Land size: 43,833 SF

Principal Structure: 3,077 SF

Buyer: OLESEN, SHELDON A

Seller: OBERSTAR, DAVID R & CARRIE

