



Sales Book

Piedmont

Local Board of Appeal & Equalization
May 7, 2025

Number of Sales	38
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Average Sale Price	\$272,100
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Neighborhood Adjustment	
Land	-5%
Buildings	+5%

010-2900-00160

2412 FLORENCE AVE

Adjusted price: \$119,000

Sale Date: February 2024

Land size: 12,433 SF

Principal Structure: 1,494 SF

Buyer: LAURENT, JACOB & APRIL

Seller: RYAN, EUGENE



010-0610-01970

2207 W 22ND ST

Adjusted price: \$188,000

Sale Date: January 2024

Land size: 6,850 SF

Principal Structure: 728 SF

Buyer: CUTLER, LEE

Seller: ALSTEAD, HANNAH



12/22/21, 1:04:26 PM

010-0610-01970

010-0110-00280

1930 GEARHART ST

Adjusted price: \$211,500

Sale Date: August 2024

Land size: 9,114 SF

Principal Structure: 840 SF

Buyer: JERDE, MARK & ROBIN F

Seller: DOBLAR, ROBERT R & SHAWNA



9/1/20, 12:00:10 PM

010-0110-00280

010-2050-00260

2528 PLYMOUTH AVE

Adjusted price: \$223,000

Sale Date: November 2023

Land size: 13,751 SF

Principal Structure: 806 SF

Buyer: VANVALKENBURG, RAMSEY

Seller: GERARD, LORIE JUNE & RICK



010-2880-00370

1832 SPRINGVALE RD

Adjusted price: \$227,000

Sale Date: December 2023

Land size: 17,519 SF

Principal Structure: 1,067 SF

Buyer: HECKER, JACK C

Seller: DUSEK, MICHAEL & CAITLYN



010-0610-00800

2228 W 24TH ST

Adjusted price: \$227,000

Sale Date: June 2024

Land size: 6,850 SF

Principal Structure: 680 SF

Buyer: COPELAND, ROBERT L

Seller: YOUNGDAHL, SCOTT & ROBERTA J



010-4550-01060

2234 ENSIGN ST

Adjusted price: \$233,000

Sale Date: May 2024

Land size: 6,495 SF

Principal Structure: 1,248 SF

Buyer: BORER, SHEA

Seller: BASKA, SAMUEL & GOODE, LONDON



010-4020-00505

2816 HAGBERG ST

Adjusted price: \$234,700

Sale Date: November 2023

Land size: 13,895 SF

Principal Structure: 1,192 SF

Buyer: ALVAREZ, RAMON M & ADELA C

Seller: DEROCHER, KARL J & DWYER, MOLLY



010-2050-00440

2531 PLYMOUTH AVE

Adjusted price: \$237,500

Sale Date: February 2024

Land size: 9,983 SF

Principal Structure: 1,232 SF

Buyer: JOHNSON, REED I.

Seller: CUNNINGHAM,MADISON&CULIN,ALEC



010-2060-00690

2510 HARVEY ST

Adjusted price: \$237,600

Sale Date: April 2024

Land size: 14,986 SF

Principal Structure: 936 SF

Buyer: REINARTS, TIM

Seller: MATTSON, RONALD D & JANICE L



010-4550-01150

2219 HOOVER ST

Adjusted price: \$242,000

Sale Date: August 2024

Land size: 6,493 SF

Principal Structure: 1,134 SF

Buyer: SWARTS, ANNA

Seller: MACDOUGALL, CHAD M.



010-0261-00070

2526 MORRIS THOMAS RD

Adjusted price: \$242,500

Sale Date: October 2023

Land size: 8,606 SF

Principal Structure: 1,256 SF

Buyer: ANDERSON,TABITHA&HELGESON,LUK

Seller: FOX, RACHEL E & ERNEST R



010-2050-00422

2433 HARVEY ST

Adjusted price: \$244,600

Sale Date: June 2024

Land size: 8,941 SF

Principal Structure: 1,088 SF

Buyer: BERGQUIST, ERIC B & MARY R

Seller: RESPET, CHLOE J.



8/5/20, 12:04:12 PM

010-2050-00422

010-4550-00710

2319 ENSIGN ST

Adjusted price: \$247,500

Sale Date: December 2023

Land size: 12,985 SF

Principal Structure: 1,470 SF

Buyer: CHRISTINE, JAYME

Seller: SMITH, LAURI A



9/14/20, 12:05:09 PM

010-4550-00710

010-4342-00155

3221 CELIA ST

Adjusted price: \$255,000

Sale Date: March 2024

Land size: 10,683 SF

Principal Structure: 1,118 SF

Buyer: DEB INDUSTRIES LLC

Seller: LERETTE, MARTIN



8/24/20, 3:50:03 PM

010-4342-00155

010-3760-00350

2004 ALLEGHENY ST

Adjusted price: \$257,500

Sale Date: August 2024

Land size: 9,640 SF

Principal Structure: 1,092 SF

Buyer: UONG, BUU CHAU & HA, THAI

Seller: BASCOM, SHARON M.



010-4550-00770

2204 PERSHING ST

Adjusted price: \$258,000

Sale Date: September 2024

Land size: 9,249 SF

Principal Structure: 1,417 SF

Buyer: FITZSIMMONS, DANIEL & BAILEY

Seller: CANNATA, ALTONYA L



9/14/20, 3:06:08 PM

010-4550-00770

010-3760-01060

2309 OZARK ST

Adjusted price: \$263,000

Sale Date: September 2024

Land size: 18,882 SF

Principal Structure: 728 SF

Buyer: OGDEN, MATTHEW/IRGENS, JESSICA

Seller: WICKSTROM, TYLER J & REGAN G



8/14/20, 12:52:45 PM

010-3760-01060

010-2050-01100

2406 W 24TH ST

Adjusted price: \$270,000

Sale Date: November 2023

Land size: 7,294 SF

Principal Structure: 1,287 SF

Buyer: TSCHOFEN, QUENTIN ERIK

Seller: JOHNSON/ERICKSON/KENNEY/LEMPI



8/25/20, 3:57:57 PM

010-2050-01100

010-2900-00090

2612 ETHEL AVE

Adjusted price: \$270,000

Sale Date: March 2024

Land size: 24,137 SF

Principal Structure: 832 SF

Buyer: KERN, FREDERICK

Seller: CARLSON, STEVEN R & THERESA R



010-2050-00640

2424 PIEDMONT AVE

Adjusted price: \$271,000

Sale Date: July 2024

Land size: 9,991 SF

Principal Structure: 985 SF

Buyer: SCHOENBAUER, MELEAH A.

Seller: SCHMALTZ,ELLIOT C & WOLD,EMILY



010-4342-00090

3216 CELIA ST

Adjusted price: \$273,000

Sale Date: September 2024

Land size: 14,652 SF

Principal Structure: 1,014 SF

Buyer: SWOBODA, AMBER & CHRISTOPHER

Seller: TERVO, AARON W & VALERIE A



010-2455-00065

2205 HUTCHINSON RD

Adjusted price: \$287,000

Sale Date: May 2024

Land size: 10,488 SF

Principal Structure: 960 SF

Buyer: NGUYEN, DIANE

Seller: A&E HOMES INC



010-2890-00530

2125 APPALACHIAN ST

Adjusted price: \$292,000

Sale Date: July 2024

Land size: 13,525 SF

Principal Structure: 1,320 SF

Buyer: PUST, ANDREW T & ALISON J

Seller: WATCZAK, JORI E & CHAD



010-0262-00110

2423 HUTCHINSON RD

Adjusted price: \$292,100

Sale Date: August 2024

Land size: 9,414 SF

Principal Structure: 1,149 SF

Buyer: HUIE, FRANK HONG & LYNELLE KAY

Seller: BIRKHOLM, HEATH J & MAKARIA L



010-2890-00870

2005 APPALACHIAN AVE

Adjusted price: \$297,000

Sale Date: November 2023

Land size: 12,938 SF

Principal Structure: 1,536 SF

Buyer: BOWEN, THOMAS JR & BARTON, FIONA

Seller: KAHRING, NATHAN & RONELL



010-4020-00490

2822 HAGBERG ST

Adjusted price: \$297,000

Sale Date: June 2024

Land size: 15,498 SF

Principal Structure: 984 SF

Buyer: STEFFEY, MICHAEL & CHRISTINE

Seller: CARLSON, QUINN A & CHELSEY



8/19/20, 1:46:36 PM

010-4020-00490

010-2587-00140

2113 ADIRONDACK ST

Adjusted price: \$297,000

Sale Date: April 2024

Land size: 10,853 SF

Principal Structure: 1,182 SF

Buyer: BACHKE, KEVIN & JESSICA

Seller: KROLL, JAMES & MARILYN



010-2115-00110

3310 HUTCHINSON RD

Adjusted price: \$298,000

Sale Date: April 2024

Land size: 16,627 SF

Principal Structure: 1,303 SF

Buyer: HAAS, NICHOLAS & TEEL MIRANDA

Seller: MCMILLAN, TAYLOR & KIMBERLY



010-4550-01340

2345 HOOVER ST

Adjusted price: \$299,000

Sale Date: May 2024

Land size: 6,421 SF

Principal Structure: 864 SF

Buyer: LINDER, JON & TERI

Seller: ANDERSON, P.J.&J.C/ANDLER, M+K+G



010-2587-00110

2122 ALLEGHENY ST

Adjusted price: \$300,000

Sale Date: January 2024

Land size: 12,236 SF

Principal Structure: 1,328 SF

Buyer: JAYE, BRIAN A & BRENDA L

Seller: MCCLURE, JASON & JODI



010-0262-00050

2445 HUTCHINSON RD

Adjusted price: \$302,372

Sale Date: September 2024

Land size: 8,827 SF

Principal Structure: 1,064 SF

Buyer: LEE, CARA

Seller: RICE, MARTIN & MICHELLE



010-4020-00470

2838 HAGBERG ST

Adjusted price: \$346,500

Sale Date: August 2024

Land size: 15,524 SF

Principal Structure: 1,040 SF

Buyer: MCDONOUGH, JAMES & CONSTANCE

Seller: KAHN, ASMA/KOTHAWALA, AHMED



010-4342-00115

3228 CELIA ST

Adjusted price: \$347,000

Sale Date: May 2024

Land size: 14,653 SF

Principal Structure: 1,235 SF

Buyer: ZIEMBA, MITCHELL & LUND, OLIVIA

Seller: JUBIE, ANNETTE & KRAUSE, BRADLEY



010-2880-00040

2227 CATSKILL ST

Adjusted price: \$355,900

Sale Date: May 2024

Land size: 14,887 SF

Principal Structure: 1,568 SF

Buyer: HOLDEN, NOAH & KRISTA

Seller: BEHREND, KYLE & RACHEL



010-2710-07214

3415 DECKER RD

Adjusted price: \$357,000

Sale Date: June 2024

Land size: 73,543 SF

Principal Structure: 1,138 SF

Buyer: LAZZARO, ANDREA M & MEGAN E

Seller: DOCKENDORF, B.J & R.A



010-2455-00130

2009 HUTCHINSON RD

Adjusted price: \$361,500

Sale Date: July 2024

Land size: 11,829 SF

Principal Structure: 1,672 SF

Buyer: HENNING, BETHANY & KELLY J

Seller: NELSON, GLEN G & MARILYN C



010-4550-00440

2317 PERSHING ST

Adjusted price: \$377,000

Sale Date: August 2024

Land size: 16,234 SF

Principal Structure: 1,620 SF

Buyer: VAN ECK, ALEXANDER & CHRISTINE

Seller: FAIRCHILD, JULIE ANN

