



Sales Book

Rural Proctor

Local Board of Appeal & Equalization
May 7, 2025

Number of Sales	9
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Average Sale Price	\$262,500
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Neighborhood Adjustment	
Land	26%
Buildings	3%

010-3480-00040

706 N BOUNDARY AVE

Adjusted price: \$112,000

Sale Date: November 2023

Land size: 10243 SF

Principal Structure: 1210 SF

Buyer: SISLER, ERIC & DONNA

Seller: DAFFRON, KRISTOPHER & RENNE



010-2741-00593

7820 SAINT LOUIS RIVER RD

Adjusted price: \$164,000

Sale Date: May 2024

Land size: 400710 SF (9.2 ac)

Principal Structure: 1456 SF

Buyer: JOHNSON, JACOB

Seller: COX, DEAN & TAMMY



010-3480-01130

9114 VINLAND ST

Adjusted price: \$165,250

Sale Date: July 2024

Land size: 11064 SF

Principal Structure: 996 SF

Buyer: WARNER COMPANIES, LLC

Seller: NELSON/TRADER/LUGEANBEAL ET AL



010-3480-00810

9242 VINLAND ST

Adjusted price: \$190,000

Sale Date: October 2023

Land size: 7377 SF

Principal Structure: 1103 SF

Buyer: BOHMERT, WILLIAM & JULIE

Seller: CROSBY, LISA



010-3480-00770/00780

9141 VINLAND ST

Adjusted price: \$273,000

Sale Date: July 2024

Land size: 13275 SF

Principal Structure: 864 SF

Buyer: FELDHEGE, ZACHARY

Seller: BORDENKIRCHER, KAREN & ARLEN J



07/06/2022 13:00

010-2741-00710

8431 VINLAND ST

Adjusted price: \$279,300

Sale Date: February 2024

Land size: 9413 SF

Principal Structure: 1040 SF

Buyer: STEPEC, SETH & SARAH

Seller: JOHNSON, AUTUMN T & CODY A.P



10/03/2022 11:56

010-3480-00900

9202 VINLAND ST

Adjusted price: \$322,000

Sale Date: October 2023

Land size: 7374 SF

Principal Structure: 2045 SF

Buyer: DUSEK, KELCEY LEE & SARAH JEAN

Seller: PETERSON, JANET



07/06/2022 14:33

010-0240-00400

3012 N 87TH AVE W

Adjusted price: \$421,000

Sale Date: July 2024

Land size: 23598 SF

Principal Structure: 1800 SF

Buyer: PRATT, SALLY

Seller: JENKINS, RANDALL & MARCIA



09/28/2022 12:06

010-0220-04670

7124 W SKYLINE PKWY

Adjusted price: \$436,000

Sale Date: May 2024

Land size: 23798 SF

Principal Structure: 1344 SF

Buyer: FAST, TYLER M & HAMMES, ERIN M

Seller: KAISER, JANE A

