

2025 Sales Analysis
City of Two Rivers

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
01-Ranch NE 02																				
053-156-007-060.04	2413 Wilson St	6/7/2024	\$135,000	7.48%	01	1947	644	0	2	2	0	D+	Avg	NE 02	5,009	\$10,800	\$125,600	\$114,800	\$192.86	
053-138-012-150.08	1020 28th St	9/23/2024	\$113,500	10.95%	01	1951	774	0	2	1	0	D+	Avg	NE 02	6,882	\$14,800	\$102,300	\$87,500	\$127.52	
053-162-402-070.07	1120 34th St	8/13/2024	\$39,000	-71.47%	01	1952	1,088	0	2	0	0	C-	Avg	NE 02	6,098	\$13,100	\$123,600	\$123,600	\$23.81	
053-138-011-013.07	2814 Jackson St	5/15/2024	\$172,500	15.85%	01	1970	1,120	0	3	1	1	C	Avg	NE 02	8,712	\$18,700	\$148,900	\$130,200	\$137.32	
053-147-005-150.01	2604 Garfield St	11/22/2024	\$225,000	32.90%	01	1952	1,244	0	2	1	0	C-	Avg	NE 02	16,116	\$34,600	\$169,300	\$134,700	\$153.05	Remodeled; 2-Parcel Sale
053-147-005-030.07	809 27th St	5/3/2024	\$179,000	26.95%	01	1954	1,344	448	2	1	0	C	Avg	NE 02	8,059	\$17,300	\$141,000	\$123,700	\$120.31	
053-138-006-130.05	1030 26th St	10/15/2024	\$185,000	36.33%	01	1965	1,386	396	3	1	0	C	Avg	NE 02	7,449	\$16,000	\$135,700	\$119,700	\$121.93	
053-147-006-112.06	816 27th St	6/3/2024	\$212,000	14.53%	01	1954	1,823	473	3	1	0	C	Avg	NE 02	10,934	\$22,000	\$185,100	\$163,100	\$104.22	
053-162-401-123.06	1032 34th St	7/15/2024	\$225,000	30.74%	01	1968	1,966	874	3	1	1	C	Avg	NE 02	8,407	\$18,000	\$172,100	\$154,100	\$105.29	
053-138-001-060.00	1025 26th St	2/15/2024	\$155,000	-10.66%	01	1962	2,086	790	3	1	0	C	Avg	NE 02	7,492	\$16,100	\$173,500	\$157,400	\$66.59	
053-147-006-132.02	812 27th St	11/11/2024	\$285,000	21.12%	01	1960	3,155	852	3	2	1	C+	Avg	NE 02	11,369	\$22,200	\$235,300	\$213,100	\$83.30	
01-Ranch NE 04-06																				
053-107-006-110.06	3041 Adams St	8/13/2024	\$250,000	31.65%	01	1955	1,660	383	3	1	1	C	Avg	NE 04	9,583	\$52,500	\$189,900	\$137,400	\$118.98	
053-225-303-231.08	3705 Adams St	12/18/2024	\$570,000	22.74%	01	1963	4,936	1,945	4	2	0	B	Gd	NE 04	70,654	\$89,700	\$464,400	\$374,700	\$97.31	Remodeled
053-304-003-011.04	1938 32nd St	7/12/2024	\$150,000	8.07%	01	1954	864	0	2	1	1	C	Avg	NE 06	3,746	\$8,400	\$138,800	\$130,400	\$163.89	
053-107-007-020.03	2912 Adams St	5/22/2024	\$128,000	21.90%	01	1947	1,030	0	2	1	0	D+	Avg	NE 06	5,619	\$12,600	\$105,000	\$92,400	\$112.04	
053-304-005-110.09	2115 34th St	11/25/2024	\$121,200	1.68%	01	1981	1,092	312	2	1	0	C-	Avg	NE 06	7,449	\$16,800	\$119,200	\$102,400	\$95.60	
053-304-013-073.08	3613 Monroe St	11/14/2024	\$223,777	6.51%	01	1958	1,118	0	3	1	1	C	Avg	NE 06	11,543	\$23,300	\$210,100	\$186,800	\$179.32	
053-226-404-210.08	2319 39th St	10/2/2024	\$210,000	12.78%	01	1959	1,200	0	2	1	1	C+	Avg	NE 06	15,943	\$25,500	\$186,200	\$160,700	\$153.75	
053-107-002-101.06	3134 Adams St	5/1/2024	\$200,000	17.58%	01	1968	1,329	0	2	1	0	C+	Avg	NE 06	11,021	\$23,000	\$170,100	\$147,100	\$133.18	
053-304-004-221.08	2122 32nd St	12/13/2024	\$250,000	47.41%	01	1954	1,716	572	3	1	0	C	Avg	NE 06	12,632	\$23,800	\$169,600	\$145,800	\$131.82	
053-226-404-240.02	2339 39th St	4/19/2024	\$239,900	33.87%	01	1958	1,728	576	3	1	1	C	Avg	NE 06	16,379	\$25,700	\$179,200	\$153,500	\$123.96	
053-235-101-280.04	3410 Tannery Rd	5/8/2024	\$175,000	-17.26%	01	1960	2,143	494	3	2	0	C	Avg	NE 06	14,941	\$25,000	\$211,500	\$186,500	\$70.00	
053-107-002-141.08	3216 Adams St	10/4/2024	\$249,900	22.26%	01	1957	2,483	764	3	2	1	C+	Avg	NE 06	12,676	\$23,800	\$204,400	\$180,600	\$91.06	
01-Ranch NE 07																				
053-000-046-030.07	1809 20th St	8/9/2024	\$408,900	-20.32%	01	1961	864	0	3	1	0	C-	Avg	NE 07	25,700	\$55,600	\$513,200	\$457,600	\$408.91	4-Parcel Sale
053-101-007-142.02	2304 School St	8/12/2024	\$199,900	32.65%	01	1958	1,160	0	3	2	0	C	Avg	NE 07	8,625	\$17,300	\$150,700	\$133,400	\$157.41	Remodeled
053-102-302-080.00	2031 24th St	10/10/2024	\$107,000	-16.99%	01	1959	1,342	442	3	1	0	C	Avg	NE 07	7,492	\$15,000	\$128,900	\$113,900	\$68.55	
053-000-038-090.01	2008 East River St	11/1/2024	\$120,000	31.87%	01	1950	1,344	576	2	1	0	C	Avg	NE 07	5,053	\$10,100	\$91,000	\$80,900	\$81.77	
053-160-000-060.03	2112 29th St	3/15/2024	\$205,000	26.78%	01	1955	1,458	378	3	2	0	C	Avg	NE 07	8,538	\$17,100	\$161,700	\$144,600	\$128.88	
053-115-000-291.00	1921 29th St	9/10/2024	\$196,000	25.88%	01	1952	1,635	303	3	1	1	C+	Avg	NE 07	8,233	\$16,500	\$155,700	\$139,200	\$109.79	
01-Ranch NE 08																				
053-163-010-050.01	3221 Bellevue Pl	3/14/2024	\$145,000	11.54%	01	1965	960	0	3	1	0	C	Avg	NE 08	8,668	\$23,400	\$130,000	\$106,600	\$126.67	
053-163-002-120.04	2824 36th St	5/10/2024	\$161,000	28.29%	01	1940	992	0	2	1	0	C-	Avg	NE 08	8,886	\$24,000	\$125,500	\$101,500	\$138.10	
053-226-401-600.02	2425 45th St	8/16/2024	\$200,000	27.31%	01	1961	1,008	0	3	1	0	C	Avg	NE 08	9,757	\$26,300	\$157,100	\$130,800	\$172.32	
053-141-002-130.09	2717 42nd St	12/20/2024	\$100,000	-28.72%	01	1966	1,040	0	3	1	0	C	Avg	NE 08	9,235	\$24,900	\$140,300	\$115,400	\$72.21	
053-226-401-692.01	2512 44th St	9/4/2024	\$117,000	-38.00%	01	1977	1,040	0	3	2	0	C	Gd	NE 08	9,583	\$25,900	\$188,700	\$162,800	\$87.60	Fire Damage
053-139-000-020.00	2808 45th St	1/31/2024	\$189,900	15.16%	01	1978	1,138	0	3	1	0	C	Avg	NE 08	11,238	\$28,100	\$164,900	\$136,800	\$142.18	
053-226-401-410.02	4215 Bellevue Place	4/19/2024	\$265,900	21.75%	01	1970	1,381	319	3	2	0	C+	Avg	NE 08	10,542	\$27,500	\$218,400	\$190,900	\$172.63	
053-141-001-145.04	2827 42nd St	12/2/2024	\$240,000	44.32%	01	1973	1,420	328	3	1	0	C	Gd	NE 08	10,629	\$27,500	\$166,300	\$138,800	\$149.65	
053-141-004-101.00	4214 Bellevue Place	7/8/2024	\$215,000	37.64%	01	1975	1,474	382	3	1	1	C	Avg	NE 08	10,367	\$27,300	\$156,200	\$128,900	\$127.34	
053-149-002-070.03	2507 42nd St	10/7/2024	\$190,000	13.23%	01	1967	1,512	504	3	1	1	C	Avg	NE 08	8,930	\$24,100	\$167,800	\$143,700	\$109.72	
053-226-401-110.05	2348 43rd St	6/14/2024	\$305,000	51.06%	01	1978	1,562	0	3	3	0	C+	Avg	NE 08	9,845	\$26,600	\$201,900	\$175,300	\$178.23	
053-163-001-030.05	2828 37th St	8/15/2024	\$239,900	68.47%	01	1961	1,608	600	3	2	0	C	Avg	NE 08	6,665	\$18,000	\$142,400	\$124,400	\$138.00	Remodeled
053-163-007-020.04	2809 34th St	5/14/2024	\$218,500	7.53%	01	1957	1,617	0	3	2	0	C+	Avg	NE 08	10,106	\$27,100	\$203,200	\$176,100	\$118.37	
053-144-004-040.01	2945 40th St	10/11/2024	\$273,000	48.69%	01	1975	1,638	546	4	2	0	C	Avg	NE 08	11,543	\$28,300	\$183,600	\$155,300	\$149.39	
053-226-401-450.03	2333 44th St	9/24/2024	\$268,500	24.42%	01	1968	1,641	0	3	1	1	C	Avg	NE 08	11,848	\$28,600	\$215,800	\$187,200	\$146.19	
053-144-005-130.09	2904 40th St	4/3/2024	\$220,000	9.45%	01	1978	2,003	751	3	1	1	C+	Avg	NE 08	13,678	\$30,100	\$201,000	\$170,900	\$94.81	
053-226-401-430.08	2323 44th St	4/16/2024	\$271,000	19.28%	01	1967	2,316	772	3	2	0	C+	Avg	NE 08	11,848	\$28,600	\$227,200	\$198,600	\$104.66	
053-103-001-030.08	2917 42nd St	5/20/2024	\$240,000	21.70%	01	1968	2,371	1,016	3	1	0	C	Avg	NE 08	10,280	\$27,200	\$197,200	\$170,000	\$89.75	
053-235-201-232.01	3518 Columbus St	4/1/2024	\$305,000	25.83%	01	1979	2,548	1,092	3	2	0	C	Avg	NE 08	14,723	\$31,000	\$242,400	\$211,400	\$107.54	
053-226-104-060.05	2603 Riverside Dr	7/17/2024	\$222,500	-9.77%	01	1978	2,614	1,162	3	3	0	C+	Avg	NE 08	12,502	\$29,100	\$246,600	\$217,500	\$73.99	
01-Ranch NE 09-11																				
053-109-008-230.05	2716 10th St	2/2/2024	\$125,000	38.89%	01	1963	768	0	2	1	0	C	Avg	NE 09	6,055	\$8,800	\$90,000	\$81,200	\$151.30	Remodeled

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Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
053-109-004-190.02	2720 12Th St	4/24/2024	\$154,000	14.33%	01	1955	952	0	3	2	0	C+	Avg	NE 09	6,665	\$9,600	\$134,700	\$125,100	\$151.68	Remodeled
053-135-001-034.06	2313 10th St	2/23/2024	\$135,000	5.72%	01	1960	972	0	2	1	0	C	Avg	NE 09	6,186	\$9,000	\$127,700	\$118,700	\$129.63	
053-101-006-039.02	1601 Hawthorne Ave	6/28/2024	\$207,000	9.52%	01	1950	1,023	0	2	1	0	C	Avg	NE 09	31,320	\$25,200	\$189,000	\$163,800	\$177.71	
053-154-000-101.02	918 Buchholz St	12/13/2024	\$98,000	-34.23%	01	1958	1,040	0	3	1	0	C	Avg	NE 09	7,057	\$10,200	\$149,000	\$138,800	\$84.42	Remodeled
053-135-001-230.08	904 Webster St	5/24/2024	\$168,000	42.01%	01	1968	1,056	0	3	1	1	C-	Avg	NE 09	4,487	\$6,500	\$118,300	\$111,800	\$152.94	
053-146-007-030.04	718 Lakeside Court	6/11/2024	\$243,500	69.57%	01	1998	1,056	0	3	2	1	C	Avg	NE 09	11,413	\$15,200	\$143,600	\$128,400	\$216.19	Remodeled
053-101-003-129.08	2014 12th St	8/28/2024	\$210,000	13.57%	01	1952	1,366	0	3	1	0	C	Avg	NE 09	8,668	\$12,600	\$184,900	\$172,300	\$144.51	
053-131-200-080.01	1002 Victory St	6/24/2024	\$95,000	-37.50%	01	1959	1,382	518	3	1	1	C-	Avg	NE 09	6,752	\$9,800	\$152,000	\$142,200	\$61.65	
053-154-003-031.01	2134 Roosevelt Ave	12/16/2024	\$190,000	12.49%	01	1955	1,494	422	3	2	0	C-	Avg	NE 09	6,665	\$9,600	\$168,900	\$159,300	\$120.75	
053-157-006-109.08	1619 Lowell St	7/26/2024	\$245,000	37.18%	01	1965	2,070	690	3	2	0	C	Avg	NE 09	7,362	\$10,700	\$178,600	\$167,900	\$113.19	
053-234-302-020.07	4840 Cottage Lane	5/3/2024	\$400,000	11.14%	01	1998	2,737	779	3	3	1	C+	Avg	NE 09	50,268	\$31,900	\$359,900	\$328,000	\$134.49	
053-000-006-100.06	1008 16th St	11/15/2024	\$280,000	55.82%	01	1975	1,447	299	2	3	0	C	Avg	NE 10	9,191	\$22,500	\$179,700	\$157,200	\$177.95	
053-129-001-090.05	2936 Memorial Dr	3/1/2024	\$240,000	41.26%	01	1951	1,350	0	3	1	0	C-	Avg	NE 11	22,390	\$25,000	\$169,900	\$144,900	\$159.26	
03-Split Lvl																				
053-108-001-060.06	2404 36th St	8/5/2024	\$260,000	10.03%	03	1961	2,147	911	3	2	0	C+	Avg	NE 06	7,449	\$16,800	\$236,300	\$219,500	\$113.27	
053-226-401-700.01	2521 45th St	7/12/2024	\$257,000	11.30%	03	1972	1,778	600	3	1	1	C	Avg	NE 08	11,892	\$28,600	\$230,900	\$202,300	\$128.46	
053-158-003-080.07	2524 Riverhills Road	4/1/2024	\$328,000	41.08%	03	1946	2,192	500	4	2	0	C+	Avg	NE 08	14,462	\$30,800	\$232,500	\$201,700	\$135.58	
053-144-005-170.00	2940 40th St	2/2/2024	\$275,000	0.00%	03	1985	2,912	1,456	4	3	0	C	Avg	NE 08	21,388	\$36,700	\$275,000	\$238,300	\$81.83	
04-Cape Cod																				
053-147-003-010.06	803 25th St	8/12/2024	\$170,000	9.68%	04	1948	1,486	0	3	2	0	C	Avg	NE 02	8,146	\$17,500	\$155,000	\$137,500	\$102.62	
053-153-004-180.09	1806 29th St	1/5/2024	\$159,900	20.32%	04	1920	1,462	0	3	2	0	C	Avg	NE 06	6,926	\$15,600	\$132,900	\$117,300	\$98.70	Remodeled
06-Cottage																				
053-162-401-154.08	1020 34th St	3/15/2024	\$124,900	5.22%	06	1937	606	0	1	1	0	D	Gd	NE 02	6,752	\$14,500	\$118,700	\$104,200	\$182.18	
053-147-010-040.05	2319 Garfield St	11/15/2024	\$130,000	36.70%	06	1949	643	0	2	1	0	D+	Avg	NE 02	7,449	\$16,000	\$95,100	\$79,100	\$177.29	
053-226-104-100.07	2420 45th St	5/15/2024	\$59,000	-14.74%	06	1950	1,026	0	3	1	0	D	Pr	NE 08	17,772	\$33,600	\$69,200	\$35,600	\$24.76	
10-Farmhouse NE 02-07																				
053-138-008-120.03	2700 Jackson St	10/28/2024	\$162,900	10.89%	10	1920	1,008	0	2	2	0	C+	Avg	NE 02	6,882	\$14,800	\$146,900	\$132,100	\$146.92	
053-304-007-145.04	3324 Adams St	10/4/2024	\$250,000	81.42%	10	1928	1,045	0	2	1	0	C	Avg	NE 06	8,146	\$18,300	\$137,800	\$119,500	\$221.72	
053-113-002-071.04	2409 Washington St	2/23/2024	\$275,000	10.53%	10	1900	2,926	208	4	3	1	B	Avg	NE 06	5,793	\$13,100	\$248,800	\$235,700	\$89.51	
053-101-002-031.07	2205 Adams St	11/6/2024	\$160,000	51.66%	10	1904	825	0	3	1	1	D+	Avg	NE 07	4,182	\$8,300	\$105,500	\$97,200	\$183.88	
053-000-029-030.03	1511 22nd St	6/13/2024	\$73,000	-16.48%	10	1900	992	0	3	0	1	D+	Avg	NE 07	9,017	\$18,000	\$87,400	\$69,400	\$55.44	
053-000-058-110.05	1604 17th St	9/6/2024	\$193,200	38.79%	10	1885	1,054	0	3	1	0	C	Avg	NE 07	6,316	\$12,600	\$139,200	\$126,600	\$171.35	
053-102-301-040.01	1915 24th St	1/31/2024	\$90,500	-21.71%	10	1905	1,232	0	5	1	1	D+	Avg	NE 07	7,492	\$15,000	\$115,600	\$100,600	\$61.28	
053-101-007-151.00	1728 22nd St	9/16/2024	\$172,000	39.84%	10	1920	1,236	0	3	1	1	D+	Avg	NE 07	5,053	\$10,100	\$123,000	\$112,900	\$130.99	Bath Remodel
053-000-033-040.03	1815 21st St	10/11/2024	\$215,000	64.00%	10	1914	1,320	0	4	2	0	C	Avg	NE 07	6,098	\$12,200	\$131,100	\$118,900	\$153.64	
053-000-045-061.01	1917 Madison St	4/30/2024	\$70,000	-19.26%	10	1928	1,348	0	2	2	2	D+	Avg	NE 07	2,396	\$4,800	\$86,700	\$81,900	\$48.37	
053-000-035-060.03	2013 Monroe St	12/20/2024	\$105,000	16.80%	10	1885	1,456	0	3	1	0	D+	Avg	NE 07	3,006	\$6,000	\$89,900	\$83,900	\$67.99	
053-000-031-080.08	1718 21st St	5/31/2024	\$40,000	-70.70%	10	1914	1,661	149	3	2	0	C-	Avg	NE 07	5,489	\$11,000	\$136,500	\$125,500	\$17.46	
053-000-034-051.07	1719 21st St	2/21/2024	\$148,000	6.17%	10	1927	1,898	242	3	1	1	D+	Avg	NE 07	4,574	\$9,100	\$139,400	\$130,300	\$73.18	
10-Farmhouse NE 09-11																				
053-154-000-135.02	2336 Roosevelt Ave	12/3/2024	\$115,500	17.14%	10	1925	672	0	2	1	0	D+	Avg	NE 09	4,008	\$5,800	\$98,600	\$92,800	\$163.24	
053-109-008-060.00	1002 Bellevue Place	12/12/2024	\$90,000	17.96%	10	1947	700	0	2	1	0	D	Avg	NE 09	6,490	\$9,400	\$76,300	\$66,900	\$115.14	
053-101-006-272.06	2409 14th St	8/26/2024	\$185,000	45.55%	10	1915	1,155	0	3	1	1	C+	Avg	NE 09	6,970	\$10,100	\$127,100	\$117,000	\$151.43	
053-000-086-030.03	1811 14th St	1/19/2024	\$20,000	-79.98%	10	1898	1,218	0	3	1	0	C-	Avg	NE 09	9,017	\$13,100	\$99,900	\$86,800	\$5.67	
053-101-003-142.01	2209 14th St	11/27/2024	\$159,900	44.05%	10	1915	1,232	0	3	2	0	C-	Avg	NE 09	8,581	\$12,400	\$111,000	\$98,600	\$119.72	
053-101-003-190.02	2221 14th St	10/1/2024	\$179,900	39.78%	10	1916	1,248	0	4	2	0	C-	Avg	NE 09	10,367	\$14,700	\$128,700	\$114,000	\$132.37	
053-101-003-051.00	1208 School St	8/9/2024	\$408,900	-20.32%	10	1921	1,321	0	4	1	0	C	Avg	NE 09	25,700	\$55,600	\$513,200	\$457,600	\$267.45	4-Parcel Sale
053-112-100-380.03	2417 16th St	6/5/2024	\$88,267	-32.93%	10	1929	1,445	353	3	2	0	C	Avg	NE 09	6,534	\$9,500	\$131,600	\$122,100	\$54.51	
053-131-002-070.03	1008 Margaretha St	5/17/2024	\$230,000	57.86%	10	1927	1,596	0	4	2	0	C-	Avg	NE 09	7,362	\$10,600	\$145,700	\$135,100	\$137.47	
053-000-086-122.02	1306 Madison St	3/29/2024	\$43,700	-60.91%	10	1919	1,679	0	4	1	0	C+	Avg	NE 09	4,879	\$7,100	\$111,800	\$104,700	\$21.80	
053-000-001-013.03	1007 16th St	5/31/2024	\$251,700	150.95%	10	1926	1,071	0	3	1	0	D+	Avg	NE 10	5,140	\$12,600	\$100,300	\$87,700	\$223.25	

2025 Sales Analysis City of Two Rivers

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
053-000-007-062.00	1615 Emmet St	10/30/2024	\$190,000	43.94%	10	1916	1,330	0	2	2	0	C+	Avg	NE 10	5,881	\$14,500	\$132,000	\$117,500	\$131.95	
053-211-203-080.08	104 Thiede Road	9/3/2024	\$325,000	161.04%	10	1920	1,535	0	3	2	0	D-	Avg	NE 11	10,062	\$18,800	\$124,500	\$105,700	\$199.48	Remodeled
12-Colonial																				
053-304-013-045.03	2008 36th St	12/27/2024	\$255,000	12.63%	12	1963	2,393	510	4	2	0	C+	Avg	NE 06	10,149	\$22,600	\$226,400	\$203,800	\$97.12	
053-145-005-021.00	1609 24th St	11/7/2024	\$172,380	22.95%	12	1926	1,640	0	3	1	1	C	Avg	NE 07	4,182	\$8,300	\$140,200	\$131,900	\$100.05	
053-306-000-065.03	1915 28th St	11/21/2024	\$255,000	16.54%	12	1939	1,716	468	3	2	0	B	Avg	NE 07	8,059	\$16,100	\$218,800	\$202,700	\$139.22	
053-117-004-120.07	4804 Forest Hills Dr	10/25/2024	\$299,900	42.81%	12	1977	1,872	288	4	2	0	C+	Avg	NE 08	14,549	\$30,900	\$210,000	\$179,100	\$143.70	
053-117-004-050.01	4612 Forest Hills Dr	12/2/2024	\$287,400	-17.74%	12	1977	2,790	0	3	3	1	B-	Avg	NE 08	24,306	\$39,200	\$349,400	\$310,200	\$88.96	Multi-District
053-163-007-180.00	3204 Parkway Boulevard	1/19/2024	\$330,000	-7.28%	12	1973	2,932	350	5	4	1	C+	Avg	NE 08	20,900	\$30,100	\$355,900	\$325,800	\$102.29	2-Parcel Sale
053-226-301-171.03	3119 44th St	10/17/2024	\$350,000	-13.24%	12	1993	3,383	660	4	2	1	B	Avg	NE 08	19,994	\$35,500	\$403,400	\$367,900	\$92.96	
053-302-001-011.00	2214 14th St	5/14/2024	\$184,000	13.65%	12	1927	1,440	0	3	1	0	C+	Avg	NE 09	8,668	\$12,600	\$161,900	\$149,300	\$119.03	
13-Contemporary NE 02																				
053-156-007-021.02	2419 Wilson St	3/26/2024	\$155,000	1.84%	13	1930	980	0	3	1	0	C	Avg	NE 02	10,019	\$21,500	\$152,200	\$130,700	\$136.22	
053-138-007-050.09	1019 28th St	6/4/2024	\$159,000	5.86%	13	1945	1,248	0	4	1	0	C-	Avg	NE 02	6,882	\$14,800	\$150,200	\$135,400	\$115.54	
053-156-006-080.02	1031 25th St	5/31/2024	\$55,240	-64.50%	13	1953	1,260	420	2	1	0	C-	Avg	NE 02	7,492	\$16,100	\$155,600	\$139,500	\$31.06	
053-156-002-010.06	2222 Jackson St	4/12/2024	\$145,000	15.35%	13	1918	1,320	0	2	2	0	C-	Avg	NE 02	5,009	\$10,800	\$125,700	\$114,900	\$101.67	
053-147-006-020.07	805 28th St	5/13/2024	\$202,400	11.15%	13	1960	1,368	0	4	1	1	C	Avg	NE 02	7,231	\$15,500	\$182,100	\$166,600	\$136.62	
053-147-004-020.02	805 26th St	8/16/2024	\$125,000	5.22%	13	1954	1,809	408	4	1	0	C	Avg	NE 02	7,579	\$16,300	\$118,800	\$102,500	\$60.09	
053-159-001-040.09	1405 Terrace Court	5/28/2024	\$363,000	6.61%	13	1998	2,233	0	3	2	1	B-	Avg	NE 02	14,026	\$23,500	\$340,500	\$317,000	\$152.04	
13-Contemporary NE 06																				
053-143-000-090.09	1633 26th St	6/27/2024	\$171,000	18.59%	13	1926	1,052	168	2	2	0	C+	Avg	NE 06	7,492	\$16,900	\$144,200	\$127,300	\$146.48	
053-113-006-070.06	2509 Adams St	7/9/2024	\$112,000	6.57%	13	1922	1,117	0	2	2	0	C	Avg	NE 06	3,049	\$6,900	\$105,100	\$98,200	\$94.09	
053-120-001-170.07	2117 31st St	8/27/2024	\$175,000	44.99%	13	1925	1,394	0	3	1	0	D+	Avg	NE 06	7,100	\$16,000	\$120,700	\$104,700	\$114.06	
053-304-002-090.00	1927 32nd St	9/13/2024	\$203,000	21.12%	13	1953	1,512	252	3	1	0	C	Avg	NE 06	7,492	\$16,800	\$167,600	\$150,800	\$123.15	
053-225-303-051.05	3823 Tannery Road	8/20/2024	\$145,000	3.57%	13	1940	1,694	0	3	1	0	C-	Avg	NE 06	23,740	\$29,400	\$140,000	\$110,600	\$68.24	
053-143-000-130.01	1614 26th St	8/12/2024	\$245,000	11.16%	13	1924	1,785	157	3	3	0	C+	Avg	NE 06	6,229	\$14,100	\$220,400	\$206,300	\$129.36	
053-107-002-201.05	3319 School St	6/4/2024	\$196,500	8.03%	13	1942	1,932	0	5	2	1	C+	Avg	NE 06	8,015	\$18,000	\$181,900	\$163,900	\$92.39	
13-Contemporary NE 07																				
053-115-000-021.07	1908 29th St	3/29/2024	\$160,000	10.42%	13	1950	958	0	3	1	0	C	Avg	NE 07	6,534	\$13,100	\$144,900	\$131,800	\$153.34	
053-000-036-070.09	2009 Adams St	1/31/2024	\$110,000	3.00%	13	1913	960	0	3	1	0	C	Avg	NE 07	3,006	\$6,000	\$106,800	\$100,800	\$108.33	
053-000-038-091.00	2006 East River St	6/4/2024	\$127,200	49.65%	13	1909	1,050	0	2	1	0	C-	Avg	NE 07	2,962	\$5,900	\$85,000	\$79,100	\$115.52	
053-000-033-080.04	1816 20th St	8/9/2024	\$408,900	-20.32%	13	1910	1,155	0	2	1	0	D+	Avg	NE 07	25,700	\$55,600	\$513,200	\$457,600	\$305.89	4-Parcel Sale
053-000-047-050.00	1819 19th St	10/31/2024	\$137,000	-3.11%	13	1942	1,302	0	4	1	0	C	Avg	NE 07	7,187	\$14,400	\$141,400	\$127,000	\$94.16	
053-000-039-011.05	2023 East River St	11/18/2024	\$95,000	-10.55%	13	1891	1,380	0	4	1	0	C-	Avg	NE 07	3,746	\$7,500	\$106,200	\$98,700	\$63.41	
053-118-002-150.03	1804 22nd St	11/27/2024	\$169,900	70.58%	13	1924	1,482	0	3	1	0	C	Avg	NE 07	7,492	\$15,000	\$99,600	\$84,600	\$104.52	Remodeled
053-145-004-040.00	2408 Adams St	11/22/2024	\$165,000	2.48%	13	1908	1,738	0	4	1	1	C	Avg	NE 07	7,013	\$14,000	\$161,000	\$147,000	\$86.88	
053-000-031-070.00	2111 Madison St	2/23/2024	\$65,000	-50.72%	13	1900	1,820	0	7	1	0	C	Avg	NE 07	6,011	\$12,000	\$131,900	\$119,900	\$29.12	
13-Contemporary NE 08-09																				
053-226-401-641.03	2350 44th St	4/2/2024	\$50,000	-38.57%	13	1947	605	0	2	1	0	D-	Avg	NE 08	12,720	\$29,300	\$81,400	\$52,100	\$34.21	
053-163-002-090.00	2833 37th St	8/15/2024	\$168,000	23.53%	13	1942	936	0	2	1	0	C-	Avg	NE 08	9,060	\$24,400	\$136,000	\$111,600	\$153.42	
053-163-002-100.08	2830 36th St	4/22/2024	\$154,497	1.11%	13	1940	1,348	398	2	1	0	C-	Avg	NE 08	8,973	\$24,200	\$152,800	\$128,600	\$96.66	
053-105-001-020.08	2106 41st St	4/18/2024	\$180,000	1.87%	13	1955	1,589	269	3	2	0	C	Avg	NE 08	7,971	\$21,500	\$176,700	\$155,200	\$99.75	
053-000-085-072.04	1409 School St	6/3/2024	\$79,500	126.50%	13	1890	588	0	1	1	0	D	Avg	NE 09	1,655	\$2,400	\$35,100	\$32,700	\$131.12	Remodeled
053-119-000-300.05	2523 11Th St	5/24/2024	\$49,900	-33.20%	13	1920	648	0	2	1	0	D+	Avg	NE 09	6,708	\$9,700	\$74,700	\$65,000	\$62.04	
053-135-002-020.00	2307 9th Place	8/30/2024	\$169,000	60.95%	13	1930	800	0	3	1	0	C-	Avg	NE 09	3,790	\$5,500	\$105,000	\$99,500	\$204.38	
053-119-000-400.04	2610 10th St	4/12/2024	\$148,000	96.55%	13	1927	828	0	3	1	1	C-	Avg	NE 09	6,621	\$9,600	\$75,300	\$65,700	\$167.15	
053-131-200-020.04	2106 10th St	4/9/2024	\$131,900	69.32%	13	1930	840	0	3	1	0	D+	Avg	NE 09	2,962	\$4,300	\$77,900	\$73,600	\$151.90	
053-109-004-230.04	1206 Bellevue Pl	7/10/2024	\$108,000	9.53%	13	1945	850	0	2	1	1	D	Avg	NE 09	5,401	\$7,800	\$98,600	\$90,800	\$117.88	
053-112-100-520.04	2406 15th St	4/26/2024	\$120,000	20.36%	13	1942	900	0	2	1	0	C-	Avg	NE 09	6,447	\$9,300	\$99,700	\$90,400	\$123.00	
053-101-006-271.07	2405 14th St	4/30/2024	\$137,000	32.50%	13	1916	909	0	3	1	0	D+	Avg	NE 09	6,970	\$10,100	\$103,400	\$93,300	\$139.60	
053-112-100-370.05	2423 16th St	5/28/2024	\$86,000	-10.04%	13	1926	1,010	0	1	1	0	C-	Avg	NE 09	4,008	\$5,800	\$95,600	\$89,800	\$79.41	
053-112-200-170.05	2604 13Th St	12/31/2024	\$155,000	3.68%	13	1926	1,188	0	2	2	1	C	Avg	NE 09	7,536	\$10,900	\$149,500	\$138,600	\$121.30	
053-311-004-010.04	1122 Hawthorne St	10/11/2024	\$140,000	13.36%	13	1918	1,217	0	3	3	1	D+	Avg	NE 09	5,924	\$8,600	\$123,500	\$114,900	\$107.97	

2025 Sales Analysis
City of Two Rivers

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
053-000-086-071.03	1309 School St	12/20/2024	\$167,000	26.71%	13	1922	1,420	146	3	1	0	C-	Avg	NE 09	6,011	\$8,700	\$131,800	\$123,100	\$111.48	
053-310-003-090.00	2014 13Th St	3/11/2024	\$109,900	-7.26%	13	1895	1,478	0	4	2	0	D+	Avg	NE 09	9,365	\$13,600	\$118,500	\$104,900	\$65.16	
053-109-008-170.07	2740 10th St	8/16/2024	\$195,000	20.44%	13	1954	1,624	0	4	1	1	C-	Avg	NE 09	13,650	\$19,800	\$161,900	\$142,100	\$107.88	2-Parcel Sale
053-109-007-011.02	2803 11th St	7/12/2024	\$255,000	-4.49%	13	1963	2,318	386	3	2	1	C+	Avg	NE 09	13,416	\$16,200	\$267,000	\$250,800	\$103.02	
13-Contemporary NE 10-11																				
053-000-013-011.00	1816 Emmet St	9/13/2024	\$134,000	94.77%	13	1910	672	0	2	1	0	D	Avg	NE 10	2,701	\$6,600	\$68,800	\$62,200	\$189.58	
053-000-014-071.05	1805 Emmet St	12/5/2024	\$139,500	62.59%	13	1911	770	0	3	1	0	C-	Avg	NE 10	3,006	\$7,400	\$85,800	\$78,400	\$171.56	
053-128-004-110.06	2103 Lincoln St	11/26/2024	\$170,000	8.83%	13	1950	1,145	0	3	1	0	C	Avg	NE 10	4,269	\$10,500	\$156,200	\$145,700	\$139.30	
053-128-007-070.07	2009 Lincoln St	7/1/2024	\$155,000	323.50%	13	1920	1,404	312	3	2	0	C	Avg	NE 10	6,229	\$15,300	\$36,600	\$21,300	\$99.50	Remodeled
053-000-003-050.03	1519 East St	5/31/2024	\$329,000	78.22%	13	1927	1,881	0	4	2	0	C+	Avg	NE 10	11,631	\$25,300	\$184,600	\$159,300	\$161.46	Remodeled
053-000-001-120.03	1143 Harbor St	7/18/2024	\$252,000	28.44%	13	1905	2,102	714	3	2	0	C+	Avg	NE 10	5,401	\$13,200	\$196,200	\$183,000	\$113.61	
053-315-006-260.02	131 Mckinley St	3/26/2024	\$110,000	4.76%	13	1955	715	0	2	1	0	D+	Avg	NE 11	21,301	\$24,500	\$105,000	\$80,500	\$119.58	
053-315-007-101.03	126 Mckinley St	6/6/2024	\$95,000	-5.85%	13	1944	940	0	2	1	1	D	Avg	NE 11	6,839	\$12,900	\$100,900	\$88,000	\$87.34	
14-MSS																				
053-161-012-100.02	3120 Sandy Ridge Dr	3/8/2024	\$439,900	5.26%	14	2023	1,763	0	3	2	0	C+	Avg	NE 02	13,373	\$23,200	\$417,900	\$394,700	\$236.36	
053-161-012-101.07	3104 Sandy Ridge Dr	12/31/2024	\$475,000	1862.81%	14	2024	1,877	0	3	2	0	B-	Avg	NE 02	15,333	\$24,200	\$24,200	\$0	\$240.17	NSFD
053-161-013-060.01	2906 Sandy Ridge Dr	10/31/2024	\$369,900	53.29%	14	2004	2,117	605	3	2	1	C	Avg	NE 02	12,589	\$34,200	\$241,300	\$207,100	\$158.57	
053-161-011-050.01	423 Highland Court	8/26/2024	\$615,000	12.21%	14	2022	3,108	1,101	4	2	1	C+	Avg	NE 02	20,909	\$40,400	\$548,100	\$507,700	\$184.88	
053-103-002-160.08	4227 Mishicot Road	12/6/2024	\$354,900	1185.87%	14	2024	1,539	0	3	2		C+	Avg	NE 08	10,672	\$27,600	\$27,600	\$0	\$212.67	NSFD
053-131-001-120.05	2320 10th St	1/19/2024	\$159,000	20.55%	14	2008	1,082	158	3	1	0	C	Avg	NE 09	6,882	\$10,000	\$131,900	\$121,900	\$137.71	
17-Condo																				
053-162-403-021.05	3412 Wilson St	1/19/2024	\$130,000	4.75%	17	1969	1,024	0	2	1	1	C-	Avg	NE 02	0	\$7,000	\$124,100	\$117,100	\$120.12	Parcel Split; Remodeled
053-162-403-021.06	3414 Wilson St	1/16/2024	\$140,000	11.46%	17	1969	1,024	0	2	1	0	C	Avg	NE 02	0	\$6,900	\$125,600	\$118,700	\$129.98	Parcel Split; Remodeled
053-153-005-020.05	1624 27th St	8/23/2024	\$260,000	26.21%	17	2003	1,269	0	2	2	0	C-	Avg	NE 06	5,706	\$12,800	\$206,000	\$193,200	\$194.80	
053-317-000-230.00	1703 Blue Heron Dr	9/25/2024	\$269,000	15.01%	17	1994	1,266	0	2	2	0	C+	Avg	NE 16	6,360	\$10,800	\$233,900	\$223,100	\$203.95	
053-317-000-160.04	1617 Blue Heron Dr	1/26/2024	\$392,500	18.72%	17	1992	2,026	760	3	3	0	C+	Avg	NE 16	6,621	\$21,800	\$330,600	\$308,800	\$182.97	
053-317-000-320.01	1722 Blue Heron Dr	7/19/2024	\$420,000	27.27%	17	1993	2,042	766	3	3	0	C+	Avg	NE 16	9,148	\$21,800	\$330,000	\$308,200	\$195.00	
053-318-000-200.01	1208 Mahogany Run	7/31/2024	\$320,000	51.09%	17	2000	2,153	615	2	3	0	C+	Avg	NE 16	8,886	\$18,000	\$211,800	\$193,800	\$140.27	
053-317-000-310.03	1720 Blue Heron Dr	9/30/2024	\$395,000	25.36%	17	1993	2,169	893	3	3	0	C+	Avg	NE 16	6,578	\$21,800	\$315,100	\$293,300	\$172.06	
053-113-007-101.09	2721 River Lane	3/22/2024	\$316,000	11.15%	17	2022	1,412	0	2	2	0	C	Avg	NE 17	43,560	\$12,500	\$284,300	\$271,800	\$214.94	
053-113-007-101.07	2709 River Lane	2/29/2024	\$295,000	3.44%	17	2020	1,419	0	2	2	0	C	Avg	NE 17	43,560	\$12,500	\$285,200	\$272,700	\$199.08	
053-113-007-101.08	2711 River Lane	2/16/2024	\$295,000	0.00%	17	2020	1,465	0	2	2	0	C	Avg	NE 17	43,560	\$12,500	\$295,000	\$282,500	\$192.83	
053-225-302-001.02	2121 45th St L	7/31/2024	\$420,000	32.08%	17	2001	2,507	997	3	3	0	C+	Avg	NE 18	522,720	\$15,000	\$318,000	\$303,000	\$161.55	
18-Townhouse																				
053-156-005-130.04	1030 23rd St	5/15/2024	\$134,000	-0.96%	18	1912	1,536	0	3	2	0	C-	Avg	NE 02	7,449	\$16,100	\$135,300	\$119,200	\$76.76	
053-147-007-067.09	2819 Lincoln Ave	2/2/2024	\$239,900	2.48%	18	1953	2,786	590	5	3	0	C-	Avg	NE 02	15,115	\$24,100	\$234,100	\$210,000	\$77.46	
053-153-004-220.01	1820 29th St	9/30/2024	\$170,000	47.19%	18	1932	1,112	0	3	2	0	C	Avg	NE 06	6,098	\$13,700	\$115,500	\$101,800	\$140.56	
053-000-041-111.00	1900 East River St	11/15/2024	\$137,700	20.90%	18	1915	1,590	0	3	2	0	C-	Avg	NE 07	2,134	\$4,200	\$113,900	\$109,700	\$83.96	
053-000-027-070.08	1314 21st St	1/31/2024	\$115,000	2.68%	18	1875	1,680	0	4	2	0	C	Avg	NE 07	6,011	\$12,000	\$112,000	\$100,000	\$61.31	
053-000-044-071.02	1911 Monroe St	12/16/2024	\$94,000	-16.30%	18	1902	1,729	0	4	2	0	C	Avg	NE 07	3,877	\$7,700	\$112,300	\$104,600	\$49.91	
053-145-003-071.04	1514 24th St	6/6/2024	\$130,000	4.33%	18	1900	1,931	230	3	2	0	D+	Avg	NE 07	9,017	\$18,000	\$124,600	\$106,600	\$58.00	
053-153-003-051.07	2618 Forest Ave	12/11/2024	\$200,000	39.18%	18	1900	2,024	0	6	3	0	C	Avg	NE 07	5,532	\$11,000	\$143,700	\$132,700	\$93.38	
053-000-033-120.06	2004 Madison St	8/9/2024	\$141,100	1.00%	18	1910	2,240	0	4	2	0	C	Avg	NE 07	5,924	\$11,900	\$139,700	\$127,800	\$57.68	
053-127-004-030.04	1619 24th St	8/23/2024	\$185,000	37.44%	18	1915	2,268	504	4	2	0	C	Avg	NE 07	3,703	\$7,400	\$134,600	\$127,200	\$78.31	
053-117-004-060.09	4618 Forest Hills Dr	2/14/2024	\$185,000	7.75%	18	1920	3,688	0	4	2	0	C+	Avg	NE 08	36,721	\$49,700	\$171,700	\$122,000	\$36.69	
053-114-000-071.07	2401 12th St	7/29/2024	\$42,000	9.95%	18	1921	1,400	0	0	0	0	D	Avg	NE 09	6,403	\$9,300	\$38,200	\$28,900	\$23.36	
053-310-003-081.01	1307 Hawthorne Ave	10/7/2024	\$96,000	-6.07%	18	1900	1,486	0	5	2	0	D+	Avg	NE 09	8,233	\$11,900	\$102,200	\$90,300	\$56.59	
053-101-003-107.04	1942 Roosevelt Ave	10/15/2024	\$55,000	-54.32%	18	1924	1,608	0	4	2	0	C	Avg	NE 09	5,881	\$8,500	\$120,400	\$111,900	\$28.92	
053-111-000-090.07	2512 9th St	10/21/2024	\$150,000	55.44%	18	1903	1,848	0	4	2	0	D	Avg	NE 09	6,708	\$9,700	\$96,500	\$86,800	\$75.92	
053-000-016-070.01	1911 Jackson St	6/5/2024	\$178,000	9.67%	18	1908	1,419	0	4	2	0	D+	Avg	NE 10	4,574	\$11,200	\$162,300	\$151,100	\$117.55	
053-000-024-090.01	1012 21st St	4/5/2024	\$115,000	-11.27%	18	1902	1,693	0	4	2	0	C-	Avg	NE 10	9,017	\$22,100	\$129,600	\$107,500	\$54.87	
053-315-019-040.02	4308 Memorial Dr	10/18/2024	\$330,000	84.15%	18	1930	2,300	0	6	3	0	D+	Avg	NE 11	11,369	\$19,500	\$179,200	\$159,700	\$135.00	

2025 Sales Analysis
City of Two Rivers

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
19-Duplex																				
053-145-003-120.05	1510 24th St	6/6/2024	\$130,000	-9.97%	19	1895	1,850	0	5	2	0	C-	Avg	NE 07	9,017	\$18,000	\$144,400	\$126,400	\$60.54	
053-235-103-070.04	2729-2731 31st St	8/9/2024	\$408,900	-20.32%	19	1977	3,730	0	4	2	2	C-	Avg	NE 08	25,700	\$55,600	\$513,200	\$457,600	\$94.72	4-Parcel Sale
053-146-002-060.08	901 Sunset Court	4/16/2024	\$137,100	-0.07%	19	1964	1,288	0	4	2	0	C	Avg	NE 09	17,380	\$18,200	\$137,200	\$119,000	\$92.31	
053-000-085-111.07	1804/1804A 14th St	6/17/2024	\$185,000	66.67%	19	1900	2,027	0	3	2	0	C	Avg	NE 09	20,517	\$19,800	\$111,000	\$91,200	\$81.50	