

City of Breckenridge Residential Sales (Improved) October 2022 - September 2023 Updated 10/2/2023

Note: The accuracy of this report is in no manner guaranteed. This sales sheet is a summary of the sales in the city of Breckenridge. Certificate of Real Estate Value (CRV) forms for all transactions in the county are available in our office. The sales sheets are only as current as the CRVs our department has processed.

#	Date	Buyer	Seller	Parcel #	Street Address	Sale Price	Deed	Year	Style of Home	Sq Ft		Extra's
										Main Flr		
1	10/7/22	Ockhardt/Dirk	A. A. Boll Living trust	23-580-0440	709 Maple St	\$159,000	TD	1962	1/B	1,092	bsmt fin 658 sq ft, attach gar 308 sq ft	
2	10/14/22	Tschakert/Paul & Theresa	Jipson/Terry	23-050-3200	615 9th St N	\$64,900	WD	1908	1/B & 1/0	954	detach gar 308 sq ft	
3	10/24/22	Anderson, Saphire	Wolle, Teylor	23-050-2590	224 7t St S	\$126,250 less pts pd = \$122,576	WD	1947	1/1/4/B, 1/B	616	bsmt fin 208 sq ft, detach gar 480 sq ft	
4	10/24/22	Skaro/Robert & Candyce	Greenquist, Gregg, Eric & Celeste	23-390-0020	409 13th St N	\$180,00 less pts pd = \$174,000	WD	1957	1/B	1,158	bsmt fin 578 sq ft, attach gar 384 sq ft	
5	10/27/22	Korth/Nicholas	Vlasaty/Deborah	23-460-0200	1029 Tower Way	\$200,000 less pts pd = \$195,000	WD	1998	1/B & 1/0	1,446	attach gar 760 sq ft	
6	12/14/22	Johnson/Alex	Nordick/Jordan	23-050-0400	207 3rd St N	\$66,000	WD	1946	1 1/4/B & 1/B	812	detach gar 240 sq ft	
	10/5/22	Valley Lake Boy Homes	England/Richard & Kristina	23-050-0490	305 4th St N	\$294,000	WD	2000	S/L & 1/0	1,487	bsmt fin 1475 sq ft, attach gar 624 sq ft	
7	12/29/22	Schmit Amborn/Mariell	Campbell/Gene & Danielle	23-050-0745	308 Oregon Ave	\$195,000	WD	1986	doublewide/B	1,680	att gar 696 sq ft, bsmt fin 1586	
8	12/30/22	Jensen/Mikayla	Uglem/Jessica & Ross	23-050-2920	122 8th St N	\$174,900 less pts pd = \$170,400	WD	1897	1 1/4/B & 1/0	1,136	bsmt fin 738, att gar 288 sq ft	
9	12/7/22	Frye/Breanna & Torhen	Zacher/Kaitlyn & O'Hara Nakita	23-050-3090	319 9th St N	\$189,000 less pts pd = \$181,000	WD	1960	2/B	816	bsmt fin 766 sq ft, porch 176 sq ft, detach gar 783 sq ft blt in 2006	
	10/4/22	Sikorski/Spencer	Keaveny/Joseph & Lisa	23-050-3260	827 10th St N	\$60,000	WD	1950	1/B	884	bsmt fin 221 sq ft, detach gar 480 sq ft	
10	12/23/22	Mollerud/Riley	JM Property Development, LLC	23-050-3725	225 10th St S	127500 less PP=\$125,900	WD	1950	1/0	1,140		
11	11/22/22	Steussy/Joshua	Crandall/Kevin	23-050-4490	827 12th St N	\$54,000 less pts pd = \$52,380	WD	1952	1 1/4/pt bsmt, 1/ 1/4/0 & 1/0	544	detach gar 308 sq ft	
	11/14/22	Hansen/Adam	Wanek/Sue	23-620-0060	612 6th St So	\$59,850	WD	1956	1/B, 1 1/2/B, 1/Gar	1,508	bsmt fin 416 sq ft, att gar 676 sq ft	
12	12/21/22	Bishop/Tammy	Lindberg/Brad & Tracey	23-624-0280	738 7th St So	\$175,000	WD	1976	1/B	1,320	Bsmt fin 1320 sq ft, att gar 728 sq ft	
13	1/9/23	Nietzke/Alisabeth & Athey/Kylen	Resler/George & Gail	23-050-3535	323 10th St N	\$142,900 less pts pd = \$138,900	WD	1900	1 1/2/B & 1/B	800	att gar 264 sq ft, shed, fence	

14	2/21/23	LeNoue/Jace	Nordick/Joshua & Jaclyn	23-050-3140	405 9th St N	\$170,000 less pts pd = \$165,000	WD	1940	1 1/2/B	720	detach gar 672 sq ft, bsmt fin 540 sq ft
15	2/24/23	Spara/Alex & Samantha	Welch/Terry & Amy	23-050-1815	316 6th St S	\$245,000 less pts pd = \$237,500	WD	1905	2 1/4/B & 1/0	1,578	detach gar 624 sq ft, Fireplace, fence
16	3/16/23	Abel/Daniel JR & Augusta	Slettedahl/Tyler & Belinda	23-200-0150	1427 Andrews Ave	\$320,000	WD	1998	S/L & 1/0	1,352	bsmt fin 1232 sq ft, attach gar 672 sq ft
	3/29/23	Johnson/Daniel & Ellis/Mikayla	Haan/Scott	23-050-3990	117 11th St N	\$41,000	CD	1927	1/0	792	enc porch 42 sq ft, att gar 264 sq ft
	3/16/23	Hodges/Kurt	Bolte/Brandon	23-050-2595	220 7th St S	\$90,000	WD	1964	1/0	960	detach gar 440 sq ft
	4/6/23	Engelmann/Ryan	Cleveland/Allan & Angela	23-050-0415	221 3rd St N	\$34,000	WD	1913	1/0	840	detach gar bit 2009/ 576 sq ft
17	4/5/23	Haden/Quetin & Aisha	Doehling/Erich & Rachel	23-290-0120	302 Chicago Ave	\$289,00 less pts pd= \$278,390	WD	2013	1/B	1,317	att gar 552 sq ft
18	4/6/23	Kressin/Jack	Abel/Daniel & Augusta	23-050-1775	425 7th St S	\$198,000	WD	1940	1/B	1,130	detach 616 sq ft, bsmt fin 932 sq ft
	4/27/23	Schneider/Tommy	Lipp/Casey & Angela	23-510-0210	214 Central Ave	\$147,900 less pts pd=\$143,700	WD	1949	1/B & 1/0	960	bsmt fin 336 sq ft, detach gar 528 sq ft
19	4/28/23	Glover/David	Johnson-Hemmah/Hayden	23-050-3025	225 9th St N	\$137,500 less pts pd=\$131,500	WD	1897	1 1/2/0 & 1/B	917	3 season porch, att gar 312 sq ft
	5/12/23	Anderson/Trenton	T & L Land, LLC	23-050-2905	112 8th St N	\$37,500	CD	1913	1 1/4/pt bsmt	880	enc porch 126 sq ft, detach gar 308 sq ft
	5/19/23	Pham/Quyen	RT Home Buyers, LLC	23-050-0560	232 3rd St N	\$22,000	WD	1948	1/0	408	
	5/19/23	Gorilla Holdings, LLC	Sande/Arlene Estate	23-510-0460	214 Oak St	\$45,000	PRD	1949	1/0	1,266	attach gar 264 sq ft
	5/24/23	Uglem/Jessica	Visser/Alexandra	23-050-1410	310 5th St N	\$120,000	WD	1954	1/B	1,040	detach gar 336 sq ft
20	5/31/23	Joseph/Rosemary & Dallas/Stacy	Bandel/Troy JR & Sequin/Holly	23-050-1900	231 7th St S	\$174,000 less pts pd =\$168,780	WD	1962	1/1/2/B	832	attach gar 352 sq ft
	6/26/23	Rauber/Katherine & Dominik	Smalls Property, LLC	23-120-0044	730 Main St	\$289,900 less pts pd= \$286,900	WD	1987	1/B	1,184	bsmt fin 1184 sq ft/ attach gar 436 sq ft
	6/1/23	Ligon/Dena	Lipp/Eric & Sadie	23-510-0430	232 Oak St	\$174,900	WD	1951	1/B	1,248	bsmt fin 1133 sq ft/ attach gar 264 sq ft
21	6/30/23	Edner/Gabrielle & Nicholas	Devine/Tracy	23-580-0390	735 Maple St	\$189,900	WD	1963	1/B	1,092	bsmt fin 1092 sq ft/ attach gar 308 sq ft
22	6/13/23	Ramos/Austin	Tickel/Will & Tammy	23-050-3970	118 10th St N	\$119,500 less pts pd=\$115,915	WD	1950	1/B	896	detach gar 576 sq ft
	6/15/23	Deal/Josh & Beth	The H.B. Bakken Trust	23-050-2445	327 8th St N	\$90,000	TD	1937	1 1/4/B , 1 1/4/0 & 1/0	984	bsmt fin 500 st ft, detach gar 572 sq ft, screen porch 264 sq ft
23	7/5/23	Werth/Alan & Dorothy	RT Homes Buyers, LLC	23-050-1770	431 7th St S	\$63,000	WD	1952	1 1/4 pt-6 & 1/0	720	

24	7/10/23	Bradley/Caitlin & Taley/Adam	Polkinghorne/Katherine & Eric	23-050-2130	303 7th St N	\$150,000	WD	1899	1 1/2/B, 1/B & 1/0	1,448	attach gar 336 sq ft
	7/10/23	Johnson-Hemmah/Hayden	Johnson/Roger & Linda	23-050-2185	614 Andrew Ave	\$72,100 less pts pd=\$69,937	WD	1948	1/B	664	bsmt fin 332 sq ft
25	7/18/23	Holmes/Anthony	Wilson/Margaret & Krueger/Seth	23-580-0190	255 Crescent Dr	\$225,000 less pts pd=\$220,000	WD	1978	S/L	1,038	bsmt fin 790 sq ft, attach gar 603 sq ft
26	8/21/23	Rasmussen/Alyssa & Nicholas	Uglen/Jessica & Ross	23-050-1410	310 5th St N	\$154,000	WD	1954	1/B	1,040	detach gar 336 sq ft
	8/22/23	Maas/Zachary & DeVries Kyle	Estate of Dan Sattler	23-620-0120	723 7th St S	\$72,000	PRD	1968	1/0	832	detach gar 308 sq ft detach gar 264 sq ft
	8/21/23	Spaulding/Taylor	Leyda/Nicholas & Julie	23-050-4895	229 12th St N	\$2,500	WD		EV HS		fire damaged home
27	8/17/23	Gibson/Amy & Daniel	MJJJR5, LLC	23-050-4825	202 11th St N	\$90,000	WD	1895	1 1/2/B	756	detach gar 440 sq ft
	9/5/23	Zelinsky/Ivy & Mark	Johnson/Jeffrey	23-050-0410	215 3rd St N	\$96,000 less pts pd=\$90,512	WD	1902	1 1/2/B, 1/0	807	detach gar 624 sq ft 3 season 176 sq ft, attach gar 480 sq ft
28	8/21/23	Miranowski/Travis & Breuer Laken	Dockter/Jacob	23-581-0610	732 Maple St	\$249,900	WD	1968	S/L, 1/B, 1/0	1,104	attach gar 480 sq ft
29	8/24/23	Hofman/Bradley & Stephanie	Moderow/Daniel	23-622-0120	725 6th St S	\$170,000	WD	1965	1/B	1,092	attach gar 352 sq ft
	9/8/23	Ockhardt/Dirk	Sattler/Dan Estate	23-510-0180	315 Main St	\$45,000	PRD	1940	1/0	864	detach gar 320 sq ft bsmt fin 1214 sq ft, attach gar 996 sq ft
30	9/5/23	Oscarson/Darrell	Kusler/Neil & Rachel	23-200-0210	1415 Mendenhall	\$319,000	WD	1999	S/L	1,480	attach gar 996 sq ft
	8/28/23	Heiser/Robert	Lawrence/Elverna	23-050-3595	225 10th St N	\$55,000	CD	1938	1 1/4/B, 1/0	809	detach gar 500 sq ft
	9/1/23	Wieser/Virgil	Lahlum/Jerica & Charles	23-050-2020	617 Nebraska Ave	\$133,500	WD	1925	1/B, loft/B	946	detach gar 280 sq ft
	9/15/23	Nelson/Noah	Sattler/Dan Estate	23-050-4060	213 11th St N	\$65,900 less pts pd=\$64,000	PRD	1916	1/B	800	enc porch 100 sq ft, detach gar 264 sq ft
	9/20/23	McCall/Michael	Herdning/Kirsten Estate	23-050-1235	314 4th St N	112000 less pts pd=\$108,640	PRD	1913	1 1/4/B & 1/0	950	detach gar 576 sq ft, Open porch 78 sq ft
31	9/22/23	Wilson/Collin & Autumn	Hysmith/Melvin & Sally	23-050-3975	122 10th St N	\$196,000	WD	1930	1 1/4/B	792	encl porch 140 sq ft, Open porch 144 sq ft, Detach gar 336 sq ft
32	9/26/23	Gumeringer/Adam & Brittany	Fox/Tim & Diane	23-050-4470	809 12th St N	\$327,000 less pts pd=\$318,000	WD	1977	S/L, 1/B, 1/0	1,344	Bsmt fin 1296 sq ft, Attach gar 576 sq ft, Detach gar 240 sq ft
33	10/10/22	Gherdevig/Alec	Yaggie/Jordan & Tarah	23-780-0120	615 5th St N	\$230,000	WD	1970	2/B & 1/B	680	attach gar 264 sq ft DUPLEX
34	9/29/23	Lorenzetti/Kimberly	Nordick/Abigal & Jayson	23-050-4150	329 11th St N	\$226,700	WD	1940	1 1/4/B & 1/B	1132	detach gar bit 2003 816 sq ft
35	9/29/23	Nordick/Jayson & Abigail	Jawaski/James & Kari	23-420-0130 23-420-0140	610 12th St N	\$300,000 less pts pd=\$297,500	WD	1976	1/B, S/L, 1/0	1,480	bsmt fin 1404 sq ft, detach gar 780 sq ft
	9/29/23	Estrin/Carol	Maas/Zachary ETAL	23-620-0120	723 7th St S	\$141,000	WD	1968	1/0	832	detach gar 308 sq ft detach gar 264 sq ft
36	7/31/23	DeFries/Cody & Holzer/Alyssia	Hansen/Adam Lauren	23-620-0060	612 6th St So	\$175,000 less pts pd=\$169,000	WD	1956	1/B, 1 1/2/B, 1/Gar	1,170	bsmt 832 sq ft, att gar 676, 3 season 324 sq ft

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#	Date	Buyer	Seller	Parcel #	Street Address	Sale Price	Deed	Year	Sq Ft		Extra's
									Style of Home	Main Flr	
	12/4/23	Kleinsasser/Logan	Femrite/Timothy Estate	23-050-0730	209 4th St S	\$66,000	PRD	1947	1 1/4, 1 1/2/B, & 1/0	896	detach garages 364 & 312
	10/10/23	Pikop/Jonathan	Sattler/Dan	23-050-1055	217 5th St S	\$90,000	WD	1888	2/B	1,250	detach gar 1056 sq ft att gar 816 sq ft, bsmt 494 sq ft
	12/21/23	Neppl/Lorraine	Deal/Lynn Estate	23-050-1430	332 5th St N	\$90,000	PRD	1954	1/B	988	
	10/10/23	B & B Property Mng	Sattler/Dan	23-050-1865	305 7th St S	\$50,000	PRD	1900	1 3/4/B & 1/B	1,154	
	9/29/23	B & B Property Mng	Sattler/Dan	23-050-1890	210 6th St S	\$40,000	PRD	1900	1/B	1,608	detach gar 218 sq ft att gar 416, bsmt fin 60 sq ft
	12/4/23	Sheeley/Amber	Schmit/Tyler	23-050-1895	601 Wisconsin Ave	\$150,000 less pts pd = \$144,000	WD	1997	1/B	1,040	
	10/31/23	Conzemius/Michael & Marguerite	Evenson/Mary	23-050-2015	621 Nebraska Ave	\$55,000	WD	1930	1 1/4/PT Bsmt	788	detach gar 288 sq ft house fire demo/ gar still useable
	11/6/23	Moderow/Daniel	Oscarson/Darrell	23-050-2095	635 Mendenhall Ave	\$9,000	WD				
1	12/22/23	Garcia/John & Briana	RT Homes Buyers LLC	23-050-2300	503 8th St N	\$122,500	WD	1907	1 1/4/B & 1/B	824	detach gar 360 sq ft
2	10/20/23	Saurer/Linda	Whitewater Prop	23-050-2440	321 8th St N	\$145,000	WD	1899	1 3/4/B & 1/0	1,465	detach gar 400 sq ft
3	10/16/23	Hansey/Devin & Ness/Anna	Anderson/Judy & David ETAL	23-050-3220	805 10th St N	\$185,000	WD	1950	1/B	1,333	att gar 616 sq ft
	10/19/23	Black Rock Prop	Sattler/Dan	23-050-3710	206 9th St S	\$35,000	PRD	1951	1/0	916	detach gar 414 sq ft
	9/29/23	Beckedahl/Kayla	Sattler/Dan	23-050-3916	302 10th St S	\$94,900	PRD	1959	1 1/4/B, 2/B, 2/0 & 1/0	1,088	detach gar 484 sq ft bsmt fin 630 sq ft, detach gar 572 sq ft
4	10/3/23	Dye/Sean	Hiedeman/Thomas	23-050-4025	216 10th St N	\$160,000	WD	1952	1/B	812	bsmt fin 560 sq ft, attach gar 440 sq ft
5	10/31/23	Eldridge/Harley & Mariah	Conzemius/Michael & Marguerite	23-050-4730	423 12th St N	\$220,000	WD	1921	1 3/4/B, 1/B & 1/0	854	bsmt fin 2800 sf, attach gar 775 sq ft
6	12/15/23	Christensen/Hanayh & Jordan	Bellin/Amy	23-100-0220	201 Fairway Court	\$460,000	WD	1994	1/B	2,838	
7	10/27/23	Loe/David & Jody	Manock/Bernard & Valerie	23-510-0270	304 Oak St	\$158,000	WD	1949	1/B, 1/0	1,248	att gar 768 sq ft
8	12/7/23	Butler/Everett	Raguse/Craig	23-510-0790	331 Main St	\$67,000	WD	1946	1/B	672	detach gar 528 sq ft bsmt fin 500 sq ft, attach gar 840 sq ft
9	11/17/23	Raymond/Karl & Chantel	Berndt/Jana	23-580-0220	215 Crescent Dr	\$340,000 less pts pd = \$332,000	WD	1980	2/B & 1/0	1936	
10	11/30/23	Uglem/Jessica	Anderson/Barbara & MBJ Partnership	23-624-0190	702 7th St S	\$165,000	WD	1960	1 1/4/B & 1/0	1,204	attach gar 702 sq ft
	1/26/24	Sharpe/Kelly	Martell/James	23-050-4330	715 11th St N	\$73,900	WD	1945	1 1/4/B & 1/B	852	detach gar
	3/8/2024	Carroll/Kenneth & McKala	Heiser/Robert & Waldera/Rebecca	23-050-4455	828 11th St N	\$229,000	WD	1949	1 1/4/B & 1/B	728	detach gar 672 sq ft bsmt fin 546, att gar 308 sq ft
11	3/7/24	Heringer/Neil Jr. & Rebecca	Ockhardt/Dirk	23-580-0440	709 Maple St	\$175,000	WD	1962	1/B	1,092	bsmt finish, attach gar 308 sq ft
	3/13/2024	Sannes/Ryan & Tomek/Elaine	Sannes/Paul & Debra	23-050-4625	504 11th St N	\$170,000	QCD	1968	S/L, 1/0	1684	
	4/4/24	Davis/Dwight	Conzemius/Michael & Marguerite	23-050-2015	621 Nebraska Ave	\$155,000 less pts pd = \$148,400	WD	1930	1 1/4/PT Bsmt	788	detach gar 288 sq ft
	4/1/2024	Black Rock Prop	Strege/Kyle ETAL	23-050-3065	324 8th St N	\$59,000	WD	1920	1 1/4/B	896	detach gar 576 sq ft open porches and att gar 702 sq ft
	4/19/24	Neppl/Aaron & Madison	Uglem/Jessica & Ross	23-624-0190	702 7th St S	\$215,000 less pts pd = \$209,000	WD	1960	1 1/4/B & 1/0	1,204	

	5/1/24	Richland/Wilkin Joint Powers	Valint Construction Services	23-450-0120	209 Woodcrest Dr	\$465,000	WD	2022	1/0, 1 1/4/slab, 1/gar	2.223	attach gar 892
12	5/1/24	Hegge/Zachary	Ockhardt/Dirk	23-510-0180	315 Main St	\$63,000 less pts pd =\$61,150	WD	1940	1/0	864	detach gar 320 sq ft
13	5/8/24	Johnson/Shawn	Grant/Rebekah & Ryan	23-330-0070	830 12th St N	\$181,900 less pts pd =\$179,900	WD	1960	1 1/4/B & 1/B	812	detach gar 576 sq ft
14	5/17/24	Summerville/Brittany & Nathan	Engen/Stuart & Mary	23-100-0120	1103 Main St	\$570,000	WD	1980	1/B	3,824	bsmt finish, attach gar 768 sq ft
15	5/17/24	Omodt/Matthew & Sarah	Summerville/Brittany & Nathan	23-460-0010	407 Grace Ave	\$334,900	WD	1996	S/L, 1/0	1,145	bsmt finish, attach gar 732 sq ft, 3 season porch 224 sq ft
16	5/7/24	Deal/Christine	Brosowske/Maxine ETAL	23-580-0490	718 Oak St	\$170,000	WD	1962	1/B	1,222	bsmt fin, attach gar 308 sq ft
17	5/29/24	Conzemius/Jared	Prellwitz/Margaret	23-122-0029	703 N 5th St	\$192,000	WD	1989	S/L	1,008	bsmt fin, attach gar 576 sq ft
18	4/30/24	Zach/Ashley	Mislan/Garry & Eileen	23-470-0010	802 HWY 75 N	\$409,900	WD	1979	1/B & 1/0	2,240	2 detach gar 1120 sq ft and 440 sq ft/ sits on 6.30 acres
19	5/30/24	Abel/Aaron & Brooke	Villers/Heather & Camron	23-050-2795	329 9th St S	\$85,000	WD	1950	1/pt bsmt	973	screen porch 96 sq
20	6/3/24	Hansen/Yvonne & Wade	Erbes/Easton & Sara	23-460-0300	507 Siemers Court	\$229,900 less pts pd = \$228,900	WD	2003	1/0	1,120	attach gar 576 sq ft