

Neighborhoods Used: RIVER.RIVERFRONT

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47260 48TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
80-13-086-013-10	09/20/2021 RIVER	401	370,000	107,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		60	209,319	124,082	1.687
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	53181	31525	1.687		

57060 52ND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
80-13-006-024-00	07/02/2021 RIVER	401	500,005	392,458	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MOD/MANUF	65	100,124	167,187	0.599
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	7423	12395	0.599		

!!MULTI-PARCEL SALE!!

56283 48TH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
80-13-006-003-02	10/06/2020 RIVER	401	185,000	104,458	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	SINGLE FAMILY	50	80,542	89,622	0.899

