

Bremer County Assessor

Sales Ratio Group Statistics

Study Name DENVER
Study Date 01/01/2021-12/31/2021
Table Basis Historical (PrYr 2021)

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Time Adj. None
NUTC 0

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Group Tally Number of sales in group = **34** Deeds: 34; Contracts: 0; Other: 0

Value Source: Current Values (Apprsd, B of R, and SEO).

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	82,500	195,165	360,000	6,635,600
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	63,510	178,380	425,020	6,064,920

Low PIN 10-24-376-009

High PIN 10-25-177-030

Statistical Measures

High Ratio	118.06
Low Ratio	73.30
Weighted Mean	91.40
Mean	90.65
Median	91.32
Coefficient of Dispersion - Median	8.14
Coefficient of Variance - Mean	10.67
Price Related Differential (PRD)	0.99
Price Related Bias (PRB)	0.053

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Sales Ratio Group Array Value Source (VS): A=Appraised, B=Board, S=St.Equalized

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Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	10-24-376-007	DENVER-1	440 WASHINGTON ST	D	0	2021/3078		\$0	\$0	\$219,830	6/17/2021	\$299,900	73.30
2	1	10-24-376-009	DENVER-1	441 IOWA ST	D	0	2021/1544		\$0	\$0	\$63,510	3/26/2021	\$82,500	76.98
3	1	10-24-381-007	DENVER-2	711 WASHINGTON ST	D	0	2021/3159		\$0	\$0	\$155,890	6/11/2021	\$200,000	77.94
4	1	10-24-356-006	DENVER-1	130 N RUSSELL ST	D	0	2021/3628		\$0	\$0	\$101,720	7/16/2021	\$130,000	78.25
5	1	10-24-376-006	DENVER-1	426 WASHINGTON ST	D	0	2021/5233		\$0	\$0	\$99,540	10/11/2021	\$127,000	78.38
6	1	10-25-153-008	DENVER-2	800 S RUSSELL ST	D	0	2021/1728		\$0	\$0	\$146,120	3/26/2021	\$185,000	78.98
7	1	10-24-361-007	DENVER-1	230 E FAYETTE ST	D	0	2021/3391		\$0	\$0	\$132,810	7/2/2021	\$165,000	80.49
8	1	10-24-387-004	DENVER-2	701 E FRANKLIN ST	D	0	2021/4390		\$0	\$0	\$215,400	8/30/2021	\$266,000	80.98
9	1	10-25-106-005	DENVER-1	151 LINCOLN ST	D	0	2021/2697		\$0	\$0	\$131,520	5/20/2021	\$162,000	81.19
10	1	10-24-354-015	DENVER-1	130 E MAIN ST	D	0	2021/1325		\$0	\$0	\$146,210	3/5/2021	\$179,900	81.27
11	1	10-24-303-003	DENVER-1	320 IOWA ST	D	0	2021/5242		\$0	\$0	\$116,840	10/25/2021	\$135,000	86.55
12	1	10-24-327-018	DENVER-1	430 IOWA ST	D	0	2021/1550		\$0	\$0	\$137,510	3/11/2021	\$155,000	88.72
13	1	10-25-107-001	DENVER-2	201 LINCOLN ST	D	0	2021/3843		\$0	\$0	\$165,110	7/30/2021	\$185,000	89.25
14	1	10-25-151-020	DENVER-1	739 S STATE ST	D	0	2021/1132		\$0	\$0	\$264,940	2/17/2021	\$295,000	89.81
15	1	10-26-276-006	DENVER-5	920 S STATE ST	D	0	2021/5326		\$0	\$0	\$149,660	11/1/2021	\$165,000	90.70
16	1	10-25-226-010	DENVER-3	312 SUNRISE ST	D	0	2021/2780		\$0	\$0	\$167,830	6/1/2021	\$184,900	90.77
* 17	1	10-25-102-008	DENVER-2	210 E EAGLE ST	D	0	2021/2463		\$0	\$0	\$131,960	5/12/2021	\$145,000	91.01 <Median
18	1	10-25-176-003	DENVER-2	421 PRESTIEN DR	D	0	2021/3371		\$0	\$0	\$156,130	6/30/2021	\$170,400	91.63 <Median
19	1	10-25-205-011	DENVER-3	820 PRESTIEN DR	D	0	2021/5334		\$0	\$0	\$226,430	10/27/2021	\$246,000	92.04
20	1	10-23-478-004	DENVER-5	231 W FRANKLIN ST	D	0	2021/4142		\$0	\$0	\$146,810	8/10/2021	\$159,500	92.04
21	1	10-25-277-011	DENVER-4	1131 DONNA ST	D	0	2021/3894		\$0	\$0	\$381,290	7/30/2021	\$409,000	93.22
22	1	10-24-357-021	DENVER-1	170 E FRANKLIN ST	D	0	2021/2161		\$0	\$0	\$126,980	4/9/2021	\$135,000	94.06
23	1	10-24-356-003	DENVER-1	121 N HOLMES ST	D	0	2021/3140		\$0	\$0	\$188,510	6/17/2021	\$200,000	94.26
24	1	10-25-228-002	DENVER-3	621 WILLOW RUN ST	D	0	2021/0574		\$0	\$0	\$165,430	1/31/2021	\$174,500	94.80
25	1	10-25-179-007	DENVER-4	760 SCHNEIDER ST	D	0	2021/2378		\$0	\$0	\$383,460	5/6/2021	\$400,000	95.87
26	1	10-24-359-005	DENVER-1	131 S HOLMES ST	D	0	2021/2369		\$0	\$0	\$123,880	5/4/2021	\$128,500	96.40
27	1	10-24-327-008	DENVER-2	610 IOWA ST	D	0	2021/4076		\$0	\$0	\$184,720	8/12/2021	\$190,000	97.22
28	1	10-25-205-010	DENVER-3	810 PRESTIEN DR	D	0	2021/1989		\$0	\$0	\$238,080	4/16/2021	\$240,000	99.20
29	1	10-25-201-006	DENVER-2	421 SCHNEIDER ST	D	0	2021/1512		\$0	\$0	\$227,160	3/14/2021	\$227,500	99.85
30	1	10-25-201-007	DENVER-2	501 SCHNEIDER ST	D	0	2021/5643		\$0	\$0	\$178,170	11/19/2021	\$175,000	101.81
31	1	10-26-229-003	DENVER-1	400 S STATE ST	D	0	2021/2302		\$0	\$0	\$127,490	5/5/2021	\$125,000	101.99
32	1	10-24-361-006	DENVER-1	220 E FAYETTE ST	D	0	2021/0527		\$0	\$0	\$76,670	1/27/2021	\$75,000	102.23
33	1	10-24-377-002	DENVER-1	240 N POWELL ST	D	0	2021/2959		\$0	\$0	\$162,290	6/11/2021	\$158,000	102.72

* denotes sale is part of multiparcel sale

Sales Ratio Group Array

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