

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 1-2, 9
Time Adj. None
NUTC 0

Mon, January 24, 2022 3:47 PM Page

1

Group Tally

Number of sales in group = **4**

Deeds: 4; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	90,000	86,000	82,000	344,000
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	26,420	68,100	112,680	272,400

Low PIN 03-07-407-012

High PIN 03-07-251-029

Statistical Measures

High Ratio	137.41
Low Ratio	29.36
Weighted Mean	79.19
Mean	81.57
Median	79.75
Coefficient of Dispersion - Median	38.93
Coefficient of Variance - Mean	54.74
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	0.854

Bremer County Assessor

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

Mon, January 24, 2022 3:48 PM

Page

1

Study Name FREDERIKA CORP **PDFs** 1-2, 9

Study Date 01/01/2021-12/31/2021 **Time Adj.** None

Table Basis Historical (PrYr 2021) **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	03-07-407-012	FREDERIKA CORP-1	301 3RD ST	D	0	2021/6121		\$0	\$0	\$26,420	12/17/2021	\$90,000	29.36
2	1	03-07-409-011	FREDERIKA CORP-1	307 1ST AVE	D	0	2021/5328		\$0	\$0	\$78,850	10/29/2021	\$110,000	71.68 <Median
3	1	03-07-402-005	FREDERIKA CORP-1	205 2ND ST	D	0	2021/4594		\$0	\$0	\$54,450	9/17/2021	\$62,000	87.82 <Median
4	1	03-07-251-029	FREDERIKA CORP-1	409 1ST ST	D	0	2021/2245		\$0	\$0	\$112,680	5/3/2021	\$82,000	137.41
									\$0	\$0	\$272,400			
											\$344,000			
									Building Residual		\$344,000			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale