

Bremer County Assessor

Sales Ratio Group Statistics

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

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

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Group Tally Number of sales in group = **10** Deeds: 10; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	134,500	240,830	336,500	2,408,300
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	116,230	195,714	270,710	1,957,140

Low PIN 09-35-433-002

High PIN 09-35-482-005

Statistical Measures

High Ratio	100.41
Low Ratio	64.81
Weighted Mean	81.27
Mean	82.32
Median	83.94
Coefficient of Dispersion - Median	8.57
Coefficient of Variance - Mean	12.73
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.037

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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	09-35-407-005	JANESVILLE-1	204 ELM ST	D	0	2021/3496		\$0	\$0	\$116,650	7/2/2021	\$180,000	64.81
2	1	09-35-429-009	JANESVILLE-2	205 PINE ST	D	0	2022/0095		\$0	\$0	\$223,180	12/28/2021	\$329,900	67.65
3	1	09-35-353-008	JANESVILLE-5	711 W 6TH ST	D	0	2021/2600		\$0	\$0	\$237,060	5/20/2021	\$299,900	79.05
4	1	09-35-482-005	JANESVILLE-4	606 JAMES ST	D	0	2021/5219		\$0	\$0	\$270,710	10/12/2021	\$336,500	80.45
5	1	09-35-152-015	JANESVILLE-3	116 N BIRCH CIR	D	0	2021/3976		\$0	\$0	\$246,880	8/6/2021	\$295,000	83.69 <Median
6	1	09-35-427-002	JANESVILLE-2	117 CHESTNUT ST	D	0	2021/3912		\$0	\$0	\$126,300	6/16/2021	\$150,000	84.20 <Median
7	1	09-35-481-002	JANESVILLE-4	503 PINE ST	D	0	2021/3169		\$0	\$0	\$259,020	6/15/2021	\$307,500	84.23
8	1	09-35-433-002	JANESVILLE-2	219 CHESTNUT ST	D	0	2021/1632		\$0	\$0	\$116,230	3/29/2021	\$134,500	86.42
9	1	09-35-455-008	JANESVILLE-2	718 MAIN ST	D	0	2021/0008		\$0	\$0	\$175,360	12/31/2021	\$190,000	92.29
10	1	09-35-154-002	JANESVILLE-3	102 N BIRCH ST	D	0	2021/5016		\$0	\$0	\$185,750	10/11/2021	\$185,000	100.41
									\$0	\$0	\$1,957,140			
													\$2,408,300	
									Building Residual		\$2,408,300			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale