

Bremer County Assessor

Sales Ratio Group Statistics

Study Name READLYN
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 = **18**

Deeds: 18; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	22,500	137,072	275,000	2,467,300
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	31,040	128,139	269,960	2,306,500

Low PIN 11-11-453-001

High PIN 11-11-427-011

Statistical Measures

High Ratio	137.96
Low Ratio	66.23
Weighted Mean	93.48
Mean	96.63
Median	96.57
Coefficient of Dispersion - Median	12.08
Coefficient of Variance - Mean	17.00
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	-0.143

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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	11-11-477-006	READLYN-1	344 E 3RD ST	D	0	2021/5453		\$0	\$0	\$102,650	11/5/2021	\$155,000	66.23
2	1	11-11-457-002	READLYN-1	224 KALMAN AVE	D	0	2021/3191		\$0	\$0	\$114,270	6/18/2021	\$145,000	78.81
3	1	11-11-429-003	READLYN-1	236 E 5TH ST	D	0	2021/2400		\$0	\$0	\$113,180	6/28/2021	\$139,900	80.90
4	1	11-11-454-012	READLYN-1	326 MAIN ST	D	0	2021/5634		\$0	\$0	\$129,610	11/16/2021	\$160,000	81.01
* 5	1	11-11-427-007	READLYN-2	306 5TH ST PL	D	0	2021/5021		\$0	\$0	\$125,130	10/8/2021	\$149,500	83.70
6	1	11-11-481-008	READLYN-1	420 E 2ND ST	D	0	2021/3366		\$0	\$0	\$87,040	6/30/2021	\$95,000	91.62
7	1	11-11-407-002	READLYN-1	123 HIGHLAND AVE	D	0	2021/4663		\$0	\$0	\$158,200	9/16/2021	\$171,000	92.51
8	1	11-11-430-002	READLYN-2	403 5TH ST PL	D	0	2021/3475		\$0	\$0	\$165,090	7/9/2021	\$174,000	94.88
9	1	11-11-482-004	READLYN-1	131 BRIGGS AVE	D	0	2021/3292		\$0	\$0	\$151,970	6/24/2021	\$160,000	94.98 <Median
10	1	11-11-427-011	READLYN-3	217 WILMONT AVE	D	0	2022/0040		\$0	\$0	\$269,960	12/2/2021	\$275,000	98.17 <Median
11	1	11-11-409-001	READLYN-1	103 E RIDGE ST	D	0	2021/2478		\$0	\$0	\$124,590	5/17/2021	\$126,500	98.49
12	1	11-11-404-004	READLYN-1	142 W RIDGE ST	D	0	2021/5361		\$0	\$0	\$152,140	10/20/2021	\$153,000	99.44
13	1	11-11-409-013	READLYN-1	211 E RIDGE ST #6	D	0	2021/5088		\$0	\$0	\$100,240	9/30/2021	\$96,900	103.45
14	1	11-11-480-008	READLYN-1	228 BRIGGS AVE	D	0	2021/1134		\$0	\$0	\$74,940	3/2/2021	\$72,000	104.08
15	1	11-11-458-011	READLYN-1	223 MAGILL AVE	D	0	2021/2138		\$0	\$0	\$130,110	4/14/2021	\$125,000	104.09
16	1	11-11-332-002	READLYN-2	408 MALONE AVE	D	0	2021/3028		\$0	\$0	\$176,100	6/15/2021	\$165,000	106.73
17	1	11-11-409-013	READLYN-1	211 E RIDGE ST #6	D	0	2021/0280		\$0	\$0	\$100,240	1/15/2021	\$82,000	122.24
18	1	11-11-453-001	READLYN-1	343 KALMAN AVE	D	0	2021/5544		\$0	\$0	\$31,040	11/10/2021	\$22,500	137.96
									\$0	\$0	\$2,306,500		\$2,467,300	
									Building Residual		\$2,467,300			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale