

Bremer County Assessor

Sales Ratio Group Statistics

Study Name SUMNER CORP
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 = **46** Deeds: 46; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	60,000	131,646	280,000	6,055,700
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	35,240	115,026	277,330	5,291,180

Low PIN 04-24-451-003

High PIN 04-23-402-010

Statistical Measures

High Ratio	118.41
Low Ratio	55.39
Weighted Mean	87.38
Mean	89.69
Median	93.98
Coefficient of Dispersion - Median	13.74
Coefficient of Variance - Mean	18.60
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	-0.028

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Sales Ratio Group Array

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NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	04-26-229-015	SUMNER CORP-3	613 WAPSIE ST	D	0	2021/4922		\$0	\$0	\$78,100	10/4/2021	\$141,000	55.39
2	1	04-24-380-021	SUMNER CORP-1	324 E 2ND ST	D	0	2021/4179		\$0	\$0	\$52,730	7/2/2021	\$94,500	55.80
3	1	04-24-451-003	SUMNER CORP-3	410 N WALNUT ST	D	0	2021/3319		\$0	\$0	\$35,240	7/1/2021	\$60,000	58.73
4	1	04-26-202-009	SUMNER CORP-3	203 S MAPLE ST	D	0	2021/3059		\$0	\$0	\$150,150	6/16/2021	\$250,000	60.06
* 5	1	04-24-356-008	SUMNER CORP-1	305 N RAILROAD ST	D	0	2021/5591		\$0	\$0	\$89,720	11/9/2021	\$142,000	63.18
6	1	04-25-105-007	SUMNER CORP-3	218 S DIVISION ST	D	0	2021/4194		\$0	\$0	\$99,070	8/23/2021	\$152,000	65.18
* 7	1	04-24-307-012	SUMNER CORP-4	609 PLEASANT ST	D	0	2021/5812		\$0	\$0	\$92,450	11/24/2021	\$140,000	66.04
8	1	04-23-452-009	SUMNER CORP-2	905 W 3RD ST	D	0	2021/5150		\$0	\$0	\$152,930	10/14/2021	\$218,000	70.15
9	1	04-23-377-006	SUMNER CORP-2	327 HOWARD ST	D	0	2021/4734		\$0	\$0	\$106,100	9/24/2021	\$150,000	70.73
10	1	04-24-101-005	SUMNER CORP-5	106 W 13TH ST	D	0	2021/1235		\$0	\$0	\$238,780	3/4/2021	\$335,000	71.28
11	1	04-24-451-004	SUMNER CORP-4	406 N WALNUT ST	D	0	2021/4404		\$0	\$0	\$54,680	7/23/2021	\$70,000	78.11
12	1	04-23-453-009	SUMNER CORP-2	810 W 3RD ST	D	0	2021/2706		\$0	\$0	\$93,330	5/27/2021	\$115,000	81.16
13	1	04-23-380-001	SUMNER CORP-5	100 MEADOW LANE DR	D	0	2021/3994		\$0	\$0	\$256,070	8/10/2021	\$315,000	81.29
* 14	1	04-25-126-029	SUMNER CORP-1	113 S WALNUT ST	D	0	2021/6067		\$0	\$0	\$119,340	12/8/2021	\$145,000	82.30
15	1	04-23-402-006	SUMNER CORP-2	810 W 5TH ST	D	0	2021/2821		\$0	\$0	\$96,880	6/2/2021	\$115,000	84.24
16	1	04-24-382-001	SUMNER CORP-1	303 E 2ND ST	D	0	2021/1273		\$0	\$0	\$143,050	3/11/2021	\$169,000	84.64
17	1	04-24-382-003	SUMNER CORP-1	311 E 2ND ST	D	0	2021/6097		\$0	\$0	\$100,780	12/13/2021	\$115,000	87.63
18	1	04-23-453-001	SUMNER CORP-2	817 W 4TH ST	D	0	2021/4972		\$0	\$0	\$79,630	10/4/2021	\$90,000	88.48
19	1	04-26-226-003	SUMNER CORP-3	709 W 1ST ST	D	0	2021/1146		\$0	\$0	\$101,920	3/4/2021	\$113,000	90.19
20	1	04-25-203-004	SUMNER CORP-1	518 COLUMBIA AVE	D	0	2021/1457		\$0	\$0	\$75,160	3/17/2021	\$83,000	90.55
21	1	04-23-453-007	SUMNER CORP-2	816 W 3RD ST	D	0	2021/6060		\$0	\$0	\$177,250	12/9/2021	\$190,000	93.29
22	1	04-23-476-004	SUMNER CORP-2	410 N MAPLE ST	D	0	2021/5019		\$0	\$0	\$121,810	8/20/2021	\$130,000	93.70
23	1	04-25-203-008	SUMNER CORP-1	538 COLUMBIA AVE	D	0	2021/3953		\$0	\$0	\$78,760	8/6/2021	\$84,000	93.76 <Median
24	1	04-26-227-009	SUMNER CORP-3	510 WAPSIE ST	D	0	2021/1467		\$0	\$0	\$77,710	3/17/2021	\$82,500	94.19 <Median
25	1	04-26-226-011	SUMNER CORP-3	705 W 1ST ST	D	0	2021/0081		\$0	\$0	\$43,210	1/4/2021	\$45,000	96.02
26	1	04-23-478-011	SUMNER CORP-1	408 W 4TH ST	D	0	2021/4642		\$0	\$0	\$62,430	9/2/2021	\$65,000	96.05
27	1	04-23-379-003	SUMNER CORP-5	109 MEADOW LANE DR	D	0	2021/1056		\$0	\$0	\$182,600	3/1/2021	\$190,000	96.11
28	1	04-24-383-007	SUMNER CORP-1	402 E 1ST ST	D	0	2021/4895		\$0	\$0	\$105,850	9/29/2021	\$110,000	96.23
* 29	1	04-23-376-024	SUMNER CORP-5	200 COUNTRY HEIGHTS I	D	0	2021/3550		\$0	\$0	\$168,420	7/14/2021	\$175,000	96.24
30	1	04-24-378-013	SUMNER CORP-4	503 N WALNUT ST	D	0	2021/2004		\$0	\$0	\$135,190	4/10/2021	\$138,000	97.96
31	1	04-24-327-008	SUMNER CORP-4	626 CHICAGO ST	D	0	2021/0126		\$0	\$0	\$71,670	1/8/2021	\$73,000	98.18
32	1	04-25-201-002	SUMNER CORP-1	523 E 1ST ST	D	0	2021/2692		\$0	\$0	\$85,540	5/20/2021	\$86,900	98.43
33	1	04-23-402-010	SUMNER CORP-5	800 W 5TH ST	D	0	2021/5298		\$0	\$0	\$277,330	10/27/2021	\$280,000	99.05

* denotes sale is part of multiparcel sale

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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
34	1	04-24-459-001	SUMNER CORP-4	111 LOGAN ST	D	0	2021/1012		\$0	\$0	\$94,520	2/23/2021	\$95,000	99.49
35	1	04-24-176-003	SUMNER CORP-2	204 E 12TH ST	D	0	2021/5997		\$0	\$0	\$149,510	12/11/2021	\$150,000	99.67
36	1	04-23-480-003	SUMNER CORP-1	707 W 3RD ST	D	0	2021/3538		\$0	\$0	\$65,680	7/10/2021	\$65,000	101.05
37	1	04-23-482-010	SUMNER CORP-1	105 N WOOD ST	D	0	2021/0382		\$0	\$0	\$90,960	1/14/2021	\$90,000	101.07
38	1	04-23-485-004	SUMNER CORP-2	400 W 1ST ST	D	0	2021/2189		\$0	\$0	\$232,330	4/12/2021	\$229,000	101.45
39	1	04-23-428-005	SUMNER CORP-2	700 W 5TH ST	D	0	2021/2737		\$0	\$0	\$87,200	5/27/2021	\$85,000	102.59
* 40	1	04-24-355-008	SUMNER CORP-1	308 W 3RD ST	D	0	2021/1168		\$0	\$0	\$101,480	3/3/2021	\$95,000	106.82
41	1	04-24-377-011	SUMNER CORP-4	207 N WALNUT ST	D	0	2021/0738		\$0	\$0	\$35,670	2/12/2021	\$32,800	108.75
42	1	04-24-310-008	SUMNER CORP-1	106 W 5TH ST	D	0	2021/1992		\$0	\$0	\$181,510	4/20/2021	\$165,000	110.01
43	1	04-24-379-015	SUMNER CORP-1	202 E 2ND ST	D	0	2021/5698		\$0	\$0	\$61,000	11/24/2021	\$55,000	110.91
44	1	04-26-201-010	SUMNER CORP-2	805 W 1ST ST	D	0	2021/2498		\$0	\$0	\$113,300	5/13/2021	\$100,000	113.30
45	1	04-24-355-006	SUMNER CORP-1	304 N DIVISION ST	D	0	2021/2966		\$0	\$0	\$96,530	6/11/2021	\$82,000	117.72
46	1	04-24-153-012	SUMNER CORP-1	307 W 11TH ST	D	0	2021/1994		\$0	\$0	\$177,610	4/20/2021	\$150,000	118.41
									\$0	\$0	\$5,291,180		\$6,055,700	
									Building Residual		\$6,055,700			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale