

Bremer County Assessor

Sales Ratio Group Statistics

Study Name TRIPOLI
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 = **32**

Deeds: 32; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	20,000	101,013	237,000	3,232,400
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	24,070	86,438	208,390	2,766,000

Low PIN 07-04-281-008

High PIN 07-10-229-002

Statistical Measures

High Ratio	146.90
Low Ratio	53.94
Weighted Mean	85.57
Mean	88.91
Median	88.42
Coefficient of Dispersion - Median	15.27
Coefficient of Variance - Mean	21.90
Price Related Differential (PRD)	1.04
Price Related Bias (PRB)	-0.091

Bremer County Assessor

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

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Study Name TRIPOLI **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	07-04-284-005	TRIPOLI-1	108 N MAIN ST	D	0	2021/6161		\$0	\$0	\$36,140	12/20/2021	\$67,000	53.94
2	1	07-03-152-002	TRIPOLI-1	305 N MAIN ST	D	0	2021/3346		\$0	\$0	\$28,910	7/2/2021	\$53,000	54.55
3	1	07-04-478-012	TRIPOLI-2	704 3RD ST SW	D	0	2021/4911		\$0	\$0	\$64,100	10/1/2021	\$110,500	58.01
4	1	07-09-231-001	TRIPOLI-1	105 7TH AVE SW	D	0	2021/2791		\$0	\$0	\$55,950	6/1/2021	\$78,500	71.27
5	1	07-04-477-003	TRIPOLI-1	502 2ND ST SW	D	0	2021/3899		\$0	\$0	\$164,670	7/27/2021	\$225,000	73.19
6	1	07-03-304-010	TRIPOLI-1	210 2ND ST SE	D	0	2021/2773		\$0	\$0	\$98,330	6/2/2021	\$132,500	74.21
7	1	07-04-479-005	TRIPOLI-2	607 3RD ST SW	D	0	2021/2256		\$0	\$0	\$88,090	5/3/2021	\$118,500	74.34
8	1	07-04-478-006	TRIPOLI-2	701 4TH ST SW	D	0	2021/3597		\$0	\$0	\$127,390	7/6/2021	\$170,000	74.94
9	1	07-03-157-005	TRIPOLI-1	107 1ST AVE NE	D	0	2021/4902		\$0	\$0	\$30,010	10/2/2021	\$40,000	75.02
10	1	07-04-438-007	TRIPOLI-1	304 S MAIN ST	D	0	2021/2634		\$0	\$0	\$88,210	5/19/2021	\$107,000	82.44
11	1	07-04-439-003	TRIPOLI-1	401 3RD AVE SW	D	0	2021/4339		\$0	\$0	\$82,190	8/26/2021	\$98,500	83.44
12	1	07-03-358-005	TRIPOLI-1	504 4TH ST SE	D	0	2021/2442		\$0	\$0	\$68,860	5/12/2021	\$82,500	83.47
13	1	07-10-151-002	TRIPOLI-2	1111 S MAIN ST	D	0	2021/3338		\$0	\$0	\$106,560	6/30/2021	\$125,000	85.25
14	1	07-03-356-002	TRIPOLI-1	505 1ST ST SE	D	0	2021/2098		\$0	\$0	\$91,440	4/23/2021	\$105,000	87.09
15	1	07-04-435-004	TRIPOLI-1	408 3RD AVE SW	D	0	2022/0149		\$0	\$0	\$114,600	12/21/2021	\$131,000	87.48
16	1	07-10-229-002	TRIPOLI-3	1803 PARK ST	D	0	2021/3854		\$0	\$0	\$208,390	7/30/2021	\$237,000	87.93 <Median
17	1	07-04-440-006	TRIPOLI-1	306 4TH AVE SW	D	0	2021/5787		\$0	\$0	\$82,240	10/13/2021	\$92,500	88.91 <Median
18	1	07-04-436-002	TRIPOLI-1	305 2ND AVE SW	D	0	2021/4991		\$0	\$0	\$116,070	10/12/2021	\$130,000	89.28
19	1	07-03-362-001	TRIPOLI-1	601 3RD ST SE	D	0	2021/0572		\$0	\$0	\$103,330	1/21/2021	\$114,900	89.93
20	1	07-03-362-005	TRIPOLI-1	407 5TH AVE SE	D	0	2021/4233		\$0	\$0	\$68,210	8/19/2021	\$75,000	90.95
21	1	07-03-359-001	TRIPOLI-1	601 S MAIN ST	D	0	2021/6066		\$0	\$0	\$74,830	12/17/2021	\$82,000	91.26
22	1	07-04-480-024	TRIPOLI-2	705 2ND ST SW	D	0	2021/5283		\$0	\$0	\$129,330	10/26/2021	\$140,000	92.38
23	1	07-03-358-002	TRIPOLI-1	505 3RD ST SE	D	0	2021/1453		\$0	\$0	\$145,700	3/19/2021	\$154,000	94.61
24	1	07-03-306-010	TRIPOLI-1	302 2ND ST SE	D	0	2021/2732		\$0	\$0	\$123,080	6/1/2021	\$129,000	95.41
25	1	07-03-154-006	TRIPOLI-1	204 1ST ST NE	D	0	2021/0547		\$0	\$0	\$41,240	1/26/2021	\$43,000	95.91
26	1	07-03-376-001	TRIPOLI-1	403 4TH ST SE	D	0	2021/4769		\$0	\$0	\$87,740	9/9/2021	\$90,000	97.49
27	1	07-04-436-005	TRIPOLI-1	306 3RD AVE SW	D	0	2021/0798		\$0	\$0	\$77,000	2/15/2021	\$75,000	102.67
28	1	07-03-359-003	TRIPOLI-1	611 S MAIN ST	D	0	2021/6220		\$0	\$0	\$96,350	9/16/2021	\$90,500	106.46
29	1	07-04-280-006	TRIPOLI-1	201 1ST AVE NW	D	0	2021/5991		\$0	\$0	\$46,790	11/24/2021	\$42,500	110.09
30	1	07-04-281-008	TRIPOLI-1	400 N MAIN ST	D	0	2021/2262		\$0	\$0	\$24,070	4/30/2021	\$20,000	120.35
31	1	07-03-306-015	TRIPOLI-1	206 3RD AVE SE	D	0	2021/4406		\$0	\$0	\$66,800	9/3/2021	\$53,000	126.04
32	1	07-03-306-006	TRIPOLI-1	317 1ST ST SE	D	0	2021/3767		\$0	\$0	\$29,380	7/23/2021	\$20,000	146.90

* denotes sale is part of multiparcel sale

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

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Study Name	TRIPOLI	PDFs	1-2, 9
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Study Date	01/01/2021-12/31/2021	Time Adj.	None
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Table Basis	Historical (PrYr 2021)	NUTC	0
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Sale #PDF PIN	Map Area	Address	D/C NUTC Recording VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
				\$0	\$0	\$2,766,000		\$3,232,400	
				Building Residual		\$3,232,400			
				Indicated Map Factor		N/A			