

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2023 SALES JAN-JUNE DENVER

PDFs 1-3

Study Date 01/01/2023-06/30/2023

Time Adj. None

Table Basis Historical (VOS)

NUTC 0

Group Tally Number of sales in group = 9 Deeds: 9; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	115,000	192,633	450,000	1,733,700
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	107,030	190,308	377,300	1,712,770

Low PIN 10-25-126-006

High PIN 10-25-277-015

Statistical Measures

High Ratio	209.07
Low Ratio	83.84
Weighted Mean	98.79
Mean	106.72
Median	93.08
Coefficient of Dispersion - Median	18.56
Coefficient of Variance - Mean	36.43
Price Related Differential (PRD)	1.08
Price Related Bias (PRB)	-0.160

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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	10-25-277-015	DENVER-4	820 HIGHLANDS	D	0	2023/1734		\$0	\$0	\$377,300	6/18/2023	\$450,000	83.84
2	1	10-24-354-020	DENVER-1	151 WASHINGTON ST	D	0	2023/1111		\$0	\$0	\$147,500	4/26/2023	\$164,900	89.45
3	1	10-25-107-012	DENVER-2	230 PRESTEN DR	D	0	2023/1685		\$0	\$0	\$223,940	6/9/2023	\$250,000	89.58
4	1	10-25-126-006	DENVER-2	430 E EAGLE ST	D	0	2023/1785		\$0	\$0	\$107,030	6/23/2023	\$115,000	93.07
5	1	10-23-478-005	DENVER-5	221 W FRANKLIN ST	D	0	2023/0429		\$0	\$0	\$153,030	2/17/2023	\$164,400	93.08 <Median
6	1	10-23-478-008	DENVER-5	300 W FAYETTE ST	D	0	2023/1897		\$0	\$0	\$147,460	6/30/2023	\$149,500	98.64
7	1	10-24-380-007	DENVER-1	530 E MAIN ST	D	0	2023/0226		\$0	\$0	\$148,280	1/17/2023	\$149,900	98.92
8	1	10-25-127-004	DENVER-1	541 E FAYETTE ST	D	0	2023/0201		\$0	\$0	\$199,160	1/20/2023	\$190,000	104.82
9	1	10-24-362-005	DENVER-1	221 S HOLMES ST	D	0	2023/1909		\$0	\$0	\$209,070	6/21/2023	\$100,000	209.07
									\$0	\$0	\$1,712,770		\$1,733,700	
									Building Residual		\$1,733,700			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale