

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2023 SALES JAN-JUNE JANESVILLE
 Study Date 01/01/2023-06/30/2023
 Table Basis Historical (VOS)

PDFs 1-3
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **5** Deeds: 5; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	175,000	282,630	425,000	1,413,150
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	132,970	233,942	342,010	1,169,710

Low PIN 09-35-411-006

High PIN 09-35-353-009

Statistical Measures

High Ratio	94.46
Low Ratio	74.98
Weighted Mean	82.77
Mean	81.84
Median	80.47
Coefficient of Dispersion - Median	6.66
Coefficient of Variance - Mean	9.56
Price Related Differential (PRD)	0.99
Price Related Bias (PRB)	0.107

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

Study Name 2023 SALES JAN-JUNE FREDERIKA PDFs 1-3
 Study Date 01/01/2023-06/30/2023 Time Adj. None
 Table Basis Historical (VOS) NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
* 1	1	09-35-426-007	JANESVILLE-2	118 CHESTNUT ST	D	0	2023/1397		\$0	\$0	\$155,320	5/26/2023	\$207,150	74.98
2	1	09-35-411-006	JANESVILLE-1	326 ELM ST	D	0	2023/1321		\$0	\$0	\$132,970	5/12/2023	\$175,000	75.98
3	1	09-35-353-009	JANESVILLE-5	721 W 6TH ST	D	0	2023/1656		\$0	\$0	\$342,010	6/14/2023	\$425,000	80.47 <Median
4	1	09-35-408-004	JANESVILLE-2	302 WALNUT ST	D	0	2023/1683		\$0	\$0	\$246,570	6/14/2023	\$296,000	83.30
* 5	1	09-35-178-014	JANESVILLE-2	427 N MAPLE ST	D	0	2023/1587		\$0	\$0	\$292,840	6/7/2023	\$310,000	94.46
									\$0	\$0	\$1,169,710		\$1,413,150	
									Building Residual		\$1,413,150			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale