

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2023 SALES JAN-JUNE READLYN
 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 = **4** Deeds: 4; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	118,000	160,475	250,000	641,900
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	118,020	158,968	234,220	635,870

Low PIN 11-11-408-003

High PIN 11-11-401-006

Statistical Measures

High Ratio	109.17
Low Ratio	93.69
Weighted Mean	99.06
Mean	99.91
Median	98.39
Coefficient of Dispersion - Median	4.76
Coefficient of Variance - Mean	6.70
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.041

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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	11-11-401-006	READLYN-1	218 W CLARK ST	D	0	2023/1259		\$0	\$0	\$234,220	5/15/2023	\$250,000	93.69
2	1	11-11-404-007	READLYN-1	223 WOLF AVE	D	0	2023/0449		\$0	\$0	\$119,990	2/17/2023	\$124,000	96.77 <Median
3	1	11-11-408-003	READLYN-1	138 W 5TH ST	D	0	2023/0163		\$0	\$0	\$118,020	1/11/2023	\$118,000	100.02 <Median
4	1	11-11-457-003	READLYN-1	138 W 2ND ST	D	0	2023/0617		\$0	\$0	\$163,640	3/6/2023	\$149,900	109.17
									\$0	\$0	\$635,870		\$641,900	

Building Residual \$641,900
 Indicated Map Factor N/A

* denotes sale is part of multiparcel sale