

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 2
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **21** Deeds: 21; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	50,000	319,552	590,000	6,710,600
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	77,320	297,791	611,360	6,253,620

Low PIN 01-20-100-003

High PIN 10-16-400-037

Statistical Measures

High Ratio	154.64
Low Ratio	77.31
Weighted Mean	93.19
Mean	97.12
Median	93.49
Coefficient of Dispersion - Median	9.82
Coefficient of Variance - Mean	15.94
Price Related Differential (PRD)	1.04
Price Related Bias (PRB)	-0.117

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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	2	10-08-300-024	RURAL-1	2376 HILTON AVE	D	0	2023/0243		\$0	\$0	\$562,810	1/18/2023	\$728,000	77.31
2	2	05-18-300-007	RURAL-1	1849 BUTLER AVE	D	0	2023/0816		\$0	\$0	\$315,240	2/16/2023	\$385,000	81.88
3	2	10-16-400-038	RURAL-1	1861 250TH ST	D	0	2023/1967		\$0	\$0	\$320,530	6/22/2023	\$375,000	85.47
4	2	09-29-100-010	RURAL-1	1150 265TH ST	D	0	2023/0608		\$0	\$0	\$142,830	3/8/2023	\$165,000	86.56
5	2	10-18-426-004	RURAL-8	101 LEONARD LN	D	0	2023/0347		\$0	\$0	\$402,630	1/25/2023	\$455,000	88.49
* 6	2	10-26-151-003	RURAL-9	104 MAPLEWOOD CIR	D	0	2023/1242		\$0	\$0	\$430,490	5/11/2023	\$485,000	88.76
* 7	2	10-36-301-007	RURAL-5	2763 LARRABEE AVE	D	0	2023/1503		\$0	\$0	\$391,330	5/26/2023	\$440,000	88.94
8	2	11-35-226-005	RURAL-RRSM	2716 REED AVE	D	0	2023/0089		\$0	\$0	\$112,570	1/4/2023	\$121,000	93.03
* 9	2	10-30-100-006	RURAL-1	1603 265TH ST	D	0	2023/0914		\$0	\$0	\$230,030	4/10/2023	\$247,100	93.09
* 10	2	10-30-100-007	RURAL-1	1603 265TH ST	D	0	2023/0914		\$0	\$0	\$230,030	4/10/2023	\$247,100	93.09
11	2	09-36-300-038	RURAL-1	1527 MARQUIS RD	D	0	2023/0223		\$0	\$0	\$186,980	1/11/2023	\$200,000	93.49 <Median
12	2	10-28-300-001	RURAL-1	2653 IVORY AVE	D	0	2023/1454		\$0	\$0	\$341,750	5/31/2023	\$359,900	94.96
13	2	09-15-400-042	RURAL - HEARTLAND	516 WALNUT CT	D	0	2023/0135		\$0	\$0	\$145,110	1/12/2023	\$148,500	97.72
14	2	12-27-100-003	RURAL-4	2620 VINE AVE	D	0	2023/0705		\$0	\$0	\$204,210	3/14/2023	\$205,000	99.61
15	2	05-16-452-005	RURAL-8	209 SANDCASTLE LN	D	0	2023/0193		\$0	\$0	\$435,240	1/19/2023	\$435,000	100.06
16	2	07-07-100-006	RURAL-1	1719 MIDWAY AVE	D	0	2023/0140		\$0	\$0	\$281,370	1/5/2023	\$276,500	101.76
17	2	05-16-452-006	RURAL-8	105 STILLWATER RD	D	0	2023/1179		\$0	\$0	\$471,970	5/8/2023	\$460,000	102.60
18	2	10-16-400-037	RURAL-1	1865 250TH ST	D	0	2023/1986		\$0	\$0	\$611,360	6/12/2023	\$590,000	103.62
19	2	11-19-400-011	RURAL-1	2269 260TH ST	D	0	2023/0384		\$0	\$0	\$207,830	2/10/2023	\$200,000	103.92
* 20	2	09-36-300-037	RURAL-1	1525 MARQUIS RD	D	0	2023/0183		\$0	\$0	\$151,990	1/11/2023	\$137,500	110.54
21	2	01-20-100-003	RURAL-2	1130 130TH ST	D	0	2023/1500		\$0	\$0	\$77,320	6/6/2023	\$50,000	154.64
									\$0	\$0	\$6,253,620		\$6,710,600	
									Building Residual		\$6,710,600			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale

