

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2023 SALES JAN-JUNE SUMNER
 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 = **15** Deeds: 15; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	46,000	144,960	299,000	2,174,400
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	42,730	128,735	296,000	1,931,020

Low PIN 04-23-481-006

High PIN 04-23-402-010

Statistical Measures

High Ratio	102.36
Low Ratio	60.05
Weighted Mean	88.81
Mean	88.70
Median	91.50
Coefficient of Dispersion - Median	8.27
Coefficient of Variance - Mean	13.03
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	0.026

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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	04-23-451-013	SUMNER CORP-2	315 UNION ST	D	0	2023/1364		\$0	\$0	\$143,510	5/21/2023	\$239,000	60.05
2	1	04-24-381-007	SUMNER CORP-1	110 PLEASANT ST	D	0	2023/0503		\$0	\$0	\$50,020	2/27/2023	\$75,000	66.69
3	1	04-26-226-011	SUMNER CORP-3	705 W 1ST ST	D	0	2023/1285		\$0	\$0	\$117,370	5/15/2023	\$140,000	83.84
4	1	04-24-327-008	SUMNER CORP-4	626 CHICAGO ST	D	0	2023/1870		\$0	\$0	\$75,610	6/30/2023	\$90,000	84.01
*5	1	04-24-379-002	SUMNER CORP-1	210 PLEASANT ST	D	0	2023/1212		\$0	\$0	\$156,900	4/21/2023	\$179,900	87.22
*6	1	04-24-377-006	SUMNER CORP-4	403 OAK ST	D	0	2023/0684		\$0	\$0	\$76,720	3/10/2023	\$85,000	90.26
7	1	04-23-482-010	SUMNER CORP-1	105 N WOOD ST	D	0	2023/1453		\$0	\$0	\$133,790	6/1/2023	\$147,500	90.71
8	1	04-23-403-001	SUMNER CORP-2	420 UNION ST	D	0	2023/1893		\$0	\$0	\$146,400	6/30/2023	\$160,000	91.50 <Median
9	1	04-23-481-006	SUMNER CORP-1	509 W 3RD ST	D	0	2023/1125		\$0	\$0	\$42,730	5/2/2023	\$46,000	92.89
10	1	04-24-328-003	SUMNER CORP-4	620 PLEASANT ST	D	0	2023/0778		\$0	\$0	\$113,610	3/23/2023	\$120,000	94.68
11	1	04-24-359-004	SUMNER CORP-1	208 N DIVISION ST	D	0	2023/1219		\$0	\$0	\$100,440	5/9/2023	\$106,000	94.75
12	1	04-23-451-005	SUMNER CORP-2	104 CATALINA DR	D	0	2023/0191		\$0	\$0	\$213,610	1/19/2023	\$225,000	94.94
13	1	04-26-227-008	SUMNER CORP-3	514 WAPSIE ST	D	0	2023/1203		\$0	\$0	\$80,070	5/1/2023	\$82,000	97.65
14	1	04-23-402-010	SUMNER CORP-5	800 W 5TH ST	D	0	2023/1835		\$0	\$0	\$296,000	6/29/2023	\$299,000	99.00
15	1	04-23-476-013	SUMNER CORP-2	311 MADISON ST	D	0	2023/0219		\$0	\$0	\$184,240	1/18/2023	\$180,000	102.36
									\$0	\$0	\$1,931,020		\$2,174,400	
									Building Residual		\$2,174,400			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale