

# Bremer County Assessor

## Sales Ratio Group Statistics

Study Name 2023 SALES JAN-JUNE TRIPOLI  
 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 = **11** Deeds: 11; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	15,000	87,195	170,000	959,150
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	20,170	82,667	130,330	909,340

Low PIN 07-03-153-002

High PIN 07-10-108-018

### Statistical Measures

High Ratio	134.47
Low Ratio	76.66
Weighted Mean	94.81
Mean	101.56
Median	94.13
Coefficient of Dispersion - Median	13.61
Coefficient of Variance - Mean	17.46
Price Related Differential (PRD)	1.07
Price Related Bias (PRB)	-0.169

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

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**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	07-10-108-018	TRIPOLI-2	1106 2ND ST SE	D	0	2023/1424		\$0	\$0	\$130,330	5/25/2023	\$170,000	76.66
2	1	07-10-105-003	TRIPOLI-2	1009 S MAIN ST	D	0	2023/1087		\$0	\$0	\$92,280	4/28/2023	\$105,000	87.89
3	1	07-03-363-004	TRIPOLI-1	715 S MAIN ST	D	0	2023/0146		\$0	\$0	\$122,080	1/11/2023	\$134,900	90.50
4	1	07-03-360-002	TRIPOLI-1	603 1ST ST SE	D	0	2023/0405		\$0	\$0	\$63,170	2/15/2023	\$68,000	92.90
5	1	07-03-157-003	TRIPOLI-1	105 N MAIN ST	D	0	2023/0233		\$0	\$0	\$68,940	1/25/2023	\$74,000	93.16
6	1	07-03-355-001	TRIPOLI-1	501 S MAIN ST	D	0	2023/1395		\$0	\$0	\$103,070	5/26/2023	\$109,500	94.13 <Median
7	1	07-10-104-002	TRIPOLI-2	903 1ST ST SE	D	0	2023/0571		\$0	\$0	\$115,780	3/7/2023	\$119,000	97.29
8	1	07-04-480-003	TRIPOLI-1	507 2ND ST SW	D	0	2023/0329		\$0	\$0	\$60,510	2/2/2023	\$55,000	110.02
9	1	07-03-352-002	TRIPOLI-1	403 1ST ST SE	D	0	2023/0105		\$0	\$0	\$45,350	1/12/2023	\$40,750	111.29
10	1	07-09-232-004	TRIPOLI-1	908 S MAIN ST	D	0	2023/0535		\$0	\$0	\$87,660	3/2/2023	\$68,000	128.91
11	1	07-03-153-002	TRIPOLI-1	307 1ST ST NE	D	0	2023/1419		\$0	\$0	\$20,170	5/31/2023	\$15,000	134.47
									\$0	\$0	\$909,340		\$959,150	
										Building Residual		\$959,150		
										Indicated Map Factor		N/A		

\* denotes sale is part of multiparcel sale