

2022

Bremer County Assessor

Sales Ratio Group Statistics

Thu, March 9, 2023 11:14 AM

Page

1

Study Name BREMER COMMERCIAL / DUAL CLASS

PDFs 8-10

Study Date 01/01/2022-12/31/2022

Time Adj. None

Table Basis Main Tables

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	25,000	264,743	919,100	5,559,600
Land Value	8,470	40,158	221,650	843,320
Improvement Value	16,900	188,035	781,150	3,948,740
Total Assd Value	25,370	228,193	1,002,800	4,792,060

Low PIN 11-11-484-009

High PIN09-03-380-024

Statistical Measures

High Ratio	117.34
Low Ratio	60.69
Weighted Mean	86.19
Mean	96.01
Median	99.43
Coefficient of Dispersion - Median	11.55
Coefficient of Variance - Mean	16.50
Price Related Differential (PRD)	1.11
Price Related Bias (PRB)	-0.042

Bremer County Assessor

Sales Ratio Group Array

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

Thu, March 9, 2023 11:14 AM

Page

1

Study Name BREMER COMMERCIAL / DUAL CLASS

PDFs 8-10

Study Date 01/01/2022-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	8 09-06-400-013	RURAL COMM-2	1069 230TH ST	D	0	2022/0764	A	\$210,000	\$761,060	\$971,060	2/28/2022	\$1,600,000	60.69
2	8 04-22-400-020	SUMNER CORP COM	3191 140TH ST	D	0	2022/4062	A	\$28,960	\$104,750	\$133,710	11/4/2022	\$210,000	63.67
3	9 10-24-354-008	DENVER COMM-1	101 1/2 N STATE ST	D	0	2022/3780	A	\$5,250	\$172,110	\$177,360	10/7/2022	\$260,000	68.22
4	9 04-24-366-007	SUMNER CORP COM	118 W 1ST ST	D	0	2022/2774	A	\$12,000	\$400,660	\$412,660	7/22/2022	\$465,000	88.74
5	9 07-03-303-004	TRIPOLI COMM-1	207_209 S MAIN ST	D	0	2022/4293	A	\$7,200	\$73,100	\$80,300	12/1/2022	\$90,000	89.22
6	8 07-03-301-009	TRIPOLI COMM-1	101 N MAIN ST	D	0	2022/3454	A	\$16,140	\$33,330	\$49,470	9/14/2022	\$55,000	89.95
7	8 10-26-227-021	DENVER - STL UTL	650 TRANSIT ST UNIT 4	D	0	2022/3563	A	\$6,790	\$79,820	\$86,610	9/21/2022	\$95,000	91.17
* 8	8 09-11-151-034	WAVERLY COMM-2	310 16TH AVE SW	D	0	2022/0472	A	\$156,190	\$284,160	\$440,350	2/3/2022	\$475,000	92.71
9	8 01-30-231-003	PLAINFIELD COMM-2	614 MAIN ST	D	0	2022/1273	A	\$16,420	\$45,870	\$62,290	4/5/2022	\$65,000	95.83
10	9 10-24-354-017	DENVER COMM-1	105 N STATE ST	D	0	2022/0473	A	\$4,950	\$41,900	\$46,850	2/4/2022	\$48,000	97.60
11	8 09-02-130-026	WAVERLY COMM-1	89 E BREMER AVE	D	0	2022/3536	A	\$3,910	\$114,410	\$118,320	9/20/2022	\$119,000	99.43 <Median
* 12	8 03-07-405-007	FREDERIKA CORP C	103 3RD ST	D	0	2022/0564	A	\$7,910	\$225,760	\$233,670	1/28/2022	\$233,500	100.07
13	8 04-23-376-015	SUMNER CORP COM	1014 W 1ST ST	D	0	2022/0574	A	\$53,280	\$367,740	\$421,020	2/9/2022	\$420,000	100.24
* 14	8 11-11-484-009	READLYN COMM-2	420 E 1ST ST	D	0	2022/3355	A	\$8,470	\$16,900	\$25,370	9/1/2022	\$25,000	101.48
15	8 01-19-477-004	PLAINFIELD COMM-2	830 MAIN ST	D	0	2022/1384	A	\$15,810	\$20,940	\$36,750	4/14/2022	\$35,000	105.00
16	9 09-03-279-015	WAVERLY COMM-2	122 4TH ST SW	D	0	2022/0787	A	\$40,660	\$141,720	\$182,380	3/2/2022	\$170,000	107.28
17	8 09-03-380-024	WAVERLY COMM-2	933 16TH ST SW	D	0	2022/1100	A	\$221,650	\$781,150	\$1,002,800	3/15/2022	\$919,100	109.11
18	8 05-35-326-023	WAVERLY - STL UTL	900 ADAMS PARKWAY L	D	0	2022/3610	A	\$7,190	\$89,990	\$97,180	9/27/2022	\$87,500	111.06
19	8 05-35-326-021	WAVERLY - STL UTL	900 ADAMS PARKWAY L	D	0	2022/0440	A	\$7,190	\$89,990	\$97,180	2/3/2022	\$87,500	111.06
20	9 04-24-362-014	SUMNER CORP COM	104 W 2ND ST	D	0	2022/2842	A	\$3,720	\$71,940	\$75,660	7/26/2022	\$65,000	116.40
* 21	8 04-23-481-004	SUMNER CORP COM	599 W 3RD ST	D	0	2022/3959	A	\$9,630	\$31,440	\$41,070	10/25/2022	\$35,000	117.34
								\$843,320	\$3,948,740	\$4,792,060	\$5,559,600		

Building Residual \$4,716,280

Indicated Map Factor N/A

* denotes sale is part of multiparcel sale

2020-2022

Bremer County Assessor

Sales Ratio Group Statistics

Thu, March 9, 2023 10:32 AM

Page

1

Study Name BREMER COMMERCIAL / DUAL CLASS

PDFs 8-10

Study Date 01/01/2020-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Group Tally

Number of sales in group = **63**

Deeds: 63; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	12,000	245,923	1,025,000	15,493,170
Land Value	1,340	40,525	433,500	2,553,100
Improvement Value	5,160	184,248	764,740	11,607,650
Total Assd Value	6,500	224,774	1,198,240	14,160,750

Low PIN 11-11-484-012

High PIN09-11-302-010

Statistical Measures

High Ratio	232.90
Low Ratio	54.17
Weighted Mean	91.40
Mean	100.22
Median	100.96
Coefficient of Dispersion - Median	16.92
Coefficient of Variance - Mean	26.13
Price Related Differential (PRD)	1.10
Price Related Bias (PRB)	-0.031

Bremer County Assessor

Sales Ratio Group Array

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

Thu, March 9, 2023 10:32 AM

Page

1

Study Name BREMER COMMERCIAL / DUAL CLASS

PDFs 8-10

Study Date 01/01/2020-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	8	11-11-484-012	READLYN COMM-2	E 1ST ST	D	0	2020/0496	A	\$1,340	\$5,160	\$6,500	2/14/2020	\$12,000	54.17
* 2	8	09-03-211-008	WAVERLY COMM-4	1016 W BREMER AVE	D	0	2021/6071	A	\$103,460	\$324,360	\$427,820	12/16/2021	\$781,000	54.78
3	8	09-03-251-001	WAVERLY COMM-4	1203 W BREMER AVE	D	0	2020/0570	A	\$97,170	\$151,880	\$249,050	2/14/2020	\$450,000	55.34
4	8	09-06-400-013	RURAL COMM-2	1069 230TH ST	D	0	2022/0764	A	\$210,000	\$761,060	\$971,060	2/28/2022	\$1,600,000	60.69
5	8	04-22-400-020	SUMNER CORP COM	3191 140TH ST	D	0	2022/4062	A	\$28,960	\$104,750	\$133,710	11/4/2022	\$210,000	63.67
6	9	10-24-354-008	DENVER COMM-1	101 1/2 N STATE ST	D	0	2022/3780	A	\$5,250	\$172,110	\$177,360	10/7/2022	\$260,000	68.22
* 7	8	05-33-452-012	WAVERLY COMM-2	2320 5TH AVE NW	D	0	2021/5500	A	\$106,500	\$959,980	\$1,066,480	11/10/2021	\$1,500,000	71.10
8	8	11-11-458-006	READLYN COMM-1	218 MAIN ST	D	0	2021/4821	A	\$3,830	\$31,840	\$35,670	9/1/2021	\$50,000	71.34
9	8	07-04-451-007	TRIPOLI COMM-2	502 7TH AVE SW	D	0	2020/4621	A	\$31,100	\$155,940	\$187,040	10/16/2020	\$260,000	71.94
10	9	07-03-305-015	TRIPOLI COMM-1	301 S MAIN ST	D	0	2020/4374	A	\$4,650	\$40,220	\$44,870	9/23/2020	\$60,000	74.78
11	8	07-03-303-014	TRIPOLI COMM-2	208 1ST ST SE	D	0	2021/1177	A	\$5,510	\$14,070	\$19,580	3/5/2021	\$25,000	78.32
12	8	11-11-126-006	RURAL COMM-2	2310 QUARTER AVE	D	0	2021/3430	A	\$25,800	\$96,200	\$122,000	6/30/2021	\$145,000	84.14
13	8	09-02-134-014	WAVERLY COMM-1	123 E BREMER AVE	D	0	2021/1539	A	\$22,000	\$104,330	\$126,330	3/26/2021	\$150,000	84.22
14	8	04-24-358-010	SUMNER CORP COM	213 PLEASANT ST	D	0	2021/0294	A	\$13,400	\$83,900	\$97,300	1/14/2021	\$115,000	84.61
* 15	9	11-11-462-017	READLYN COMM-1	136 MAIN ST	D	0	2021/5072	A	\$7,250	\$90,520	\$97,770	10/15/2021	\$115,000	85.02
16	9	04-24-366-007	SUMNER CORP COM	118 W 1ST ST	D	0	2022/2774	A	\$12,000	\$400,660	\$412,660	7/22/2022	\$465,000	88.74
17	8	09-03-451-123	WAVERLY COMM-2	1140 10TH AVE SW	D	0	2021/4681	A	\$74,750	\$411,820	\$486,570	9/1/2021	\$545,663	89.17
18	9	07-03-303-004	TRIPOLI COMM-1	207_209 S MAIN ST	D	0	2022/4293	A	\$7,200	\$73,100	\$80,300	12/1/2022	\$90,000	89.22
19	8	04-25-103-011	SUMNER CORP COM	109 S CARPENTER ST	D	0	2021/4522	A	\$3,950	\$29,190	\$33,140	9/14/2021	\$37,000	89.57
20	8	07-03-301-009	TRIPOLI COMM-1	101 N MAIN ST	D	0	2022/3454	A	\$16,140	\$33,330	\$49,470	9/14/2022	\$55,000	89.95
21	8	10-26-227-021	DENVER - STL UTL	650 TRANSIT ST UNIT 4	D	0	2022/3563	A	\$6,790	\$79,820	\$86,610	9/21/2022	\$95,000	91.17
22	8	09-03-278-008	WAVERLY COMM-4	511 - 517 W BREMER AV	D	0	2021/4317	A	\$111,800	\$280,010	\$391,810	8/30/2021	\$425,000	92.19
* 23	8	09-11-151-034	WAVERLY COMM-2	310 16TH AVE SW	D	0	2022/0472	A	\$156,190	\$284,160	\$440,350	2/3/2022	\$475,000	92.71
24	8	01-30-231-003	PLAINFIELD COMM-2	614 MAIN ST	D	0	2022/1273	A	\$16,420	\$45,870	\$62,290	4/5/2022	\$65,000	95.83
25	8	10-23-481-003	DENVER COMM-1	230 S STATE ST	D	0	2020/1217	A	\$19,800	\$100,360	\$120,160	4/7/2020	\$125,000	96.13
* 26	8	04-23-376-040	SUMNER CORP COM	120 COUNTRY HEIGHTS	D	0	2021/3091	A	\$37,620	\$444,040	\$481,660	6/18/2021	\$500,000	96.33
27	8	04-24-379-010	SUMNER CORP COM	216 ELM DR	D	0	2021/0484	A	\$1,110	\$14,990	\$16,100	1/25/2021	\$16,500	97.58
28	9	10-24-354-017	DENVER COMM-1	105 N STATE ST	D	0	2022/0473	A	\$4,950	\$41,900	\$46,850	2/4/2022	\$48,000	97.60
29	8	09-02-130-026	WAVERLY COMM-1	89 E BREMER AVE	D	0	2022/3536	A	\$3,910	\$114,410	\$118,320	9/20/2022	\$119,000	99.43
* 30	8	03-07-405-007	FREDERIKA CORP C	103 3RD ST	D	0	2022/0564	A	\$7,910	\$225,760	\$233,670	1/28/2022	\$233,500	100.07
31	8	04-23-376-015	SUMNER CORP COM	1014 W 1ST ST	D	0	2022/0574	A	\$53,280	\$367,740	\$421,020	2/9/2022	\$420,000	100.24
32	8	05-34-481-001	WAVERLY COMM-5	512 6TH AVE NW	D	0	2020/0776	A	\$6,760	\$43,720	\$50,480	3/10/2020	\$50,000	100.96 <Median
33	9	04-25-103-006	SUMNER CORP COM	109 W 1ST ST	D	0	2021/2735	A	\$8,100	\$98,350	\$106,450	5/28/2021	\$105,000	101.38

* denotes sale is part of multiparcel sale

Bremer County Assessor

Sales Ratio Group Array

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

Thu, March 9, 2023 10:32 AM

Page

2

Study Name BREMER COMMERCIAL / DUAL CLASS

PDFs 8-10

Study Date 01/01/2020-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
* 34	8	11-11-484-009	READLYN COMM-2	420 E 1ST ST	D	0	2022/3355	A	\$8,470	\$16,900	\$25,370	9/1/2022	\$25,000	101.48
35	8	09-02-130-022	WAVERLY COMM-1	99 E BREMER AVE SUIT	D	0	2021/0543	A	\$7,810	\$114,410	\$122,220	2/1/2021	\$120,000	101.85
36	8	10-26-227-020	DENVER - STL UTL	650 TRANSIT ST UNIT 3	D	0	2021/2000	A	\$6,790	\$78,460	\$85,250	4/19/2021	\$82,500	103.33
37	8	01-19-477-004	PLAINFIELD COMM-2	830 MAIN ST	D	0	2022/1384	A	\$15,810	\$20,940	\$36,750	4/14/2022	\$35,000	105.00
38	8	09-10-252-005	WAVERLY COMM-2	1700 8TH ST SW	D	0	2020/4225	A	\$176,850	\$711,190	\$888,040	9/23/2020	\$845,000	105.09
* 39	9	09-02-153-014	WAVERLY COMM-1	124 1ST ST SW	D	0	2022/0014	A	\$52,440	\$318,160	\$370,600	12/29/2021	\$350,000	105.89
40	9	09-03-279-015	WAVERLY COMM-2	122 4TH ST SW	D	0	2022/0787	A	\$40,660	\$141,720	\$182,380	3/2/2022	\$170,000	107.28
41	8	04-24-365-009	SUMNER CORP COM	204 W 1ST ST	D	0	2021/0514	A	\$1,440	\$13,590	\$15,030	1/6/2021	\$14,000	107.36
42	8	04-24-365-006	SUMNER CORP COM	210 W 1ST ST	D	0	2021/4073	A	\$7,200	\$22,070	\$29,270	8/13/2021	\$27,000	108.41
43	8	09-03-380-024	WAVERLY COMM-2	933 16TH ST SW	D	0	2022/1100	A	\$221,650	\$781,150	\$1,002,800	3/15/2022	\$919,100	109.11
44	8	01-30-233-006	PLAINFIELD COMM-2	521 MAIN ST	D	0	2021/5053	A	\$7,500	\$47,740	\$55,240	10/15/2021	\$50,000	110.48
45	8	04-25-104-005	SUMNER CORP COM	109 E 1ST ST	D	0	2020/0135	A	\$13,800	\$69,330	\$83,130	1/14/2020	\$75,000	110.84
46	10	11-11-458-004	READLYN COMM-1	226 MAIN ST	D	0	2021/1944	A	\$7,650	\$158,790	\$166,440	4/7/2021	\$150,007	110.95
47	8	05-35-326-023	WAVERLY - STL UTL	900 ADAMS PARKWAY L	D	0	2022/3610	A	\$7,190	\$89,990	\$97,180	9/27/2022	\$87,500	111.06
48	8	05-35-326-021	WAVERLY - STL UTL	900 ADAMS PARKWAY L	D	0	2022/0440	A	\$7,190	\$89,990	\$97,180	2/3/2022	\$87,500	111.06
49	8	01-19-477-004	PLAINFIELD COMM-2	830 MAIN ST	D	0	2021/2042	A	\$15,810	\$20,940	\$36,750	4/22/2021	\$33,000	111.36
50	8	07-04-439-008	TRIPOLI COMM-1	404 3RD ST SW	D	0	2021/2288	A	\$2,350	\$20,180	\$22,530	5/4/2021	\$20,000	112.65
51	8	10-24-357-009	DENVER COMM-1	115 E MAIN ST	D	0	2022/0035	A	\$3,260	\$42,140	\$45,400	12/30/2021	\$40,000	113.50
52	8	09-03-278-004	WAVERLY COMM-4	501 W BREMER AVE	D	0	2021/2728	A	\$37,750	\$187,660	\$225,410	6/1/2021	\$194,900	115.65
53	8	10-23-480-009	DENVER COMM-3	105 MAIN ST	D	0	2020/0869	A	\$5,130	\$35,350	\$40,480	2/28/2020	\$35,000	115.66
54	9	04-24-362-014	SUMNER CORP COM	104 W 2ND ST	D	0	2022/2842	A	\$3,720	\$71,940	\$75,660	7/26/2022	\$65,000	116.40
55	8	09-11-302-010	WAVERLY COMM-2	2121 4TH ST SW	D	0	2020/0599	A	\$433,500	\$764,740	\$1,198,240	2/28/2020	\$1,025,000	116.90
* 56	8	04-23-481-004	SUMNER CORP COM	599 W 3RD ST	D	0	2022/3959	A	\$9,630	\$31,440	\$41,070	10/25/2022	\$35,000	117.34
57	8	10-26-276-049	DENVER - STL UTL	710 TRANSIT ST UNIT 4	D	0	2021/0390	A	\$5,280	\$78,250	\$83,530	1/11/2021	\$71,000	117.65
58	8	10-06-353-025	WAVERLY COMM-3	3401 E BREMER AVE	D	0	2020/5203	A	\$56,250	\$268,790	\$325,040	11/16/2020	\$275,000	118.20
* 59	9	11-11-457-010	READLYN COMM-1	217 MAIN ST	D	0	2020/4629	A	\$11,480	\$154,030	\$165,510	10/19/2020	\$140,000	118.22
60	8	09-01-477-007	WAVERLY COMM-2	2504 E BREMER AVE	D	0	2021/5227	A	\$148,630	\$968,980	\$1,117,610	10/25/2021	\$850,000	131.48
61	8	01-20-355-001	PLAINFIELD COMM-2	1ST ST	D	0	2021/2117	A	\$7,430	\$30,020	\$37,450	4/16/2021	\$27,000	138.70
62	8	11-11-484-009	READLYN COMM-2	420 E 1ST ST	D	0	2020/0495	A	\$7,130	\$11,740	\$18,870	2/14/2020	\$12,000	157.25
63	8	04-24-367-011	SUMNER CORP COM	110 E 1ST ST	D	0	2020/6002	A	\$8,400	\$61,470	\$69,870	12/22/2020	\$30,000	232.90

* denotes sale is part of multiparcel sale

Bremer County Assessor

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

Study Name	BREMER COMMERCIAL / DUAL CLASS	PDFs	8-10
Study Date	01/01/2020-12/31/2022	Time Adj.	None
Table Basis	Main Tables	NUTC	0

Sale #PDF PIN	Map Area	Address	D/CNUTC Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
					\$2,553,100	\$11,607,650	\$14,160,750		\$15,493,170	
					Building Residual		\$12,940,070			
					Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale