

Bremer County Assessor

Sales Ratio Group Statistics

Study Name FREDERIKA CORP RES

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

Table Basis Main Tables

PDFs 1

Time Adj. None

NUTC 0,41

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Group Tally

Number of sales in group = 8

Deeds: 8; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	45,000	76,375	97,000	611,000
Land Value	15,950	14,298	11,880	114,380
Improvement Value	40,140	66,570	95,650	532,560
Total Assd Value	56,090	80,868	107,530	646,940

Low PIN 03-07-476-001

High PIN03-07-409-009

Statistical Measures

High Ratio	209.90
Low Ratio	79.89
Weighted Mean	105.88
Mean	116.10
Median	109.53
Coefficient of Dispersion - Median	20.90
Coefficient of Variance - Mean	35.02
Price Related Differential (PRD)	1.10
Price Related Bias (PRB)	-0.556

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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 03-07-407-012	FREDERIKA CORP-1	301 3RD ST	D	0	2021/6121	A	\$11,880	\$60,020	\$71,900	12/17/2021	\$90,000	79.89
2	1 03-07-409-011	FREDERIKA CORP-1	307 1ST AVE	D	0	2021/5328	A	\$7,760	\$84,720	\$92,480	10/29/2021	\$110,000	84.07
3	1 03-07-402-005	FREDERIKA CORP-1	205 2ND ST	D	0	2021/4594	A	\$9,110	\$53,130	\$62,240	9/17/2021	\$62,000	100.39
4	1 03-07-176-054	FREDERIKA CORP-2	102 VALLEY RD	D	0	2020/3922	A	\$35,000	\$68,080	\$103,080	8/27/2020	\$95,000	108.51 <Median
5	1 03-07-251-029	FREDERIKA CORP-1	409 1ST ST	D	0	2021/2245	A	\$16,200	\$74,450	\$90,650	5/3/2021	\$82,000	110.55 <Median
6	1 03-07-409-009	FREDERIKA CORP-1	303 1ST AVE	D	0	2020/4717	A	\$11,880	\$95,650	\$107,530	10/16/2020	\$97,000	110.86
7	1 03-07-476-001	FREDERIKA CORP-1	406 4TH ST	D	0	2020/1120	A	\$15,950	\$40,140	\$56,090	3/2/2020	\$45,000	124.64
8	1 03-07-410-003	FREDERIKA CORP-1	303 2ND AVE	D	0	2020/1871	A	\$6,600	\$56,370	\$62,970	5/22/2020	\$30,000	209.90
								\$114,380	\$532,560	\$646,940		\$611,000	
								Building Residual		\$496,620			
								Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale