

Bremer County Assessor**Sales Ratio Group Statistics**

Study Name BREMER R3+

PDFs 11

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

Time Adj. None

Table Basis Main Tables

NUTC 0

Group TallyNumber of sales in group = **13**

Deeds: 13; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	85,000	593,420	3,000,000	7,714,455
Land Value	30,440	143,682	1,279,700	1,867,870
Improvement Value	61,690	372,294	701,250	4,839,820
Total Assd Value	92,130	515,976	1,980,950	6,707,690

Low PIN 09-35-328-003

High PIN10-06-351-001

Statistical Measures

High Ratio	117.89
Low Ratio	66.03
Weighted Mean	86.95
Mean	98.50
Median	98.28
Coefficient of Dispersion - Median	7.55
Coefficient of Variance - Mean	12.38
Price Related Differential (PRD)	1.13
Price Related Bias (PRB)	-0.049

Bremer County Assessor

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	11 10-06-351-001	WAVERLY MR -MHP	2901 E BREMER AVE	D	0	2022/4225	A	\$1,279,700	\$701,250	\$1,980,950	11/17/2022	\$3,000,000	66.03
2	11 05-34-432-001	WAVERLY MR -CON	1000 4TH ST NW	D	0	2022/0640	A	\$38,290	\$113,550	\$151,840	2/17/2022	\$167,905	90.43
3	11 05-34-431-010	WAVERLY MR -APT1	818 5TH ST NW	D	0	2022/4483	A	\$15,900	\$213,620	\$229,520	12/20/2022	\$242,000	94.84
4	11 05-34-429-038	WAVERLY MR -APT1	902 CEDAR RIVER DR	D	0	2022/1196	A	\$31,680	\$312,030	\$343,710	3/31/2022	\$354,550	96.94
5	11 09-03-277-005	WAVERLY MR -CON	112 6TH ST SW	D	0	2021/2943	A	\$27,490	\$147,030	\$174,520	5/31/2021	\$180,000	96.96
6	11 05-34-429-013	WAVERLY MR -CON	814 CEDAR RIVER DR	D	0	2022/4344	A	\$31,360	\$198,170	\$229,530	12/2/2022	\$235,000	97.67
7	11 05-34-429-011	WAVERLY MR -APT1	906 CEDAR RIVER DR	D	0	2021/4357	A	\$31,680	\$395,820	\$427,500	8/31/2021	\$435,000	98.28 <Median
* 8	11 10-25-151-018	DENVER MR -APT	720 S MILL ST	D	0	2022/2890	A	\$123,160	\$1,325,760	\$1,448,920	8/1/2022	\$1,450,000	99.93
9	11 09-02-403-007	WAVERLY MR -APT3	701 RIVER PARK DR	D	0	2020/5184	A	\$68,400	\$985,960	\$1,054,360	11/16/2020	\$1,050,000	100.42
10	11 09-35-402-009	JANESVILLE MR -COI	138 MAIN ST	D	0	2021/5762	A	\$14,850	\$117,330	\$132,180	11/30/2021	\$130,000	101.68
* 11	11 09-35-328-003	JANESVILLE MR -COI	407 MAPLE ST	D	0	2022/3059	A	\$30,440	\$61,690	\$92,130	8/9/2022	\$85,000	108.39
12	11 05-35-303-002	WAVERLY MR -APT1	929 3RD ST NW	D	0	2020/2012	A	\$13,700	\$169,470	\$183,170	6/1/2020	\$165,000	111.01
13	11 09-35-326-005	JANESVILLE MR -MHI	407 W 3RD ST	D	0	2021/0399	A	\$161,220	\$98,140	\$259,360	1/21/2021	\$220,000	117.89
								\$1,867,870	\$4,839,820	\$6,707,690			
								Building Residual		\$5,846,585			
								Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale