

Bremer County Assessor

Sales Ratio Group Statistics

Study Name DENVER - RESIDENTIAL

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

Table Basis Main Tables

PDFs 1

Time Adj. None

NUTC 0

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Group Tally

Number of sales in group = **30**

Deeds: 30; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	91,650	209,280	400,000	6,278,410
Land Value	18,020	27,959	40,920	838,770
Improvement Value	75,930	178,495	351,310	5,354,860
Total Assd Value	93,950	206,454	392,230	6,193,630

Low PIN 10-24-353-007

High PIN10-25-176-024

Statistical Measures

High Ratio	107.37
Low Ratio	87.89
Weighted Mean	98.65
Mean	98.71
Median	99.30
Coefficient of Dispersion - Median	3.49
Coefficient of Variance - Mean	4.66
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	0.004

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	1	10-25-126-007	DENVER-2	440 E EAGLE ST	D	0	2022/2595	A	\$21,450	\$110,380	\$131,830	7/15/2022	\$150,000	87.89
* 2	1	10-24-387-001	DENVER-1	201 S POWELL ST	D	0	2022/2394	A	\$22,950	\$183,470	\$206,420	6/28/2022	\$225,000	91.74
3	1	10-24-303-002	DENVER-1	310 IOWA ST	D	0	2022/3080	A	\$21,190	\$139,550	\$160,740	8/12/2022	\$175,000	91.85
4	1	10-24-360-003	DENVER-1	115 E FRANKLIN ST	D	0	2022/4152	A	\$19,800	\$140,060	\$159,860	11/10/2022	\$174,000	91.87
5	1	10-24-362-002	DENVER-1	321 E FRANKLIN ST	D	0	2022/1631	A	\$19,800	\$127,480	\$147,280	4/28/2022	\$159,000	92.63
6	1	10-25-202-016	DENVER-2	412 LONGVIEW ST	D	0	2022/2242	A	\$30,100	\$238,920	\$269,020	6/16/2022	\$289,500	92.93
7	1	10-26-276-006	DENVER-5	920 S STATE ST	D	0	2022/3869	A	\$28,250	\$134,910	\$163,160	10/7/2022	\$172,500	94.59
8	1	10-25-131-001	DENVER-2	601 LINCOLN ST	D	0	2022/3857	A	\$36,010	\$201,580	\$237,590	10/13/2022	\$245,000	96.98
9	1	10-25-203-014	DENVER-2	412 SUNNY LN ST	D	0	2022/2911	A	\$27,160	\$133,180	\$160,340	8/3/2022	\$165,000	97.18
* 10	1	10-23-426-005	DENVER-1	180 FORREST AVE	D	0	2022/2354	A	\$68,650	\$107,790	\$176,440	6/22/2022	\$180,000	98.02
11	1	10-25-206-012	DENVER-3	1120 GRANT ST	D	0	2022/2939	A	\$30,560	\$219,460	\$250,020	7/28/2022	\$255,000	98.05
12	1	10-25-176-024	DENVER-4	500 DONNA ST	D	0	2022/3598	A	\$40,920	\$351,310	\$392,230	9/2/2022	\$400,000	98.06
13	1	10-24-387-020	DENVER-1	211 S POWELL ST	D	0	2022/2143	A	\$22,950	\$320,890	\$343,840	6/10/2022	\$350,000	98.24
14	1	10-25-129-001	DENVER-1	601 E FAYETTE ST	D	0	2022/1281	A	\$25,090	\$155,520	\$180,610	3/31/2022	\$182,000	99.24
15	1	10-25-228-005	DENVER-3	600 SUNRISE ST	D	0	2022/2790	A	\$34,790	\$241,250	\$276,040	7/18/2022	\$278,000	99.29 <Median
16	1	10-24-384-004	DENVER-1	141 S POWELL ST	D	0	2022/2215	A	\$21,450	\$260,060	\$281,510	6/15/2022	\$283,500	99.30 <Median
17	1	10-25-204-013	DENVER-2	1120 LINCOLN ST	D	0	2022/0928	A	\$31,780	\$135,090	\$166,870	3/9/2022	\$168,000	99.33
18	1	10-24-327-003	DENVER-1	500 IOWA ST	D	0	2022/1347	A	\$24,750	\$154,580	\$179,330	4/7/2022	\$180,000	99.63
19	1	10-25-228-002	DENVER-3	621 WILLOW RUN ST	D	0	2022/3457	A	\$34,920	\$155,960	\$190,880	9/12/2022	\$190,730	100.08
20	1	10-25-203-012	DENVER-2	332 SUNNY LN ST	D	0	2022/0310	A	\$27,160	\$186,210	\$213,370	1/20/2022	\$212,500	100.41
21	1	10-24-379-002	DENVER-1	131 N RUSSELL ST	D	0	2022/4058	A	\$20,590	\$170,340	\$190,930	11/2/2022	\$190,000	100.49
22	1	10-25-106-008	DENVER-1	110 PRESTIEN DR	D	0	2022/4146	A	\$20,700	\$172,870	\$193,570	11/9/2022	\$190,000	101.88
23	1	10-25-202-015	DENVER-2	402 LONGVIEW ST	D	0	2022/0962	A	\$30,100	\$149,540	\$179,640	3/7/2022	\$176,000	102.07
24	1	10-24-353-007	DENVER-1	305 IOWA ST	D	0	2022/1029	A	\$18,020	\$75,930	\$93,950	3/17/2022	\$91,650	102.51
25	1	10-25-201-017	DENVER-2	502 RIDGEWAY ST	D	0	2022/1481	A	\$31,500	\$212,610	\$244,110	4/18/2022	\$238,000	102.57
26	1	10-24-377-007	DENVER-1	540 WASHINGTON ST	D	0	2022/4171	A	\$21,600	\$187,710	\$209,310	11/13/2022	\$203,000	103.11
27	1	10-24-380-004	DENVER-1	101 N FARRINGTON ST	D	0	2022/0417	A	\$19,800	\$171,090	\$190,890	1/28/2022	\$183,330	104.12
28	1	10-25-101-005	DENVER-1	171 E FAYETTE ST	D	0	2022/0379	A	\$24,900	\$149,920	\$174,820	1/27/2022	\$166,900	104.75
29	1	10-25-130-019	DENVER-2	550 PRESTIEN DR	D	0	2022/1601	A	\$30,190	\$221,890	\$252,080	4/13/2022	\$240,000	105.03
30	1	10-25-106-001	DENVER-1	601 S STATE ST	D	0	2022/0866	A	\$31,640	\$145,310	\$176,950	3/2/2022	\$164,800	107.37

* denotes sale is part of multiparcel sale