

Bremer County Assessor

Sales Ratio Group Statistics

Study Name JANESVILLE - RES
Study Date 01/01/2022-12/31/2022
Table Basis Main Tables

PDFs 1-3
Time Adj. None
NUTC 0

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Group Tally

Number of sales in group = **14**

Deeds: 14; 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	268,220	395,000	3,755,075
Land Value	20,200	54,631	54,050	764,830
Improvement Value	59,740	210,669	357,230	2,949,360
Total Assd Value	79,940	265,299	411,280	3,714,190

Low PIN 09-35-477-006

High PIN09-35-353-003

Statistical Measures

High Ratio	109.53
Low Ratio	86.37
Weighted Mean	98.91
Mean	98.62
Median	100.01
Coefficient of Dispersion - Median	3.83
Coefficient of Variance - Mean	5.51
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	0.021

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/CNUTC Recording		VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
1	1 09-35-433-003	JANESVILLE-2	225 CHESTNUT ST	D	0	2022/3170	A	\$23,870	\$140,240	\$164,110	8/18/2022	\$190,000	86.37
2	1 09-35-477-006	JANESVILLE-1	424 4TH ST	D	0	2022/1981	A	\$20,200	\$59,740	\$79,940	5/31/2022	\$85,000	94.05
3	1 09-35-353-012	JANESVILLE-5	821 W 6TH ST	D	0	2022/1148	A	\$49,080	\$359,040	\$408,120	3/18/2022	\$430,000	94.91
* 4	1 09-35-376-006	JANESVILLE-2	427 MAPLE ST	D	0	2022/1824	A	\$157,100	\$144,640	\$301,740	5/11/2022	\$317,000	95.19
* 5	1 09-35-479-001	JANESVILLE-2	417 CHESTNUT ST	D	0	2022/2806	A	\$54,000	\$184,170	\$238,170	7/21/2022	\$250,000	95.27
6	1 09-35-433-021	JANESVILLE-4	603 ANGIE ST	D	0	2022/4394	A	\$31,680	\$253,980	\$285,660	11/28/2022	\$292,000	97.83
* 7	1 09-35-178-014	JANESVILLE-2	427 N MAPLE ST	D	0	2022/4122	A	\$83,050	\$210,140	\$293,190	11/4/2022	\$293,500	99.89 <Median
8	1 09-35-351-007	JANESVILLE-5	631 HICKORY ST	D	0	2022/0271	A	\$51,210	\$326,290	\$377,500	1/14/2022	\$377,000	100.13 <Median
9	1 09-35-404-006	JANESVILLE-1	120 ELM ST	D	0	2022/3337	A	\$14,850	\$114,270	\$129,120	8/22/2022	\$128,900	100.17
* 10	1 09-35-178-006	JANESVILLE-2	401 N OAK ST	D	0	2022/3167	A	\$82,750	\$247,930	\$330,680	8/19/2022	\$330,000	100.21
11	1 09-35-176-002	JANESVILLE-2	400 N OAK ST	D	0	2022/3270	A	\$26,930	\$164,290	\$191,220	8/25/2022	\$190,000	100.64
12	1 09-35-433-001	JANESVILLE-2	203 CHESTNUT ST	D	0	2022/3847	A	\$36,410	\$229,720	\$266,130	10/13/2022	\$260,000	102.36
13	1 09-35-353-003	JANESVILLE-5	600 HICKORY ST	D	0	2022/0869	A	\$54,050	\$357,230	\$411,280	3/3/2022	\$395,000	104.12
14	1 09-35-178-010	JANESVILLE-2	109 OAK ST	D	0	2022/1702	A	\$79,650	\$157,680	\$237,330	5/5/2022	\$216,675	109.53
								\$764,830	\$2,949,360	\$3,714,190	\$3,755,075		
								Building Residual		\$2,990,245			
								Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale