

Bremer County Assessor

Sales Ratio Group Statistics

Study Name READLYN RES
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 = **15** Deeds: 15; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	41,000	152,293	550,000	2,284,400
Land Value	9,240	18,653	38,560	279,800
Improvement Value	37,610	121,993	363,670	1,829,890
Total Assd Value	46,850	140,646	402,230	2,109,690

Low PIN 11-11-458-008

High PIN11-11-426-017

Statistical Measures

High Ratio	114.27
Low Ratio	73.13
Weighted Mean	92.35
Mean	97.50
Median	99.10
Coefficient of Dispersion - Median	6.77
Coefficient of Variance - Mean	9.91
Price Related Differential (PRD)	1.06
Price Related Bias (PRB)	-0.081

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	11-11-426-017	READLYN-3	607 W VIEW DR	D	0	2022/2833	A	\$38,560	\$363,670	\$402,230	7/20/2022	\$550,000	73.13
2	1	11-11-453-004	READLYN-1	138 W 3RD ST	D	0	2022/2654	A	\$20,070	\$54,130	\$74,200	7/13/2022	\$85,000	87.29
3	1	11-11-455-001	READLYN-1	247 GOODELL AVE	D	0	2022/2861	A	\$17,850	\$148,610	\$166,460	7/27/2022	\$188,000	88.54
4	1	11-11-459-001	READLYN-1	147 GOODELL AVE	D	0	2022/4320	A	\$12,140	\$126,340	\$138,480	12/2/2022	\$148,000	93.57
5	1	11-11-477-003	READLYN-1	307 E 3RD ST	D	0	2022/3727	A	\$17,840	\$59,010	\$76,850	10/5/2022	\$80,500	95.47
6	1	11-11-427-004	READLYN-1	203 WILMONT AVE	D	0	2022/3356	A	\$23,870	\$111,930	\$135,800	8/31/2022	\$140,900	96.38
7	1	11-11-462-001	READLYN-1	109 E 2ND ST	D	0	2022/2877	A	\$14,210	\$70,650	\$84,860	8/1/2022	\$87,500	96.98
8	1	11-11-484-001	READLYN-1	419 E 2ND ST	D	0	2022/3864	A	\$13,440	\$90,620	\$104,060	10/13/2022	\$105,000	99.10 <Median
9	1	11-11-431-015	READLYN-3	316 WILMONT AVE	D	0	2022/1340	A	\$17,600	\$125,610	\$143,210	4/8/2022	\$144,500	99.11
10	1	11-11-427-008	READLYN-2	310 5TH ST PL	D	0	2022/1432	A	\$18,750	\$179,210	\$197,960	4/15/2022	\$197,000	100.49
11	1	11-11-429-006	READLYN-1	310 E 4TH ST	D	0	2022/1975	A	\$27,890	\$154,700	\$182,590	5/31/2022	\$180,000	101.44
12	1	11-11-404-008	READLYN-1	138 W RIDGE ST	D	0	2022/2320	A	\$22,930	\$76,160	\$99,090	6/23/2022	\$94,500	104.86
13	1	11-11-404-009	READLYN-1	125 CLARK ST	D	0	2022/4380	A	\$11,100	\$94,580	\$105,680	12/6/2022	\$100,000	105.68
14	1	11-11-478-002	READLYN-1	328 ELMER AVE	D	0	2022/0908	A	\$14,310	\$137,060	\$151,370	3/7/2022	\$142,500	106.22
15	1	11-11-458-008	READLYN-1	112 E 2ND ST	D	0	2022/1349	A	\$9,240	\$37,610	\$46,850	4/5/2022	\$41,000	114.27
									\$279,800	\$1,829,890	\$2,109,690	\$2,284,400		

Building Residual \$2,004,600

Indicated Map Factor N/A

* denotes sale is part of multiparcel sale