

Bremer County Assessor

Sales Ratio Group Statistics

Study Name BREMER RURAL RES

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

Table Basis Main Tables

PDFs 2

Time Adj. None

NUTC 0

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Group Tally Number of sales in group = **40** Deeds: 40; 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	332,548	665,000	13,301,900
Land Value	47,180	75,186	114,200	3,007,440
Improvement Value	18,340	253,415	547,110	10,136,590
Total Assd Value	65,520	328,601	661,310	13,144,030

Low PIN 02-09-300-006

High PIN09-34-300-009

Statistical Measures

High Ratio	132.51
Low Ratio	77.08
Weighted Mean	98.81
Mean	99.73
Median	100.48
Coefficient of Dispersion - Median	6.14
Coefficient of Variance - Mean	9.80
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.019

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Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	2	02-09-300-006	RURAL-2	1193 IVORY AVE	D	0	2022/2725	A	\$47,180	\$18,340	\$65,520	7/21/2022	\$85,000	77.08
2	2	10-33-400-011	RURAL-1	1860 275TH ST	D	0	2022/3411	A	\$87,800	\$169,210	\$257,010	9/7/2022	\$315,000	81.59
3	2	02-20-200-011	RURAL-2	1776 130TH ST	D	0	2022/3975	A	\$58,800	\$49,660	\$108,460	10/21/2022	\$132,000	82.17
4	2	10-16-326-027	RURAL-1	100 LAKEVIEW DR	D	0	2022/1323	A	\$91,200	\$376,800	\$468,000	2/28/2022	\$539,900	86.68
5	2	02-33-400-018	RURAL-2	1558 JOPLIN AVE	D	0	2022/2853	A	\$60,450	\$251,520	\$311,970	7/29/2022	\$345,000	90.43
6	2	10-22-402-003	RURAL-9	102 PARK VIEW RD	D	0	2022/3607	A	\$76,280	\$359,150	\$435,430	9/27/2022	\$479,000	90.90
7	2	10-23-326-006	RURAL-8	112 CASTLE LN	D	0	2022/2177	A	\$78,200	\$271,760	\$349,960	6/2/2022	\$382,000	91.61
8	2	10-27-102-003	RURAL-7	105 MAPLEWOOD DR	D	0	2022/2714	A	\$61,560	\$238,460	\$300,020	7/19/2022	\$320,000	93.76
9	2	12-23-200-002	RURAL-3	3247 252ND ST	D	0	2022/3779	A	\$72,550	\$350,000	\$422,550	9/30/2022	\$449,000	94.11
10	2	11-12-300-013	RURAL-1	2375 REED AVE	D	0	2022/3676	A	\$84,050	\$219,860	\$303,910	9/30/2022	\$316,000	96.17
11	2	06-18-200-006	RURAL-1	1842 HAWTHORNE AVE	D	0	2022/4388	A	\$99,500	\$108,040	\$207,540	12/8/2022	\$215,000	96.53
12	2	10-27-101-003	RURAL-7	104 MAPLEWOOD DR	D	0	2022/4167	A	\$58,700	\$229,990	\$288,690	11/15/2022	\$295,000	97.86
13	2	10-22-127-010	RURAL-9	100 WOOD SMOKE RD	D	0	2022/2391	A	\$63,120	\$429,980	\$493,100	6/30/2022	\$502,500	98.13
14	2	06-31-226-005	RURAL-8	204 GREENWOOD LN	D	0	2022/1531	A	\$80,340	\$347,220	\$427,560	4/14/2022	\$435,000	98.29
15	2	11-01-100-001	RURAL-1	2710 220TH ST	D	0	2022/3912	A	\$61,000	\$278,200	\$339,200	10/18/2022	\$345,000	98.32
16	2	10-16-376-008	RURAL-1	1829 250TH ST	D	0	2022/3323	A	\$57,150	\$549,380	\$606,530	8/25/2022	\$615,000	98.62
17	2	03-22-400-008	RURAL-3	2559 140TH ST	D	0	2022/0390	A	\$94,000	\$278,430	\$372,430	1/28/2022	\$375,000	99.31
18	2	09-34-300-009	RURAL-1	1308 275TH ST	D	0	2022/2031	A	\$114,200	\$547,110	\$661,310	5/25/2022	\$665,000	99.45
19	2	05-15-300-020	RURAL-1	1331 190TH ST	D	0	2022/3128	A	\$76,600	\$494,930	\$571,530	8/10/2022	\$572,500	99.83
20	2	02-26-300-010	RURAL-1	2031 150TH ST	D	0	2022/2826	A	\$87,500	\$286,700	\$374,200	7/25/2022	\$373,000	100.32 <Median
21	2	10-23-100-009	RURAL-7	111 MAPLE LN	D	0	2022/4081	A	\$52,970	\$296,250	\$349,220	11/2/2022	\$347,000	100.64 <Median
22	2	11-06-300-004	RURAL-1	2211 230TH ST	D	0	2022/4491	A	\$39,780	\$173,450	\$213,230	12/21/2022	\$210,000	101.54
23	2	10-16-376-010	RURAL-1	100 WOODS RD	D	0	2022/4118	A	\$50,550	\$249,420	\$299,970	8/10/2022	\$295,000	101.68
24	2	03-22-400-009	RURAL-3	2571 140TH ST	D	0	2022/2866	A	\$88,500	\$227,280	\$315,780	8/1/2022	\$310,000	101.86
25	2	01-27-100-014	RURAL-1	1306 140TH ST	D	0	2022/3161	A	\$56,800	\$34,030	\$90,830	8/18/2022	\$89,000	102.06
26	2	10-35-100-011	RURAL-1	2755 KILLDEER AVE	D	0	2022/1704	A	\$96,600	\$270,440	\$367,040	4/22/2022	\$359,500	102.10
27	2	10-16-306-005	RURAL-1	112 WOODS RD	D	0	2022/3288	A	\$50,440	\$222,560	\$273,000	8/27/2022	\$267,000	102.25
28	2	10-22-102-004	RURAL-8	112 WINDING RIDGE RD	D	0	2022/3639	A	\$62,860	\$382,630	\$445,490	9/28/2022	\$435,000	102.41
29	2	08-30-300-007	RURAL-4	2085 SABLE AVE	D	0	2022/3945	A	\$53,520	\$131,070	\$184,590	10/14/2022	\$180,000	102.55
* 30	2	09-24-300-013	RURAL-7	107 HIDDEN OAKS LN	D	0	2022/2194	A	\$84,320	\$352,790	\$437,110	6/17/2022	\$425,000	102.85
31	2	09-27-200-007	RURAL-1	1350 260TH ST	D	0	2022/2463	A	\$87,000	\$304,430	\$391,430	7/4/2022	\$380,000	103.01
32	2	06-31-200-006	RURAL-1	1685 212TH ST	D	0	2022/3551	A	\$96,600	\$223,210	\$319,810	9/17/2022	\$310,000	103.16
* 33	2	09-26-376-003	RURAL-5	2677 EDGEBROOK DR	D	0	2022/0741	A	\$106,910	\$130,000	\$236,910	2/16/2022	\$228,000	103.91

* denotes sale is part of multiparcel sale

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Sale #PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34 2 11-08-400-007	RURAL-1	2358 OAKLAND AVE	D 0	2022/2811	A	\$61,550	\$316,720	\$378,270	7/19/2022	\$363,000	104.21
* 35 2 05-16-400-017	RURAL-1	1283 190TH ST	D 0	2022/1667	A	\$109,720	\$266,330	\$376,050	4/29/2022	\$360,000	104.46
36 2 12-03-300-006	RURAL-1	3109 230TH ST	D 0	2022/2997	A	\$63,640	\$208,010	\$271,650	8/5/2022	\$260,000	104.48
37 2 10-22-300-011	RURAL-1	1943 260TH ST	D 0	2022/2986	A	\$83,450	\$236,550	\$320,000	8/1/2022	\$305,000	104.92
* 38 2 09-20-300-009	RURAL-1	2583 BADGER AVE	D 0	2022/4348	A	\$122,400	\$101,300	\$223,700	12/2/2022	\$200,000	111.85
39 2 03-16-400-006	RURAL-3	2479 130TH ST	D 0	2022/0725	A	\$82,450	\$93,260	\$175,710	2/16/2022	\$140,000	125.51
40 2 04-33-300-006	RURAL-4	1573 USHER AVE	D 0	2023/0011	A	\$47,200	\$62,120	\$109,320	12/28/2022	\$82,500	132.51
						\$3,007,440	\$10,136,590	\$13,144,030		\$13,301,900	
						Building Residual		\$10,294,460			
						Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale