

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 1
Time Adj. None
NUTC 0

Tue, March 7, 2023 3:57 PM

Page 1

Group Tally Number of sales in group = **36** Deeds: 36; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	34,000	124,189	265,000	4,470,800
Land Value	11,650	15,987	11,550	575,530
Improvement Value	23,540	107,092	252,740	3,855,300
Total Assd Value	35,190	123,079	264,290	4,430,830

Low PIN 04-23-482-001

High PIN04-25-101-003

Statistical Measures

High Ratio	108.98
Low Ratio	78.48
Weighted Mean	99.11
Mean	99.36
Median	99.87
Coefficient of Dispersion - Median	4.66
Coefficient of Variance - Mean	6.61
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	-0.008

Bremer County Assessor

Sales Ratio Group Array

Value Source (VS): A=Appraised, B=Board, S=St.Equalized

Tue, March 7, 2023 4:06 PM

Page

1

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

PDFs 1
Time Adj. None
NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	04-24-364-007	SUMNER CORP-1	109 N GUILFORD ST	D	0	2022/2631	A	\$7,880	\$61,970	\$69,850	7/15/2022	\$89,000	78.48
2	1	04-24-176-005	SUMNER CORP-2	208 E 12TH ST	D	0	2022/0536	A	\$14,840	\$130,090	\$144,930	2/7/2022	\$169,000	85.76
3	1	04-24-177-005	SUMNER CORP-2	209 12TH ST	D	0	2022/1895	A	\$14,840	\$127,360	\$142,200	5/18/2022	\$161,850	87.86
4	1	04-24-329-001	SUMNER CORP-4	300 SOUTH ST	D	0	2022/1436	A	\$11,550	\$75,550	\$87,100	3/29/2022	\$97,000	89.79
5	1	04-24-177-010	SUMNER CORP-4	1004 PLEASANT ST	D	0	2022/4414	A	\$11,350	\$70,640	\$81,990	12/12/2022	\$90,000	91.10
6	1	04-24-458-009	SUMNER CORP-4	533 E 2ND ST	D	0	2022/0186	A	\$11,550	\$53,970	\$65,520	1/6/2022	\$70,000	93.60
7	1	04-24-355-005	SUMNER CORP-1	308 N DIVISION ST	D	0	2022/3194	A	\$7,260	\$39,550	\$46,810	8/19/2022	\$50,000	93.62
8	1	04-25-205-007	SUMNER CORP-1	529 COLUMBIA AVE	D	0	2022/1670	A	\$11,550	\$143,190	\$154,740	4/26/2022	\$163,000	94.93
9	1	04-23-403-001	SUMNER CORP-2	420 UNION ST	D	0	2022/0888	A	\$13,680	\$132,720	\$146,400	3/7/2022	\$150,000	97.60
10	1	04-23-277-009	SUMNER CORP-1	1009 N DIVISION ST	D	0	2022/4408	A	\$50,330	\$137,940	\$188,270	12/9/2022	\$192,000	98.06
11	1	04-25-227-003	SUMNER CORP-1	108 LINCOLN ST	D	0	2022/4493	A	\$20,830	\$104,910	\$125,740	12/20/2022	\$127,450	98.66
12	1	04-24-307-009	SUMNER CORP-4	617 PLEASANT ST	D	0	2022/3470	A	\$11,900	\$57,320	\$69,220	9/16/2022	\$70,000	98.89
13	1	04-24-306-010	SUMNER CORP-1	601 N RAILROAD ST	D	0	2022/0649	A	\$14,050	\$72,500	\$86,550	2/17/2022	\$87,500	98.91
14	1	04-23-404-008	SUMNER CORP-2	409 N MAPLE ST	D	0	2023/0013	A	\$13,300	\$75,930	\$89,230	12/28/2022	\$90,000	99.14
15	1	04-24-380-004	SUMNER CORP-1	208 CHICAGO ST	D	0	2022/2450	A	\$11,550	\$124,740	\$136,290	6/23/2022	\$137,000	99.48
16	1	04-23-453-010	SUMNER CORP-2	808 W 3RD ST	D	0	2022/1860	A	\$13,200	\$102,750	\$115,950	5/13/2022	\$116,500	99.53
17	1	04-23-480-008	SUMNER CORP-1	203 MADISON ST	D	0	2022/2269	A	\$10,050	\$110,480	\$120,530	6/17/2022	\$121,000	99.61
18	1	04-25-101-003	SUMNER CORP-2	305 W 1ST ST	D	0	2022/2946	A	\$11,550	\$252,740	\$264,290	8/2/2022	\$265,000	99.73 <Median
19	1	04-26-231-001	SUMNER CORP-3	413 WAPSIE ST	D	0	2022/1377	A	\$11,190	\$141,830	\$153,020	4/8/2022	\$153,000	100.01 <Median
20	1	04-23-376-012	SUMNER CORP-2	221 HOWARD ST	D	0	2022/2956	A	\$27,310	\$175,520	\$202,830	8/3/2022	\$202,000	100.41
21	1	04-23-428-001	SUMNER CORP-2	715 W 6TH ST	D	0	2022/4406	A	\$38,140	\$223,410	\$261,550	11/28/2022	\$259,000	100.98
22	1	04-25-204-004	SUMNER CORP-1	208 PARK AVE	D	0	2022/0625	A	\$24,500	\$164,940	\$189,440	2/2/2022	\$187,500	101.03
23	1	04-24-326-003	SUMNER CORP-4	804 PLEASANT ST	D	0	2022/0790	A	\$11,550	\$119,570	\$131,120	2/28/2022	\$128,000	102.44
24	1	04-25-101-001	SUMNER CORP-2	313 W 1ST ST	D	0	2022/3556	A	\$11,550	\$57,160	\$68,710	9/20/2022	\$67,000	102.55
25	1	04-23-378-007	SUMNER CORP-2	400 HOWARD ST	D	0	2022/4042	A	\$23,400	\$186,830	\$210,230	10/28/2022	\$205,000	102.55
* 26	1	04-24-363-009	SUMNER CORP-1	201 PLEASANT ST	D	0	2023/0059	A	\$10,910	\$111,010	\$121,920	12/28/2022	\$118,000	103.32
27	1	04-23-482-001	SUMNER CORP-1	516 W 1ST ST	D	0	2022/0599	A	\$11,650	\$23,540	\$35,190	2/15/2022	\$34,000	103.50
28	1	04-24-356-007	SUMNER CORP-1	206 W 3RD ST	D	0	2022/1000	A	\$6,300	\$98,070	\$104,370	3/15/2022	\$100,000	104.37
29	1	04-24-355-001	SUMNER CORP-1	312 N DIVISION ST	D	0	2022/2906	A	\$12,060	\$97,790	\$109,850	7/30/2022	\$105,000	104.62
30	1	04-23-451-016	SUMNER CORP-2	912 W 3RD ST	D	0	2022/2704	A	\$25,840	\$141,800	\$167,640	7/14/2022	\$160,000	104.78
31	1	04-24-359-001	SUMNER CORP-1	212 N DIVISION ST	D	0	2022/1807	A	\$11,550	\$144,240	\$155,790	5/9/2022	\$148,000	105.26
* 32	1	04-23-479-009	SUMNER CORP-1	500 W 3RD ST	D	0	2022/2306	A	\$21,310	\$52,950	\$74,260	6/20/2022	\$70,000	106.09
33	1	04-24-354-009	SUMNER CORP-1	102 E 4TH ST	D	0	2022/0608	A	\$7,280	\$30,140	\$37,420	2/15/2022	\$35,000	106.91

* denotes sale is part of multiparcel sale

Bremer County Assessor

Sales Ratio Group Array Value Source (VS): A=Appraised, B=Board, S=St.Equalized

Study Name	SUMNER CORP RES	PDFs	1
Study Date	01/01/2022-12/31/2022	Time Adj.	None
Table Basis	Main Tables	NUTC	0

Sale #PDF PIN		Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio		
34	1	04-24-307-011	SUMNER CORP-4	613 PLEASANT ST	D	0	2022/2202	A	\$20,220	\$140,190	\$160,410	6/10/2022	\$150,000	106.94
* 35	1	04-24-301-001	SUMNER CORP-1	810 N DIVISION ST	D	0	2022/1575	A	\$27,960	\$31,200	\$59,160	4/27/2022	\$55,000	107.56
36	1	04-24-308-003	SUMNER CORP-1	312 W 5TH ST	D	0	2023/0087	A	\$11,550	\$40,760	\$52,310	12/28/2022	\$48,000	108.98
									\$575,530	\$3,855,300	\$4,430,830	\$4,470,800		
									Building Residual		\$3,895,270			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale