

Bremer County Assessor

Sales Ratio Group Statistics

Study Name TRIPOLI 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 = **27**

Deeds: 27; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	28,500	131,519	237,000	3,551,000
Land Value	10,540	17,076	50,680	461,050
Improvement Value	38,100	109,603	172,070	2,959,280
Total Assd Value	48,640	126,679	222,750	3,420,330

Low PIN 07-04-283-001

High PIN07-03-376-023

Statistical Measures

High Ratio	170.67
Low Ratio	71.66
Weighted Mean	96.32
Mean	101.01
Median	97.66
Coefficient of Dispersion - Median	9.20
Coefficient of Variance - Mean	16.51
Price Related Differential (PRD)	1.05
Price Related Bias (PRB)	-0.195

Bremer County Assessor

Sales Ratio Group Array

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

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NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
* 1	1	07-03-362-008	TRIPOLI-1	605 3RD ST SE	D	0	2022/3969	A	\$85,320	\$129,660	\$214,980	10/25/2022	\$300,000	71.66
2	1	07-09-231-001	TRIPOLI-1	105 7TH AVE SW	D	0	2022/3621	A	\$23,100	\$61,730	\$84,830	9/25/2022	\$95,500	88.83
3	1	07-03-360-006	TRIPOLI-1	604 2ND ST SE	D	0	2022/4139	A	\$9,900	\$114,760	\$124,660	11/10/2022	\$137,500	90.66
4	1	07-04-279-005	TRIPOLI-1	201 2ND AVE NW	D	0	2022/4150	A	\$7,030	\$121,590	\$128,620	10/14/2022	\$141,000	91.22
5	1	07-04-476-001	TRIPOLI-1	407 4TH AVE SW	D	0	2022/3340	A	\$9,700	\$184,100	\$193,800	9/1/2022	\$211,000	91.85
6	1	07-04-404-004	TRIPOLI-1	501 2ND AVE SW	D	0	2022/2886	A	\$8,820	\$80,760	\$89,580	7/28/2022	\$96,900	92.45
7	1	07-04-431-001	TRIPOLI-1	201 4TH ST SW	D	0	2022/2228	A	\$16,740	\$137,780	\$154,520	6/13/2022	\$164,900	93.71
* 8	1	07-03-376-023	TRIPOLI-3	705 4TH ST SE	D	0	2022/1423	A	\$50,680	\$172,070	\$222,750	4/14/2022	\$237,000	93.99
9	1	07-03-358-006	TRIPOLI-1	506 4TH ST SE	D	0	2022/2318	A	\$9,900	\$150,950	\$160,850	6/24/2022	\$170,000	94.62
10	1	07-04-283-005	TRIPOLI-1	204 N MAIN ST	D	0	2022/2448	A	\$19,850	\$98,970	\$118,820	7/1/2022	\$124,900	95.13
11	1	07-04-439-004	TRIPOLI-2	407 4TH ST SW	D	0	2022/3671	A	\$9,900	\$185,610	\$195,510	9/26/2022	\$205,000	95.37
12	1	07-03-357-004	TRIPOLI-1	300 5TH AVE SE	D	0	2022/3109	A	\$10,540	\$143,520	\$154,060	6/9/2022	\$159,000	96.89
13	1	07-03-361-002	TRIPOLI-1	603 2ND ST SE	D	0	2022/0442	A	\$9,900	\$70,720	\$80,620	2/3/2022	\$82,900	97.25
14	1	07-03-357-005	TRIPOLI-1	303 4TH AVE SE	D	0	2022/0385	A	\$9,900	\$102,410	\$112,310	1/28/2022	\$115,000	97.66 <Median
15	1	07-03-360-008	TRIPOLI-1	608 2ND ST SE	D	0	2022/2128	A	\$12,450	\$150,350	\$162,800	6/9/2022	\$166,000	98.07
16	1	07-04-277-004	TRIPOLI-1	202 3RD AVE NW	D	0	2022/0501	A	\$11,880	\$73,460	\$85,340	2/2/2022	\$86,500	98.66
17	1	07-10-105-005	TRIPOLI-2	1002 1ST ST SE	D	0	2022/3162	A	\$19,800	\$144,640	\$164,440	8/17/2022	\$163,000	100.88
18	1	07-03-155-001	TRIPOLI-1	201 2ND AVE NE	D	0	2022/2512	A	\$17,820	\$76,330	\$94,150	7/8/2022	\$93,000	101.24
19	1	07-03-351-002	TRIPOLI-1	403 S MAIN ST	D	0	2022/3942	A	\$20,790	\$102,020	\$122,810	10/21/2022	\$121,000	101.50
20	1	07-04-283-006	TRIPOLI-1	202 N MAIN ST	D	0	2022/0757	A	\$10,150	\$56,790	\$66,940	2/28/2022	\$65,000	102.98
21	1	07-03-155-003	TRIPOLI-2	200 1ST AVE NE	D	0	2022/1398	A	\$10,540	\$119,940	\$130,480	4/15/2022	\$125,000	104.38
22	1	07-03-305-003	TRIPOLI-1	307 S MAIN ST	D	0	2022/2467	A	\$9,800	\$110,970	\$120,770	6/28/2022	\$115,000	105.02
23	1	07-04-282-002	TRIPOLI-1	108 2ND AVE NW	D	0	2022/3971	A	\$17,820	\$99,390	\$117,210	10/21/2022	\$109,900	106.65
24	1	07-03-307-009	TRIPOLI-1	313 2ND ST SE	D	0	2022/0132	A	\$8,850	\$83,530	\$92,380	1/7/2022	\$82,500	111.98
25	1	07-03-360-007	TRIPOLI-1	606 2ND ST SE	D	0	2022/1965	A	\$12,450	\$111,300	\$123,750	5/25/2022	\$110,000	112.50
26	1	07-03-307-023	TRIPOLI-1	317 2ND ST SE	D	0	2022/0676	A	\$16,880	\$37,830	\$54,710	2/17/2022	\$45,000	121.58
27	1	07-04-283-001	TRIPOLI-1	107 2ND AVE NW	D	0	2022/2334	A	\$10,540	\$38,100	\$48,640	6/21/2022	\$28,500	170.67
									\$461,050	\$2,959,280	\$3,420,330	\$3,551,000		
									Building Residual		\$3,089,950			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale