

# Bremer County Assessor

## Sales Ratio Group Statistics

**Study Name** 2025 SALES RATIO ANALYSIS DENVER  
**Study Date** 01/01/2025-12/31/2025  
**Options** Main Tables, Adjusted Sale Amt.

**PDFs** 1  
**Time Adj.** None  
**NUTC** 0

**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	115,000	243,393	495,000	6,571,600
Land Value	21,450	37,507	75,250	1,012,680
Improvement Value	86,460	205,747	406,360	5,555,160
Total Assd Value	107,910	243,253	481,610	6,567,840

Low PIN 10-26-226-007

High PIN 10-25-180-001

### Statistical Measures

High Ratio	390.43
Low Ratio	82.54
Weighted Mean	99.94
Mean	108.27
Median	96.57
Coefficient of Dispersion - Median	15.86
Coefficient of Variance - Mean	52.59
Price Related Differential (PRD)	1.08
Price Related Bias (PRB)	-0.138

# Bremer County Assessor

## Sales Ratio Group Array

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

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PDFs 1

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Options Main Tables, Adjusted Sale Amt.

NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	1	10-25-129-002	DENVER-1	631 E FAYETTE ST	D	0	2025/1148	A	\$27,180	\$141,210	\$168,390	4/7/2025	\$204,000	82.54
^ 2	1	10-25-227-006	DENVER-3	411 SUNRISE ST	D	0	2025/2404	A	\$37,100	\$203,660	\$240,760	7/28/2025	\$264,000	91.20
^ 3	1	10-25-130-013	DENVER-2	420 PRESTIEN DR	D	0	2025/0561	A	\$34,220	\$208,100	\$242,320	2/10/2025	\$261,000	92.84
^ 4	1	10-25-252-021	DENVER-3	1121 PRESTIEN DR	D	0	2025/1505	A	\$46,080	\$325,940	\$372,020	5/12/2025	\$400,000	93.00
^ 5	1	10-24-359-008	DENVER-1	330 E FRANKLIN ST	D	0	2025/0662	A	\$21,450	\$136,110	\$157,560	2/25/2025	\$169,000	93.23
^ 6	1	10-25-130-005	DENVER-2	501 LINCOLN ST	D	0	2025/3798	A	\$34,220	\$258,450	\$292,670	11/20/2025	\$313,700	93.30
^ 7	1	10-25-126-003	DENVER-1	431 E FAYETTE ST	D	0	2025/2512	A	\$28,860	\$120,490	\$149,350	6/25/2025	\$160,000	93.34
^ 8	1	10-25-103-014	DENVER-2	160 E HOOVER ST	D	0	2025/1891	A	\$24,750	\$120,240	\$144,990	6/4/2025	\$155,000	93.54
^ 9	1	10-26-226-007	DENVER-5	221 W FAYETTE ST	D	0	2025/1621	A	\$21,450	\$86,460	\$107,910	5/27/2025	\$115,000	93.83
^ 10	1	10-23-478-006	DENVER-5	320 W FAYETTE ST	D	0	2025/3220	A	\$37,600	\$127,420	\$165,020	10/6/2025	\$175,000	94.30
^ 11	1	10-24-381-010	DENVER-2	741 E WASHINGTON ST	D	0	2025/1875	A	\$29,250	\$169,000	\$198,250	6/10/2025	\$210,000	94.40
^ 12	1	10-24-352-004	DENVER-1	240 WASHINGTON ST	D	0	2025/2500	A	\$21,450	\$168,120	\$189,570	8/4/2025	\$199,500	95.02
^ 13	1	10-24-353-003	DENVER-1	240 N RUSSELL ST	D	0	2025/2547	A	\$21,450	\$123,610	\$145,060	8/1/2025	\$151,000	96.07
^ 14	1	10-25-277-010	DENVER-4	1121 DONNA ST	D	0	2025/4007	A	\$67,470	\$371,910	\$439,380	12/6/2025	\$455,000	96.57 <Median
^ 15	1	10-25-227-002	DENVER-3	311 SUNRISE ST	D	0	2025/0812	A	\$37,100	\$175,450	\$212,550	3/14/2025	\$220,000	96.61
^ 16	1	10-25-228-002	DENVER-3	621 WILLOW RUN ST	D	0	2025/1830	A	\$41,470	\$171,770	\$213,240	6/11/2025	\$220,000	96.93
^ 17	1	10-25-103-015	DENVER-2	430 S MILL ST	D	0	2025/0444	A	\$37,130	\$145,640	\$182,770	1/30/2025	\$188,000	97.22
^ 18	1	10-25-180-001	DENVER-4	421 SCHUMACHER BLVD	D	0	2025/2301	A	\$75,250	\$406,360	\$481,610	7/17/2025	\$495,000	97.29
^ 19	1	10-25-151-023	DENVER -SCHUMACHI	130 SCHUMACHER BLVD	D	0	2025/1795	A	\$47,450	\$283,900	\$331,350	6/2/2025	\$339,000	97.74
^ 20	1	10-25-252-024	DENVER-4	1020 DONNA ST	D	0	2025/2283	A	\$67,640	\$363,660	\$431,300	7/17/2025	\$440,000	98.02
^ 21	1	10-24-357-020	DENVER-1	144 E FRANKLIN ST	D	0	2025/0359	A	\$21,020	\$177,310	\$198,330	1/31/2025	\$200,000	99.17
^ 22	1	10-25-180-003	DENVER-4	501 SCHUMACHER BLVD	D	0	2025/3100	A	\$75,250	\$369,190	\$444,440	8/7/2025	\$443,500	100.21
^ 23	1	10-25-203-015	DENVER-2	422 SUNNY LN ST	D	0	2025/1800	A	\$32,980	\$270,470	\$303,450	5/28/2025	\$295,000	102.86
^ 24	1	10-26-426-008	DENVER-5	1020 S STATE ST	D	0	2025/3740	A	\$41,560	\$165,740	\$207,300	11/14/2025	\$199,000	104.17
^ 25	1	10-25-101-011	DENVER-1	170 E EAGLE ST	D	0	2025/3167	A	\$21,450	\$106,480	\$127,930	9/29/2025	\$115,000	111.24
^ 26	1	10-23-478-010	DENVER-5	220 W FAYETTE ST	D	0	2025/1093	A	\$27,790	\$119,620	\$147,410	4/11/2025	\$115,000	128.18
^ 27	1	10-23-477-003	DENVER-5	220 W FRANKLIN ST	D	0	2025/1405	A	\$34,060	\$238,850	\$272,910	5/8/2025	\$69,900	390.43
									\$1,012,680	\$5,555,160	\$6,567,840			\$6,571,600
									Building Residual		\$5,558,920			
									Indicated Map Factor		N/A			

\* denotes sale is part of multiparcel sale; ^ denotes DOV transferred