

# Bremer County Assessor

## Sales Ratio Group Statistics

**Study Name** 2025 SALES RATIO ANALYSIS FREDERIKA  
**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 = **3** Deeds: 3; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	47,980	90,993	120,000	272,980
Land Value	14,020	16,617	14,180	49,850
Improvement Value	31,900	61,787	96,040	185,360
Total Assd Value	45,920	78,403	110,220	235,210

Low PIN 03-07-451-001

High PIN 03-07-329-001

### Statistical Measures

High Ratio	95.71
Low Ratio	75.30
Weighted Mean	86.16
Mean	87.62
Median	91.85
Coefficient of Dispersion - Median	7.40
Coefficient of Variance - Mean	12.37
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.077

# Bremer County Assessor

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

Wed, March 25, 2026 2:00 PM Page 1

**Study Name** 2025 SALES RATIO ANALYSIS FREDERIKA **PDFs** 1  
**Study Date** 01/01/2025-12/31/2025 **Time Adj.** None  
**Options** Main Tables, Adjusted Sale Amt. **NUTC** 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	1	03-07-327-008	FREDERIKA CORP-2	208 1ST AVE	D	0	2025/1051	A	\$21,650	\$57,420	\$79,070	4/8/2025	\$105,000	75.30
^ 2	1	03-07-329-001	FREDERIKA CORP-1	302 1ST AVE	D	0	2025/2212	A	\$14,180	\$96,040	\$110,220	6/26/2025	\$120,000	91.85 <Median
^ 3	1	03-07-451-001	FREDERIKA CORP-1	401 1ST AVE	D	0	2025/2554	A	\$14,020	\$31,900	\$45,920	8/8/2025	\$47,980	95.71
									\$49,850	\$185,360	\$235,210			\$272,980

Building Residual \$223,130  
Indicated Map Factor N/A

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