

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2025 SALES RATIO ANALYSIS JANESVILLE
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 = **6** Deeds: 6; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	117,000	218,333	302,000	1,310,000
Land Value	14,850	31,560	37,310	189,360
Improvement Value	92,620	176,200	253,260	1,057,200
Total Assd Value	107,470	207,760	290,570	1,246,560

Low PIN 09-35-460-004

High PIN 09-35-154-004

Statistical Measures

High Ratio	100.18
Low Ratio	89.32
Weighted Mean	95.16
Mean	94.96
Median	95.53
Coefficient of Dispersion - Median	3.09
Coefficient of Variance - Mean	4.11
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	0.027

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

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	1	09-35-431-001	JANESVILLE-2	602 1ST ST	D	0	2025/3773	A	\$40,320	\$178,510	\$218,830	11/24/2025	\$245,000	89.32
^ 2	1	09-35-460-004	JANESVILLE-1	704 SYCAMORE ST	D	0	2025/3409	A	\$14,850	\$92,620	\$107,470	10/17/2025	\$117,000	91.85
^ 3	1	09-35-436-012	JANESVILLE - SANDS	307 PINE ST	D	0	2025/2329	A	\$32,800	\$180,620	\$213,420	7/21/2025	\$225,000	94.85 <Median
^ 4	1	09-35-154-004	JANESVILLE-4	116 N BIRCH ST	D	0	2025/1447	A	\$37,310	\$253,260	\$290,570	4/25/2025	\$302,000	96.22 <Median
^ 5	1	09-35-411-006	JANESVILLE-1	326 ELM ST	D	0	2025/1984	A	\$24,240	\$165,630	\$189,870	6/4/2025	\$195,000	97.37
^ 6	1	09-35-428-006	JANESVILLE-2	605 1ST ST	D	0	2025/1316	A	\$39,840	\$186,560	\$226,400	4/27/2025	\$226,000	100.18
									\$189,360	\$1,057,200	\$1,246,560		\$1,310,000	

Building Residual	\$1,120,640
Indicated Map Factor	N/A

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