

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2025 SALES RATIO ANALYSIS READLYN
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 = **17** Deeds: 17; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	70,000	195,029	320,000	3,315,500
Land Value	17,940	23,895	35,100	406,220
Improvement Value	63,880	163,498	300,670	2,779,470
Total Assd Value	81,820	187,394	335,770	3,185,690

Low PIN 11-11-478-013

High PIN 11-11-428-016

Statistical Measures

High Ratio	116.89
Low Ratio	80.81
Weighted Mean	96.08
Mean	96.31
Median	96.10
Coefficient of Dispersion - Median	7.78
Coefficient of Variance - Mean	9.84
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	-0.018

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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 11-11-409-003	READLYN -CONV 112 E 5TH ST	D	0	2025/2134	A	\$23,670	\$97,540	\$121,210	6/27/2025	\$150,000	80.81
^ 2	1 11-11-482-001	READLYN-1 144 MAGILL AVE	D	0	2025/1468	A	\$20,400	\$138,210	\$158,610	5/8/2025	\$190,000	83.48
^ 3	1 11-11-330-009	READLYN-1 421 LOBECK AVE	D	0	2025/1739	A	\$30,070	\$178,950	\$209,020	5/7/2025	\$247,000	84.62
^ 4	1 11-11-331-001	READLYN-2 512 MALONE AVE	D	0	2025/2393	A	\$21,830	\$148,790	\$170,620	7/21/2025	\$195,000	87.50
^ 5	1 11-11-482-005	READLYN-1 125 BRIGGS AVE	D	0	2025/2814	A	\$23,260	\$130,290	\$153,550	8/22/2025	\$170,000	90.32
^ 6	1 11-11-454-008	READLYN-1 333 MAGILL AVE	D	0	2025/1718	A	\$21,320	\$122,070	\$143,390	5/28/2025	\$155,500	92.21
^ 7	1 11-11-428-019	READLYN-2 406 E 6TH ST	D	0	2025/3658	A	\$32,010	\$252,600	\$284,610	11/12/2025	\$307,000	92.71
^ 8	1 11-11-478-005	READLYN-2 417 E 4TH ST	D	0	2025/1358	A	\$13,860	\$125,870	\$139,730	4/28/2025	\$146,500	95.38
^ 9	1 11-11-456-005	READLYN-1 245 KALMAN AVE	D	0	2025/2315	A	\$15,300	\$93,290	\$108,590	7/21/2025	\$113,000	96.10 <Median
^ 10	1 11-11-456-013	READLYN-1 206 GOODELL AVE	D	0	2025/0690	A	\$20,400	\$181,290	\$201,690	1/3/2025	\$207,500	97.20
^ 11	1 11-11-427-013	READLYN-2 520 ELMER AVE	D	0	2025/1010	A	\$31,200	\$254,320	\$285,520	4/4/2025	\$285,000	100.18
^ 12	1 11-11-427-004	READLYN-1 203 WILMONT AVE	D	0	2025/1572	A	\$26,850	\$144,360	\$171,210	5/19/2025	\$169,000	101.31
^ 13	1 11-11-430-003	READLYN-2 405 5TH ST PL	D	0	2025/2964	A	\$24,620	\$124,240	\$148,860	9/10/2025	\$145,000	102.66
^ 14	1 11-11-408-002	READLYN-1 120 HIGHLAND AVE	D	0	2025/3572	A	\$22,950	\$133,340	\$156,290	11/4/2025	\$150,000	104.19
^ 15	1 11-11-428-016	READLYN-2 402 E 6TH ST	D	0	2025/0988	A	\$35,100	\$300,670	\$335,770	3/27/2025	\$320,000	104.93
^ 16	1 11-11-427-011	READLYN-3 217 WILMONT AVE	D	0	2025/2422	A	\$25,440	\$289,760	\$315,200	7/29/2025	\$295,000	106.85
^ 17	1 11-11-478-013	READLYN-2 423 E 4TH ST	D	0	2025/3179	A	\$17,940	\$63,880	\$81,820	9/29/2025	\$70,000	116.89
							\$406,220	\$2,779,470	\$3,185,690		\$3,315,500	

Building Residual \$2,909,280
Indicated Map Factor N/A

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