

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2025 SALES RATIO ANALYSIS RURAL RESIDENTIAL **PDFs** 2
Study Date 01/01/2025-12/31/2025 **Time Adj.** None
Options Main Tables, Adjusted Sale Amt. **NUTC** 0

Group Tally Number of sales in group = **43** Deeds: 43; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	138,000	365,800	675,000	15,729,400
Land Value	75,800	98,146	190,000	4,220,270
Improvement Value	60,730	247,974	542,010	10,662,890
Total Assd Value	136,530	346,120	732,010	14,883,160

Low PIN 02-20-200-011

High PIN 09-13-300-011

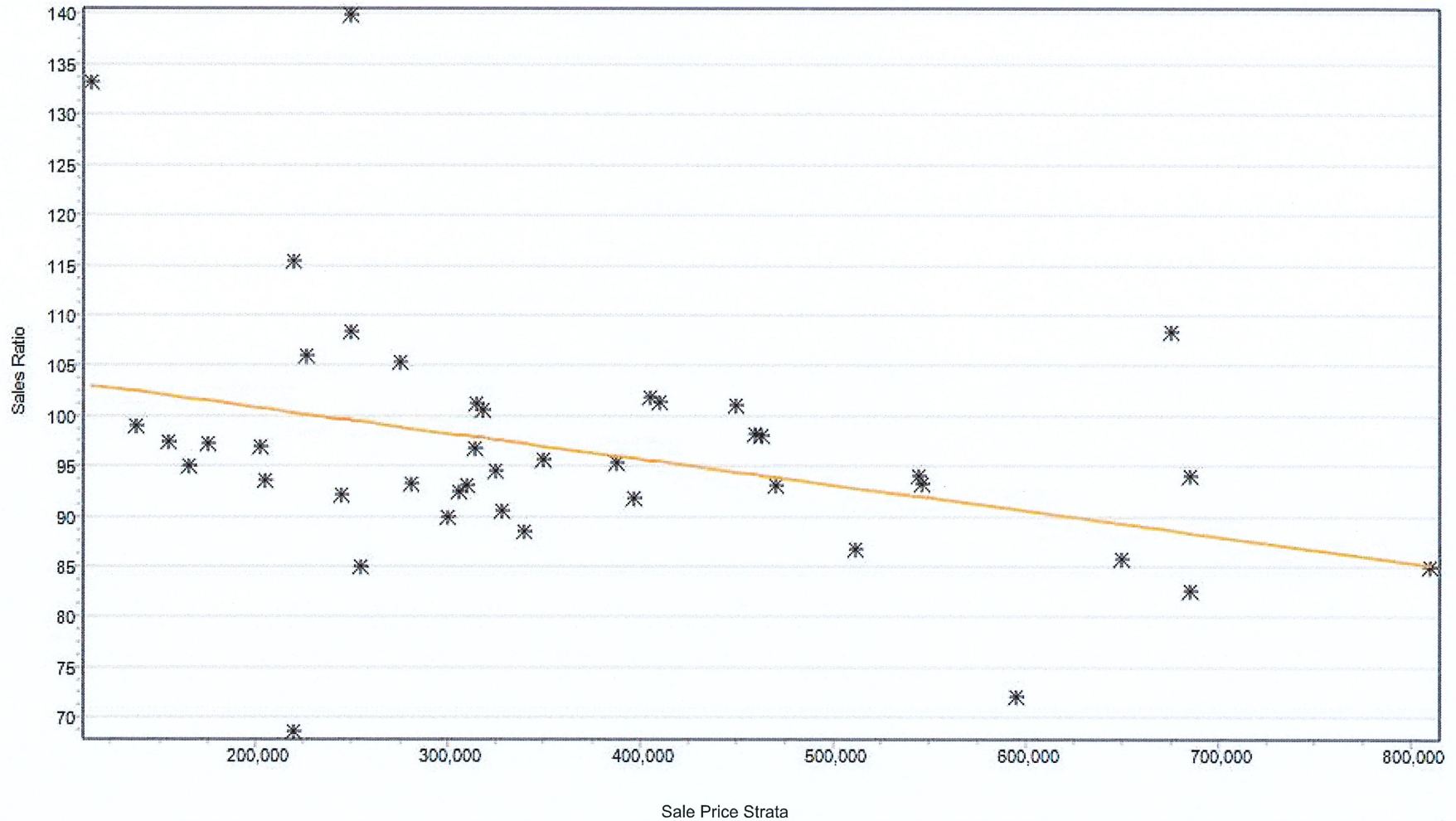
Statistical Measures

High Ratio	139.92
Low Ratio	68.59
Weighted Mean	94.62
Mean	96.58
Median	95.07
Coefficient of Dispersion - Median	8.24
Coefficient of Variance - Mean	12.87
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.051

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Weighted Mean	94.62	Coefficient of Dispersion - Median	8.24
Mean	96.58	Coefficient of Dispersion - Mean	8.26
Median	95.07	Coefficient of Variance - Mean	12.87
		Price Related Differential (PRD)	1.02

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	2	05-09-400-015	RURAL-1	1790 DAKOTA AVE	D	0	2025/0953	A	\$121,500	\$29,400	\$150,900	3/30/2025	\$220,000	68.59
*^ 2	2	09-13-300-001	RURAL-1	2471 FAIRVIEW AVE	D	0	2025/3934	A	\$288,750	\$139,930	\$428,680	12/5/2025	\$595,000	72.05
*^ 3	2	06-31-200-026	RURAL-1	1672 212TH ST	D	0	2025/4037	A	\$117,350	\$448,930	\$566,280	12/5/2025	\$685,000	82.67
^ 4	2	06-32-300-020	RURAL-1	1711 220TH ST	D	0	2025/1773	A	\$151,900	\$536,020	\$687,920	5/28/2025	\$810,000	84.93
^ 5	2	02-21-100-008	RURAL-2	1323 IVORY AVE	D	0	2025/2940	A	\$92,800	\$123,830	\$216,630	8/28/2025	\$255,000	84.95
^ 6	2	09-24-200-008	RURAL-1	1562 250TH ST	D	0	2025/3551	A	\$125,800	\$431,630	\$557,430	10/30/2025	\$650,000	85.76
*^ 7	2	09-26-303-013	RURAL-5	100 CEDAR DR	D	0	2025/2426	A	\$126,080	\$317,700	\$443,780	7/17/2025	\$512,000	86.68
^ 8	2	10-22-152-004	RURAL-7	101 SUMMER RIDGE RD	D	0	2025/1781	A	\$78,200	\$222,830	\$301,030	6/2/2025	\$340,000	88.54
^ 9	2	03-17-200-005	RURAL-3	2360 120TH ST	D	0	2025/3794	A	\$93,400	\$176,610	\$270,010	11/20/2025	\$300,000	90.00
^ 10	2	05-22-200-015	RURAL-1	1366 190TH ST	D	0	2025/3746	A	\$82,100	\$215,190	\$297,290	11/20/2025	\$328,000	90.64
*^ 11	2	10-20-300-027	RURAL-1	2553 HILTON AVE	D	0	2025/0945	A	\$146,750	\$217,940	\$364,690	3/30/2025	\$397,100	91.84
^ 12	2	12-15-300-008	RURAL-3	2463 VIKING AVE	D	0	2025/2897	A	\$67,150	\$158,790	\$225,940	8/29/2025	\$245,000	92.22
^ 13	2	09-35-126-020	RURAL-1	2703 EASTON AVE	D	0	2025/2499	A	\$137,690	\$145,430	\$283,120	8/4/2025	\$306,000	92.52
^ 14	2	10-22-300-008	RURAL-1	1935 260TH ST	D	0	2025/1743	A	\$107,440	\$181,090	\$288,530	5/27/2025	\$309,900	93.10
^ 15	2	10-22-151-013	RURAL-8	101 BLAKE RD	D	0	2025/3854	A	\$85,900	\$351,690	\$437,590	12/1/2025	\$470,000	93.10
^ 16	2	12-11-100-013	RURAL-1	3210 230TH ST	D	0	2025/4082	A	\$86,300	\$422,750	\$509,050	12/18/2025	\$546,000	93.23
^ 17	2	07-05-300-005	RURAL-2	1665 NAVAHO AVE	D	0	2025/0820	A	\$80,400	\$181,890	\$262,290	3/14/2025	\$281,000	93.34
^ 18	2	03-04-300-007	RURAL-4	2415 110TH ST	D	0	2025/3130	A	\$50,600	\$141,210	\$191,810	9/25/2025	\$204,900	93.61
^ 19	2	10-16-400-037	RURAL-1	1865 250TH ST	D	0	2025/2891	A	\$120,200	\$523,940	\$644,140	9/5/2025	\$685,000	94.04
^ 20	2	05-30-200-011	RURAL-1	2028 BADGER AVE	D	0	2025/2470	A	\$151,850	\$361,110	\$512,960	8/1/2025	\$545,000	94.12
^ 21	2	05-36-200-002	RURAL-1	1569 212TH ST	D	0	2025/0006	A	\$97,700	\$209,410	\$307,110	1/2/2025	\$325,000	94.50
^ 22	2	09-15-400-039	RURAL - HEARTLAND	513 WALNUT CT	D	0	2025/1706	A	\$13,980	\$142,880	\$156,860	5/16/2025	\$165,000	95.07 <Median
^ 23	2	09-28-400-013	RURAL-1	1281 270TH ST	D	0	2025/3614	A	\$91,880	\$277,730	\$369,610	11/8/2025	\$388,000	95.26
^ 24	2	10-23-376-004	RURAL-1	2037 260TH ST	D	0	2025/1381	A	\$52,500	\$282,390	\$334,890	4/4/2025	\$350,000	95.68
^ 25	2	09-18-200-006	RURAL-1	2448 ATLAS AVE	D	0	2025/3446	A	\$80,000	\$223,710	\$303,710	10/24/2025	\$314,000	96.72
^ 26	2	02-31-100-005	RURAL-2	1527 GARDEN AVE	D	0	2025/3886	A	\$100,800	\$95,450	\$196,250	12/2/2025	\$202,500	96.91
^ 27	2	10-28-200-010	RURAL-1	2620 JOPLIN AVE	D	0	2025/2588	A	\$29,120	\$141,170	\$170,290	8/7/2025	\$175,000	97.31
^ 28	2	07-34-100-003	RURAL-2	2546 210TH ST	D	0	2025/2387	A	\$37,250	\$113,670	\$150,920	7/15/2025	\$155,000	97.37
^ 29	2	01-36-100-003	RURAL-2	1552 150TH ST	D	0	2025/2077	A	\$94,500	\$359,670	\$454,170	6/23/2025	\$463,000	98.09
^ 30	2	05-17-100-009	RURAL-1	1850 BISHOP AVE	D	0	2025/3716	A	\$141,500	\$310,030	\$451,530	11/3/2025	\$460,000	98.16
^ 31	2	02-20-200-011	RURAL-2	1776 130TH ST	D	0	2025/3376	A	\$75,800	\$60,730	\$136,530	10/16/2025	\$138,000	98.93
^ 32	2	12-12-300-001	RURAL-4	2349 YUKON AVE	D	0	2025/2785	A	\$85,950	\$233,940	\$319,890	8/13/2025	\$318,000	100.59
^ 33	2	01-18-400-011	RURAL-1	1265 BADGER AVE	D	0	2025/2909	A	\$176,800	\$278,300	\$455,100	8/29/2025	\$450,000	101.13

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

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 34	2	10-16-400-020	RURAL-1	2490 JOPLIN AVE	D	0	2025/1279	A	\$85,630	\$233,120	\$318,750	4/11/2025	\$315,000	101.19
^ 35	2	10-23-301-003	RURAL-1	2567 KILLDEER AVE	D	0	2025/0351	A	\$70,000	\$345,400	\$415,400	1/29/2025	\$410,000	101.32
*^ 36	2	12-21-400-004	RURAL-4	2546 VIKING AVE	D	0	2025/4010	A	\$51,700	\$361,110	\$412,810	12/12/2025	\$405,000	101.93
*^ 37	2	12-06-100-008	RURAL-4	2842 220TH ST	D	0	2025/3496	A	\$68,100	\$221,660	\$289,760	10/29/2025	\$275,000	105.37
^ 38	2	01-02-300-006	RURAL-2	1065 EASTON AVE	D	0	2025/1588	A	\$129,400	\$110,660	\$240,060	5/2/2025	\$226,500	105.99
^ 39	2	06-26-200-011	RURAL-1	2026 LARRABEE AVE	D	0	2025/4095	A	\$43,800	\$226,630	\$270,430	12/16/2025	\$249,500	108.39
^ 40	2	09-13-300-011	RURAL-1	2470 FERN AVE	D	0	2025/1039	A	\$190,000	\$542,010	\$732,010	4/8/2025	\$675,000	108.45
41	2	07-22-100-008	RURAL-2	1931 PIEDMONT AVE	D	0	2025/2514	A	\$65,000	\$188,920	\$253,920	7/9/2025	\$220,000	115.42
^ 42	2	12-05-200-005	RURAL-4	2992 220TH ST	D	0	2025/2504	A	\$49,500	\$103,800	\$153,300	7/31/2025	\$115,000	133.30
^ 43	2	10-22-176-004	RURAL-8	103 RUSTIC HILLS CIR	D	0	2025/3434	A	\$77,200	\$272,590	\$349,790	10/16/2025	\$250,000	139.92
									\$4,220,270	\$10,662,890	\$14,883,160		\$15,729,400	
									<u>Building Residual</u>		\$11,509,130			
									<u>Indicated Map Factor</u>		N/A			

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