

# Bremer County Assessor

## Sales Ratio Group Statistics

**Study Name** 2025 SALES RATIO ANALYSIS SUMNER  
**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 = **23** Deeds: 23; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	20,000	150,217	290,000	3,455,000
Land Value	12,470	22,771	41,570	523,730
Improvement Value	22,300	128,143	248,240	2,947,300
Total Assd Value	34,770	150,914	289,810	3,471,030

Low PIN 04-24-378-007

High PIN 04-23-454-025

### Statistical Measures

High Ratio	173.85
Low Ratio	79.19
Weighted Mean	100.46
Mean	103.92
Median	102.98
Coefficient of Dispersion - Median	9.67
Coefficient of Variance - Mean	17.07
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	-0.121

# Bremer County Assessor

## Sales Ratio Group Array

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

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Study Name 2025 SALES RATIO ANALYSIS SUMNER 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	04-24-177-002	SUMNER CORP-2	203 12TH ST	D	0	2025/1286	A	\$21,200	\$77,790	\$98,990	4/21/2025	\$125,000	79.19
^ 2	1	04-23-452-019	SUMNER CORP-2	902 W 1ST ST	D	0	2025/2024	A	\$14,400	\$96,100	\$110,500	6/24/2025	\$125,500	88.05
^ 3	1	04-23-376-014	SUMNER CORP-2	111 HOWARD ST	D	0	2025/0730	A	\$32,990	\$152,490	\$185,480	3/6/2025	\$210,000	88.32
*^ 4	1	04-24-362-007	SUMNER CORP-1	205 N CARPENTER ST	D	0	2025/2245	A	\$20,710	\$200,600	\$221,310	7/14/2025	\$249,000	88.88
^ 5	1	04-25-201-007	SUMNER CORP-1	611 E 1ST ST	D	0	2025/0925	A	\$16,360	\$131,050	\$147,410	3/27/2025	\$156,000	94.49
^ 6	1	04-25-201-002	SUMNER CORP-1	523 E 1ST ST	D	0	2025/3089	A	\$10,390	\$94,600	\$104,990	9/24/2025	\$110,000	95.45
^ 7	1	04-24-302-002	SUMNER CORP-1	102 E 8TH ST	D	0	2025/2592	A	\$25,510	\$80,470	\$105,980	8/8/2025	\$110,000	96.35
^ 8	1	04-24-309-007	SUMNER CORP-1	206 W 5TH ST	D	0	2025/0186	A	\$13,200	\$177,700	\$190,900	1/17/2025	\$195,000	97.90
*^ 9	1	04-24-377-013	SUMNER CORP-1	313 OAK ST	D	0	2025/3280	A	\$28,650	\$138,600	\$167,250	10/10/2025	\$168,000	99.55
^ 10	1	04-23-454-025	SUMNER CORP-1	807 W 3RD ST	D	0	2025/2287	A	\$41,570	\$248,240	\$289,810	7/17/2025	\$290,000	99.93
^ 11	1	04-26-229-015	SUMNER CORP-1	613 WAPSIE ST	D	0	2025/0493	B	\$15,130	\$141,390	\$156,520	1/24/2025	\$155,000	100.98
^ 12	1	04-24-327-004	SUMNER CORP-1	708 CHICAGO ST	D	0	2025/2585	A	\$21,120	\$92,160	\$113,280	8/11/2025	\$110,000	102.98 <Median
^ 13	1	04-23-430-002	SUMNER CORP-2	507 W 6TH ST	D	0	2025/1473	A	\$32,670	\$235,240	\$267,910	5/14/2025	\$260,000	103.04
^ 14	1	04-25-251-013	SUMNER CORP-1	501 B AVE	D	0	2025/3369	A	\$62,400	\$97,450	\$159,850	10/14/2025	\$155,000	103.13
^ 15	1	04-26-227-005	SUMNER CORP-1	501 W 1ST ST	D	0	2025/0678	A	\$10,430	\$60,290	\$70,720	2/28/2025	\$68,000	104.00
^ 16	1	04-26-228-003	SUMNER CORP-1	101 S DIVISION ST	D	0	2025/1471	A	\$23,760	\$265,940	\$289,700	4/26/2025	\$275,000	105.35
*^ 17	1	04-24-306-006	SUMNER CORP-1	300 W 6TH ST	D	0	2025/1702	A	\$14,520	\$65,690	\$80,210	6/1/2025	\$75,000	106.95
^ 18	1	04-24-355-001	SUMNER CORP-1	312 N DIVISION ST	D	0	2025/0664	A	\$13,780	\$111,430	\$125,210	2/27/2025	\$116,500	107.48
^ 19	1	04-23-428-003	SUMNER CORP-2	714 W 5TH ST	D	0	2025/3112	A	\$24,250	\$76,780	\$101,030	9/19/2025	\$90,000	112.26
^ 20	1	04-25-105-009	SUMNER CORP-1	213 S GUILFORD ST	D	0	2025/1301	A	\$9,900	\$40,820	\$50,720	4/29/2025	\$45,000	112.71
^ 21	1	04-26-227-013	SUMNER CORP-1	509 W 1ST ST	D	0	2025/3915	A	\$21,120	\$118,220	\$139,340	12/4/2025	\$122,000	114.21
^ 22	1	04-23-378-006	SUMNER CORP-2	408 HOWARD ST	D	0	2025/2209	A	\$37,200	\$221,950	\$259,150	7/2/2025	\$225,000	115.18
^ 23	1	04-24-378-007	SUMNER CORP-1	301 N WALNUT ST	D	0	2025/1109	A	\$12,470	\$22,300	\$34,770	3/31/2025	\$20,000	173.85
									\$523,730	\$2,947,300	\$3,471,030			
									Building Residual		\$2,931,270			
									Indicated Map Factor		N/A			

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