

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2025 SALES RATIO ANALYSIS TRIPOLI
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 = **21** Deeds: 21; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	22,500	131,652	325,000	2,764,700
Land Value	10,630	15,727	30,550	330,270
Improvement Value	26,790	110,368	267,290	2,317,730
Total Assd Value	37,420	126,095	297,840	2,648,000

Low PIN 07-04-481-013

High PIN 07-10-109-002

Statistical Measures

High Ratio	166.31
Low Ratio	80.29
Weighted Mean	95.78
Mean	100.83
Median	95.85
Coefficient of Dispersion - Median	12.07
Coefficient of Variance - Mean	20.09
Price Related Differential (PRD)	1.05
Price Related Bias (PRB)	-0.173

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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	07-04-480-022	TRIPOLI-2	104 MAPLE DR	D	0	2025/2833	A	\$20,480	\$125,250	\$145,730	8/29/2025	\$181,500	80.29
^ 2	1	07-03-307-023	TRIPOLI-1	317 2ND ST SE	D	0	2025/1725	A	\$21,250	\$91,420	\$112,670	5/29/2025	\$135,000	83.46
^ 3	1	07-03-363-003	TRIPOLI-1	711 S MAIN ST	D	0	2025/3260	A	\$13,200	\$72,480	\$85,680	8/29/2025	\$100,000	85.68
^ 4	1	07-04-432-005	TRIPOLI-1	308 2ND AVE SW	D	0	2025/3752	A	\$13,720	\$97,720	\$111,440	11/21/2025	\$130,000	85.72
^ 5	1	07-09-231-006	TRIPOLI-1	808 S MAIN ST	D	0	2025/2876	A	\$13,200	\$96,000	\$109,200	9/5/2025	\$123,500	88.42
^ 6	1	07-03-307-007	TRIPOLI-1	309 2ND ST SE	D	0	2025/1885	A	\$13,730	\$110,860	\$124,590	6/13/2025	\$137,500	90.61
*^ 7	1	07-10-109-002	TRIPOLI-2	803 2ND ST SE	D	0	2025/2278	A	\$30,550	\$267,290	\$297,840	7/15/2025	\$325,000	91.64
^ 8	1	07-10-104-001	TRIPOLI-2	901 1ST ST SE	D	0	2025/2683	A	\$16,500	\$145,010	\$161,510	8/13/2025	\$172,000	93.90
^ 9	1	07-03-364-001	TRIPOLI-1	201 6TH AVE SE	D	0	2025/2962	A	\$13,200	\$107,120	\$120,320	9/12/2025	\$127,500	94.37
^ 10	1	07-04-435-001	TRIPOLI-1	405 2ND AVE SW	D	0	2025/3338	A	\$21,080	\$135,070	\$156,150	10/6/2025	\$164,000	95.21
^ 11	1	07-03-305-005	TRIPOLI-1	315 S MAIN ST	D	0	2025/3283	A	\$13,200	\$94,630	\$107,830	9/26/2025	\$112,500	95.85 <Median
^ 12	1	07-03-155-007	TRIPOLI-1	200 2ND ST NE	D	0	2025/2357	A	\$9,000	\$54,750	\$63,750	7/23/2025	\$65,000	98.08
^ 13	1	07-03-154-005	TRIPOLI-1	206 1ST ST NE	D	0	2025/0536	A	\$9,900	\$89,740	\$99,640	2/17/2025	\$101,500	98.17
^ 14	1	07-03-362-004	TRIPOLI-1	405 5TH AVE SE	D	0	2025/1347	A	\$13,200	\$75,210	\$88,410	4/30/2025	\$90,000	98.23
^ 15	1	07-10-229-002	TRIPOLI-3	1803 PARK ST	D	0	2025/2392	A	\$33,900	\$257,860	\$291,760	7/23/2025	\$295,000	98.90
^ 16	1	07-04-478-010	TRIPOLI-2	700 3RD ST SW	D	0	2025/3096	A	\$18,680	\$167,030	\$185,710	9/22/2025	\$185,000	100.38
^ 17	1	07-03-359-007	TRIPOLI-1	606 1ST ST SE	D	0	2025/0529	A	\$10,010	\$73,190	\$83,200	2/13/2025	\$82,200	101.22
^ 18	1	07-03-354-008	TRIPOLI-1	408 4TH AVE SE	D	0	2025/3588	A	\$9,240	\$97,830	\$107,070	10/29/2025	\$95,000	112.71
^ 19	1	07-10-105-002	TRIPOLI-2	1007 S MAIN ST	D	0	2025/3223	A	\$13,200	\$43,660	\$56,860	10/2/2025	\$50,000	113.72
^ 20	1	07-04-441-002	TRIPOLI-1	205 3RD AVE SW	D	0	2025/3275	A	\$12,400	\$88,820	\$101,220	10/8/2025	\$70,000	144.60
^ 21	1	07-04-481-013	TRIPOLI-1	606 S MAIN ST	D	0	2025/3585	A	\$10,630	\$26,790	\$37,420	11/5/2025	\$22,500	166.31
									\$330,270	\$2,317,730	\$2,648,000			\$2,764,700

Building Residual \$2,434,430
Indicated Map Factor N/A

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