

Bremer County Assessor

Sales Ratio Group Statistics

Study Name BREMER COMMERCIAL / DUAL CLASS
 Study Date 01/01/2023-12/31/2023
 Table Basis Main Tables

PDFs 8-10
 Time Adj. None
 NUTC 0

Group Tally

Number of sales in group = **20**

Deeds: 20; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	40,000	231,325	850,000	4,626,500
Land Value	5,020	57,988	412,500	1,159,760
Improvement Value	32,980	161,951	422,900	3,239,010
Total Assd Value	38,000	219,939	835,400	4,398,770

Low PIN 03-07-409-004

High PIN09-10-276-025

Statistical Measures

High Ratio	143.29
Low Ratio	69.37
Weighted Mean	95.08
Mean	98.10
Median	97.26
Coefficient of Dispersion - Median	10.87
Coefficient of Variance - Mean	16.20
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	-0.013

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

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Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	8 11-11-126-006	RURAL COMM-2	2310 QUARTER AVE	D	0	2023/1898	A	\$24,300	\$107,510	\$131,810	6/30/2023	\$190,000	69.37
2	8 10-23-479-004	DENVER COMM-2	112 N STATE ST	D	0	2023/0864	A	\$58,200	\$450,380	\$508,580	4/3/2023	\$650,000	78.24
3	8 09-04-230-010	WAVERLY COMM-4	2020 W BREMER AVE	D	0	2024/0039	A	\$69,370	\$305,190	\$374,560	12/28/2023	\$455,000	82.32
4	8 09-02-176-002	WAVERLY COMM-1	94 E BREMER AVE	D	0	2023/3714	A	\$33,000	\$169,490	\$202,490	12/18/2023	\$240,000	84.37
5	9 11-11-454-005	READLYN COMM-1	314 MAIN ST	D	0	2023/1643	A	\$5,100	\$64,440	\$69,540	6/15/2023	\$79,500	87.47
6	8 09-02-277-020	WAVERLY COMM-3	1004 E BREMER AVE	D	0	2024/0094	A	\$42,500	\$128,760	\$171,260	12/21/2023	\$184,000	93.08
7	10 09-02-177-018	WAVERLY COMM-1	112_114 E BREMER AVE	D	0	2023/3563	A	\$59,300	\$364,490	\$423,790	12/13/2023	\$450,000	94.18
8	9 10-24-354-017	DENVER COMM-1	105 N STATE ST	D	0	2023/0543	A	\$4,950	\$48,250	\$53,200	3/3/2023	\$56,000	95.00
* 9	8 03-07-409-004	FREDERIKA CORP C	108 3RD ST	D	0	2023/2837	A	\$5,020	\$32,980	\$38,000	9/19/2023	\$40,000	95.00
10	8 09-02-176-003	WAVERLY COMM-1	96 E BREMER AVE	D	0	2023/3184	A	\$33,000	\$120,990	\$153,990	10/26/2023	\$160,000	96.24 <Median
11	8 09-10-276-025	WAVERLY COMM-2	1504 4TH ST SW	D	0	2023/0236	A	\$412,500	\$422,900	\$835,400	1/24/2023	\$850,000	98.28 <Median
* 12	9 04-23-351-010	SUMNER CORP COM	1302 W 1ST ST	D	0	2023/1634	A	\$108,200	\$113,180	\$221,380	6/14/2023	\$225,000	98.39
13	8 05-35-326-037	WAVERLY - STL UTL	900 ADAMS PARKWAY	D	0	2023/3508	A	\$11,980	\$85,700	\$97,680	11/30/2023	\$99,000	98.67
* 14	8 11-11-484-004	READLYN COMM-2	418 E 1ST ST	D	0	2023/0144	A	\$15,050	\$69,560	\$84,610	1/17/2023	\$85,000	99.54
15	8 07-04-430-016	TRIPOLI COMM-2	101 1ST ST NW	D	0	2023/3122	A	\$20,080	\$40,490	\$60,570	11/1/2023	\$60,000	100.95
16	8 09-35-409-012	JANESVILLE COMM-	1326 MAIN ST	D	0	2023/0247	A	\$6,250	\$64,890	\$71,140	1/26/2023	\$68,000	104.62
17	8 07-04-434-005	TRIPOLI COMM-1	200 S MAIN ST	D	0	2023/2594	A	\$4,600	\$44,150	\$48,750	9/11/2023	\$45,000	108.33
18	8 09-04-227-012	WAVERLY COMM-4	2020 A 3RD AVE NW	D	0	2023/1630	A	\$64,260	\$368,240	\$432,500	6/15/2023	\$380,000	113.82
19	8 09-02-134-006	WAVERLY COMM-1	105 E BREMER AVE	D	0	2023/0591	A	\$33,000	\$99,940	\$132,940	2/26/2023	\$110,000	120.85
* 20	8 09-02-351-033	WAVERLY COMM-2	915 4TH ST SW	D	0	2023/3575	A	\$149,100	\$137,480	\$286,580	12/13/2023	\$200,000	143.29
								\$1,159,760	\$3,239,010	\$4,398,770			\$4,626,500
								Building Residual		\$3,466,740			
								Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale