

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2024 SALES RATIO ANALYSIS- COMMERCIAL
 Study Date 01/01/2024-12/31/2024
 Table Basis Main Tables

PDFs 8-10
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **14** Deeds: 14; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	37,000	272,714	1,000,000	3,818,000
Land Value	2,230	99,977	310,150	1,399,680
Improvement Value	26,670	192,496	765,440	2,694,940
Total Assd Value	28,900	292,473	1,075,590	4,094,620

Low PIN 03-07-409-002

High PIN05-33-476-002

Statistical Measures

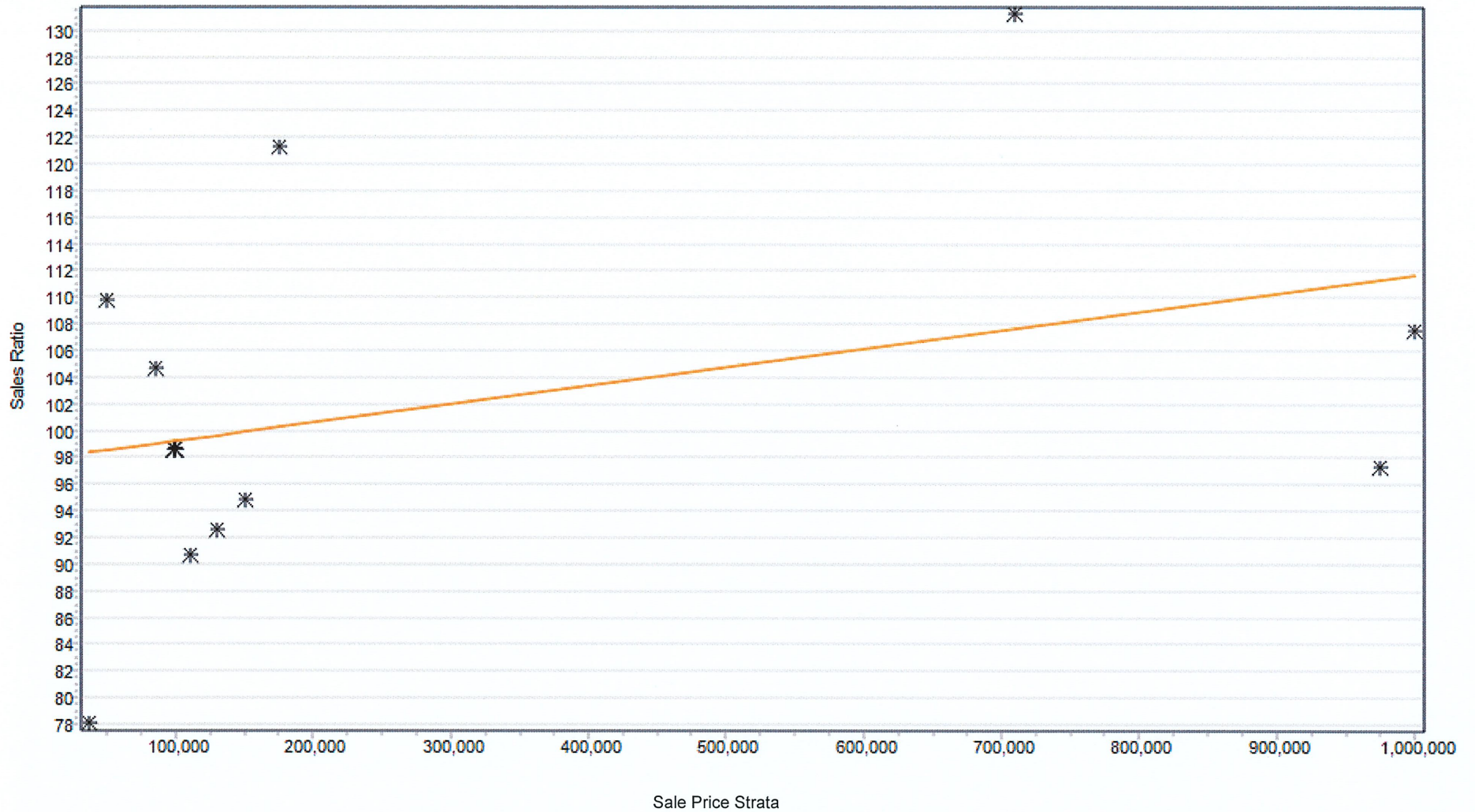
High Ratio	131.28
Low Ratio	78.11
Weighted Mean	107.25
Mean	101.63
Median	98.67
Coefficient of Dispersion - Median	8.77
Coefficient of Variance - Mean	12.89
Price Related Differential (PRD)	0.95
Price Related Bias (PRB)	0.045

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2024 SALES RATIO ANALYSIS- COMMERCIAL
 Study Date 01/01/2024-12/31/2024
 Table Basis Main Tables

PDFs 8-10
 Time Adj. None
 NUTC 0



Sale Price Strata			
Weighted Mean	107.25	Coefficient of Dispersion - Median	8.77
Mean	101.63	Coefficient of Dispersion - Mean	9.34
Median	98.67	Coefficient of Variance - Mean	12.89
		Price Related Differential (PRD)	0.95

Bremer County Assessor

Sales Ratio Group Array

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

Fri, March 14, 2025 9:40 AM

Page

1

Study Name 2024 SALES RATIO ANALYSIS- COMMERCIAL PDFs 8-10
 Study Date 01/01/2024-12/31/2024 Time Adj. None
 Table Basis Main Tables NUTC 0

Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	8 03-07-409-002	FREDERIKA CORP C	104 3RD ST	D	0	2024/0571	A	\$2,230	\$26,670	\$28,900	3/4/2024	\$37,000	78.11
^ 2	9 07-03-303-004	TRIPOLI COMM-1	207_209 S MAIN ST	D	0	2024/1421	A	\$7,200	\$92,580	\$99,780	5/24/2024	\$110,000	90.71
^ 3	8 11-11-126-011	RURAL COMM-1	2316 QUARTER AVE	D	0	2024/0884	A	\$40,900	\$79,430	\$120,330	4/12/2024	\$130,000	92.56
^ 4	8 09-02-151-006	WAVERLY COMM-1	301 W BREMER AVE	D	0	2024/0067	A	\$56,280	\$85,960	\$142,240	1/4/2024	\$150,000	94.83
*^ 5	8 09-10-276-014	WAVERLY COMM-2	1510 4TH ST SW	D	0	2024/2066	A	\$710,780	\$238,050	\$948,830	8/2/2024	\$975,000	97.32
^ 6	8 05-35-326-035	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2024/2990	A	\$11,980	\$85,700	\$97,680	10/29/2024	\$99,000	98.67
^ 7	8 05-35-326-033	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2024/0251	A	\$11,980	\$85,700	\$97,680	1/24/2024	\$99,000	98.67 <Median
^ 8	8 05-35-326-036	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2024/3110	A	\$11,980	\$85,700	\$97,680	11/11/2024	\$99,000	98.67 <Median
^ 9	8 05-35-326-031	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2024/1960	A	\$11,980	\$85,700	\$97,680	7/23/2024	\$99,000	98.67
^ 10	8 10-24-357-015	DENVER COMM-1	151 E MAIN ST	D	0	2024/1412	A	\$12,940	\$76,060	\$89,000	6/4/2024	\$85,000	104.71
*^ 11	8 05-33-476-002	WAVERLY COMM-2	2212 5TH AVE NW	D	0	2024/2107	A	\$310,150	\$765,440	\$1,075,590	8/2/2024	\$1,000,000	107.56
^ 12	8 07-04-434-006	TRIPOLI COMM-1	204 S MAIN ST	D	0	2024/1018	A	\$4,600	\$50,280	\$54,880	4/18/2024	\$50,000	109.76
^ 13	8 05-34-486-007	WAVERLY COMM-5	625 5TH ST NW	D	0	2024/0725	A	\$29,830	\$182,440	\$212,270	3/27/2024	\$175,000	121.30
^ 14	8 09-10-252-005	WAVERLY COMM-2	1700 8TH ST SW	D	0	2024/2972	A	\$176,850	\$755,230	\$932,080	10/22/2024	\$710,000	131.28
								\$1,399,680	\$2,694,940	\$4,094,620			\$3,818,000

Building Residual \$2,418,320
 Indicated Map Factor N/A

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

Bremer County Assessor

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

Fri, March 14, 2025 9:40 AM

Page

2

Study Name 2024 SALES RATIO ANALYSIS- COMMERCIAL

PDFs 8-10

Study Date 01/01/2024-12/31/2024

Time Adj. None

Table Basis Main Tables

NUTC 0

