

Bremer County Assessor
Sales Ratio Group Statistics

Study Name DENVER RES PDFs 1
 Study Date 01/01/2023-12/31/2023 Time Adj. None
 Table Basis Main Tables NUTC 0

Group Tally Number of sales in group = **17** Deeds: 17; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	115,000	229,718	425,000	3,905,200
Land Value	28,320	35,989	58,050	611,810
Improvement Value	87,110	187,506	368,060	3,187,600
Total Assd Value	115,430	223,495	426,110	3,799,410

Low PIN 10-25-126-006

High PIN 10-25-179-009

Statistical Measures

High Ratio	112.53
Low Ratio	88.34
Weighted Mean	97.29
Mean	98.26
Median	97.88
Coefficient of Dispersion - Median	5.36
Coefficient of Variance - Mean	6.64
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.040

Bremer County Assessor

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	10-25-106-001	DENVER-1	601 S STATE ST	D	0	2023/3541	A	\$34,270	\$139,760	\$174,030	11/29/2023	\$197,000	88.34
2	1	10-25-277-015	DENVER-4	820 HIGHLANDS	D	0	2023/1734	A	\$67,660	\$339,610	\$407,270	6/18/2023	\$450,000	90.50
3	1	10-25-206-007	DENVER-3	1000 GRANT ST	D	0	2023/3074	A	\$43,290	\$248,350	\$291,640	10/29/2023	\$318,000	91.71
4	1	10-25-205-018	DENVER-3	930 PRESTIEN DR	D	0	2023/2377	A	\$46,080	\$201,160	\$247,240	8/23/2023	\$269,000	91.91
5	1	10-25-207-003	DENVER-3	1101 GRANT ST	D	0	2023/3182	A	\$35,900	\$191,690	\$227,590	10/30/2023	\$244,500	93.08
6	1	10-24-354-020	DENVER-1	151 WASHINGTON ST	D	0	2023/1111	A	\$34,580	\$121,040	\$155,620	4/26/2023	\$164,900	94.37
7	1	10-26-226-004	DENVER-5	305 W FAYETTE ST	D	0	2023/1891	A	\$21,450	\$116,460	\$137,910	7/6/2023	\$145,000	95.11
8	1	10-25-102-003	DENVER-1	241 E FAYETTE ST	D	0	2023/2766	A	\$38,610	\$227,210	\$265,820	9/23/2023	\$275,000	96.66
9	1	10-25-107-012	DENVER-2	230 PRESTIEN DR	D	0	2023/1685	A	\$35,040	\$209,670	\$244,710	6/9/2023	\$250,000	97.88 <Median
10	1	10-23-478-008	DENVER-5	300 W FAYETTE ST	D	0	2023/1897	A	\$35,390	\$114,330	\$149,720	6/30/2023	\$149,500	100.15
11	1	10-25-179-009	DENVER-4	800 SCHNEIDER ST	D	0	2023/2532	A	\$58,050	\$368,060	\$426,110	9/7/2023	\$425,000	100.26
12	1	10-25-126-006	DENVER-2	430 E EAGLE ST	D	0	2023/1785	A	\$28,320	\$87,110	\$115,430	6/23/2023	\$115,000	100.37
13	1	10-25-202-014	DENVER-2	330 LONGVIEW ST	D	0	2023/2365	A	\$36,550	\$175,570	\$212,120	8/14/2023	\$210,000	101.01
14	1	10-23-478-005	DENVER-5	221 W FRANKLIN ST	D	0	2023/0429	A	\$21,450	\$150,690	\$172,140	2/17/2023	\$164,400	104.71
15	1	10-24-380-007	DENVER-1	530 E MAIN ST	D	0	2023/0226	A	\$19,500	\$138,320	\$157,820	1/17/2023	\$149,900	105.28
16	1	10-25-176-004	DENVER-2	431 PRESTIEN DR	D	0	2023/3712	A	\$34,220	\$166,210	\$200,430	12/15/2023	\$188,000	106.61
17	1	10-25-127-004	DENVER-1	541 E FAYETTE ST	D	0	2023/0201	A	\$21,450	\$192,360	\$213,810	1/20/2023	\$190,000	112.53
									\$611,810	\$3,187,600	\$3,799,410		\$3,905,200	

Building Residual \$3,293,390
 Indicated Map Factor N/A

* denotes sale is part of multiparcel sale