

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 1
 Time Adj. None
 NUTC 0

Group Tally

Number of sales in group = **4**

Deeds: 4; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	47,000	130,750	180,000	523,000
Land Value	16,090	17,820	16,690	71,280
Improvement Value	29,960	105,315	165,930	421,260
Total Assd Value	46,050	123,135	182,620	492,540

Low PIN 03-07-405-006

High PIN03-07-406-006

Statistical Measures

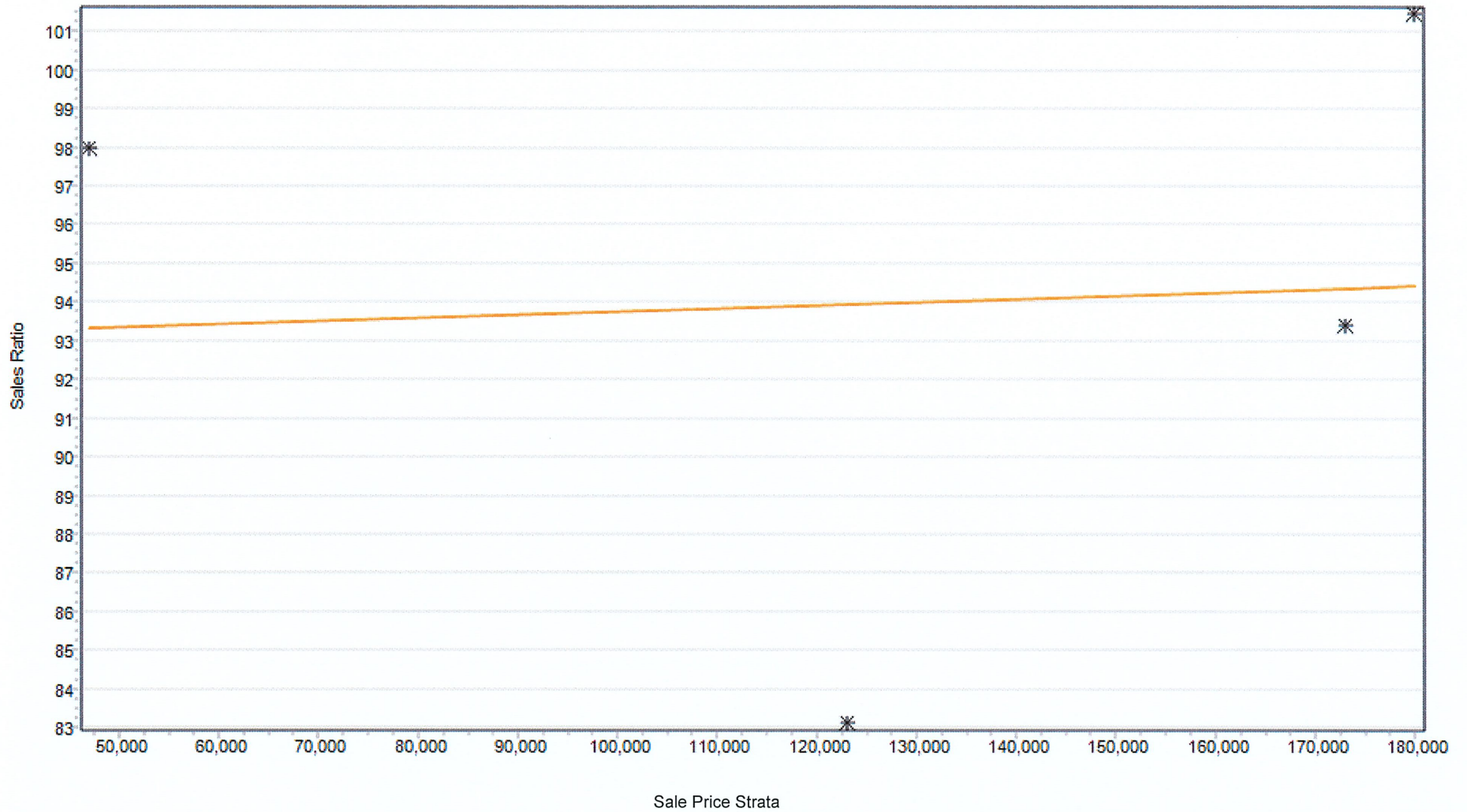
High Ratio	101.46
Low Ratio	83.13
Weighted Mean	94.18
Mean	94.00
Median	95.70
Coefficient of Dispersion - Median	5.98
Coefficient of Variance - Mean	8.46
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	-0.001

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 1
 Time Adj. None
 NUTC 0



Sale Price Strata			
Weighted Mean	94.18	Coefficient of Dispersion - Median	5.98
Mean	94.00	Coefficient of Dispersion - Mean	6.09
Median	95.70	Coefficient of Variance - Mean	8.46
		Price Related Differential (PRD)	1.00

Bremer County Assessor

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

Study Name 2024 SALES RATIO ANALYSIS-FREDERIKA **PDFs** 1
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	1 03-07-454-001	FREDERIKA CORP-1	400 4TH ST	D	0	2024/1699	A	\$15,850	\$86,400	\$102,250	6/26/2024	\$123,000	83.13
^ 2	1 03-07-251-029	FREDERIKA CORP-1	409 1ST ST	D	0	2024/2206	A	\$22,650	\$138,970	\$161,620	8/8/2024	\$173,000	93.42 <Median
^ 3	1 03-07-405-006	FREDERIKA CORP-1	208 2ND AVE	D	0	2024/2418	A	\$16,090	\$29,960	\$46,050	8/7/2024	\$47,000	97.98 <Median
^ 4	1 03-07-406-006	FREDERIKA CORP-1	205 3RD ST	D	0	2025/0028	A	\$16,690	\$165,930	\$182,620	12/27/2024	\$180,000	101.46
								\$71,280	\$421,260	\$492,540			
								<u>Building Residual</u>		\$451,720			
								<u>Indicated Map Factor</u>		N/A			

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