

Bremer County Assessor

Sales Ratio Group Statistics

Study Name JANESVILLE RES
 Study Date 01/01/2023-12/31/2023
 Table Basis Main Tables

PDFs 1-3
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **7** Deeds: 7; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	153,900	268,864	425,000	1,882,050
Land Value	16,650	46,699	51,310	326,890
Improvement Value	151,300	213,281	319,170	1,492,970
Total Assd Value	167,950	259,980	370,480	1,819,860

Low PIN 09-35-430-002

High PIN 09-35-353-009

Statistical Measures

High Ratio	109.13
Low Ratio	87.17
Weighted Mean	96.70
Mean	98.12
Median	99.16
Coefficient of Dispersion - Median	5.32
Coefficient of Variance - Mean	7.30
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.084

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

Wed, March 6, 2024 12:47 PM Page 1

Study Name JANESVILLE RES **PDFs** 1-3
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Table Basis Main Tables **NUTC** 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	09-35-353-009	JANESVILLE-5	721 W 6TH ST	D	0	2023/1656	A	\$51,310	\$319,170	\$370,480	6/14/2023	\$425,000	87.17
*2	1	09-35-426-007	JANESVILLE-2	118 CHESTNUT ST	D	0	2023/1397	A	\$36,630	\$154,370	\$191,000	5/26/2023	\$207,150	92.20
3	1	09-35-408-004	JANESVILLE-2	302 WALNUT ST	D	0	2023/1683	A	\$62,420	\$221,680	\$284,100	6/14/2023	\$296,000	95.98
4	1	09-35-353-008	JANESVILLE-5	711 W 6TH ST	D	0	2023/2778	A	\$60,240	\$252,120	\$312,360	9/28/2023	\$315,000	99.16 <Median
5	1	09-35-411-006	JANESVILLE-1	326 ELM ST	D	0	2023/1321	A	\$24,240	\$151,840	\$176,080	5/12/2023	\$175,000	100.62
*6	1	09-35-178-014	JANESVILLE-2	427 N MAPLE ST	D	0	2023/1587	A	\$75,400	\$242,490	\$317,890	6/7/2023	\$310,000	102.55
7	1	09-35-430-002	JANESVILLE-1	209 ELM ST	D	0	2023/2529	A	\$16,650	\$151,300	\$167,950	8/29/2023	\$153,900	109.13
									\$326,890	\$1,492,970	\$1,819,860		\$1,882,050	
									<u>Building Residual</u>		\$1,555,160			
									<u>Indicated Map Factor</u>		104.166			

* denotes sale is part of multiparcel sale