

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2024 SALES RATIO ANALYSIS-JANESVILLE
 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 = **13**

Deeds: 13; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	84,000	297,685	410,000	3,869,900
Land Value	16,880	44,663	71,190	580,620
Improvement Value	66,870	250,059	333,800	3,250,770
Total Assd Value	83,750	294,722	404,990	3,831,390

Low PIN 09-35-407-007

High PIN09-35-436-008

Statistical Measures

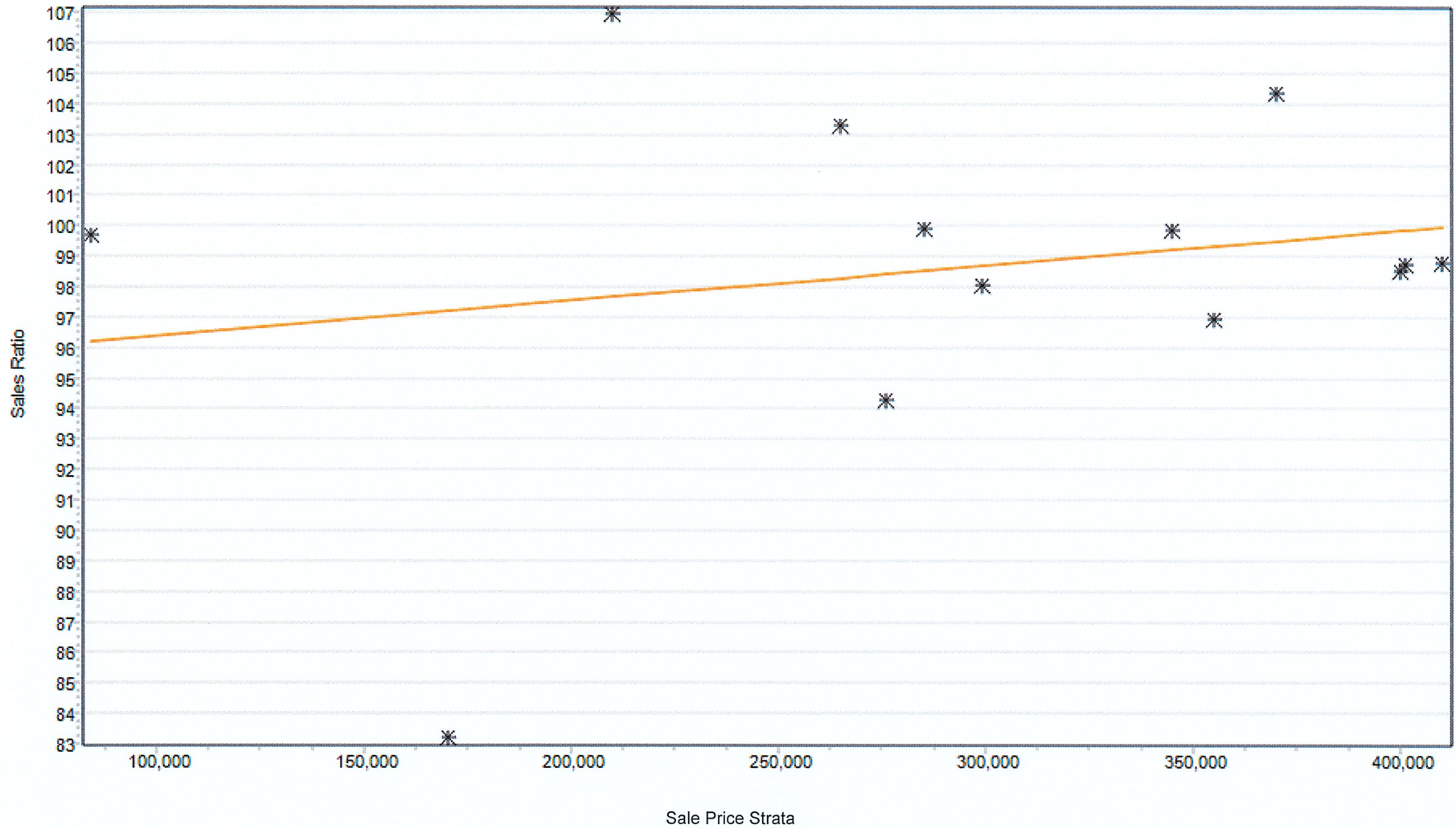
High Ratio	106.96
Low Ratio	83.21
Weighted Mean	99.00
Mean	98.66
Median	98.78
Coefficient of Dispersion - Median	3.45
Coefficient of Variance - Mean	5.76
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	0.021

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Sale Price Strata			
Weighted Mean	99.00	Coefficient of Dispersion - Median	3.45
Mean	98.66	Coefficient of Dispersion - Mean	3.47
Median	98.78	Coefficient of Variance - Mean	5.76
		Price Related Differential (PRD)	1.00

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Sales Ratio Group Array

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

Fri, March 14, 2025 8:57 AM

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Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
^ 1	1 09-35-302-008	JANESVILLE-2	110 MAPLE ST	D	0	2024/1484	A	\$26,520	\$114,940	\$141,460	6/7/2024	\$170,000	83.21	
2	1 09-35-153-005	JANESVILLE-3	402 N BIRCH ST	D	0	2024/0700	A	\$36,000	\$224,230	\$260,230	3/25/2024	\$276,000	94.29	
^ 3	1 09-35-481-013	JANESVILLE - SANDS	509 PINE ST	D	0	2024/0588	A	\$33,260	\$310,910	\$344,170	2/26/2024	\$355,000	96.95	
^ 4	1 09-35-427-008	JANESVILLE-2	122 CEDAR ST	D	0	2024/1916	A	\$35,700	\$257,510	\$293,210	7/3/2024	\$299,000	98.06	
^ 5	1 09-35-481-002	JANESVILLE-4	503 PINE ST	D	0	2024/2694	A	\$67,320	\$326,750	\$394,070	9/30/2024	\$400,000	98.52	
^ 6	1 09-35-435-005	JANESVILLE-4	601 TAMMY ST	D	0	2024/1787	A	\$71,950	\$324,050	\$396,000	7/3/2024	\$401,000	98.75	
^ 7	1 09-35-436-008	JANESVILLE-4	419 PINE ST	D	0	2024/1159	A	\$71,190	\$333,800	\$404,990	5/10/2024	\$410,000	98.78 <Median	
^ 8	1 09-35-407-007	JANESVILLE-1	218 ELM ST	D	0	2024/0425	A	\$16,880	\$66,870	\$83,750	2/20/2024	\$84,000	99.70	
^ 9	1 09-35-481-012	JANESVILLE - SANDS	507 PINE ST	D	0	2024/0299	A	\$31,880	\$312,520	\$344,400	1/28/2024	\$345,000	99.83	
^ 10	1 09-35-479-003	JANESVILLE-2	503 CHESTNUT ST	D	0	2024/2796	A	\$32,450	\$252,280	\$284,730	10/8/2024	\$285,000	99.91	
^ 11	1 09-35-455-007	JANESVILLE-2	702 MAIN ST	D	0	2024/0893	A	\$53,180	\$220,590	\$273,770	4/12/2024	\$265,000	103.31	
^ 12	1 09-35-433-016	JANESVILLE-4	600 2ND ST	D	0	2024/2938	A	\$71,950	\$314,150	\$386,100	10/9/2024	\$370,000	104.35	
^ 13	1 09-35-436-016	JANESVILLE - SANDS	403 PINE ST	D	0	2024/0857	A	\$32,340	\$192,170	\$224,510	3/4/2024	\$209,900	106.96	
								\$580,620	\$3,250,770	\$3,831,390			\$3,869,900	

Building Residual \$3,289,280
 Indicated Map Factor N/A

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