

Bremer County Assessor

Sales Ratio Group Statistics

Study Name BREMER R3+ PDFs 11
 Study Date 01/01/2021-12/31/2023 Time Adj. None
 Table Basis Main Tables NUTC 0

Group Tally Number of sales in group = **10** Deeds: 10; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	130,000	641,446	3,000,000	6,414,455
Land Value	14,850	199,321	1,437,200	1,993,210
Improvement Value	92,810	346,644	583,330	3,466,440
Total Assd Value	107,660	545,965	2,020,530	5,459,650

Low PIN 09-35-402-009

High PIN 10-06-351-001

Statistical Measures

High Ratio	123.81
Low Ratio	67.35
Weighted Mean	85.11
Mean	99.03
Median	99.13
Coefficient of Dispersion - Median	11.82
Coefficient of Variance - Mean	16.78
Price Related Differential (PRD)	1.16
Price Related Bias (PRB)	-0.058

Bremer County Assessor

Sales Ratio Group Array

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

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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	11	10-06-351-001	WAVERLY MR -MHP	2901 E BREMER AVE	D	0	2022/4225	A	\$1,437,200	\$583,330	\$2,020,530	11/17/2022	\$3,000,000	67.35
2	11	09-35-402-009	JANESVILLE -CONV	1138 MAIN ST	D	0	2021/5762	A	\$14,850	\$92,810	\$107,660	11/30/2021	\$130,000	82.82
3	11	09-03-277-005	WAVERLY MR -CONV	112 6TH ST SW	D	0	2021/2943	A	\$31,420	\$137,910	\$169,330	5/31/2021	\$180,000	94.07
4	11	05-34-429-038	WAVERLY MR -APT1	902 CEDAR RIVER DR	D	0	2022/1196	A	\$40,680	\$295,430	\$336,110	3/31/2022	\$354,550	94.80
* 5	11	10-25-151-018	DENVER MR -APT	720 S MILL ST	D	0	2022/2890	A	\$147,990	\$1,265,940	\$1,413,930	8/1/2022	\$1,450,000	97.51 <Median
6	11	05-34-429-013	WAVERLY MR -CONV	814 CEDAR RIVER DR	D	0	2022/4344	A	\$37,630	\$199,120	\$236,750	12/2/2022	\$235,000	100.74 <Median
7	11	05-34-429-011	WAVERLY MR -APT1	906 CEDAR RIVER DR	D	0	2021/4357	A	\$40,680	\$401,760	\$442,440	8/31/2021	\$435,000	101.71
8	11	05-34-431-010	WAVERLY MR -APT1	818 5TH ST NW	D	0	2022/4483	A	\$31,390	\$225,290	\$256,680	12/20/2022	\$242,000	106.07
9	11	05-34-432-001	WAVERLY MR -CONV	1000 4TH ST NW	D	0	2022/0640	A	\$47,120	\$156,720	\$203,840	2/17/2022	\$167,905	121.40
10	11	09-35-326-005	JANESVILLE MR -MHP	407 W 3RD ST	D	0	2021/0399	A	\$164,250	\$108,130	\$272,380	1/21/2021	\$220,000	123.81
									\$1,993,210	\$3,466,440	\$5,459,650		\$6,414,455	
									Building Residual		\$4,421,245			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale