

Bremer County Assessor

Sales Ratio Group Statistics

Fri, March 14, 2025 9:32 AM

Page

1

Study Name 2024 SALES RATIO ANALYSIS- R3+

PDFs 11

Study Date 01/01/2024-12/31/2024

Time Adj. None

Table Basis Main Tables

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	160,000	215,875	300,000	863,500
Land Value	32,180	30,483	45,050	121,930
Improvement Value	123,890	176,513	240,820	706,050
Total Assd Value	156,070	206,995	285,870	827,980

Low PIN 10-25-104-009

High PIN09-03-326-003

Statistical Measures

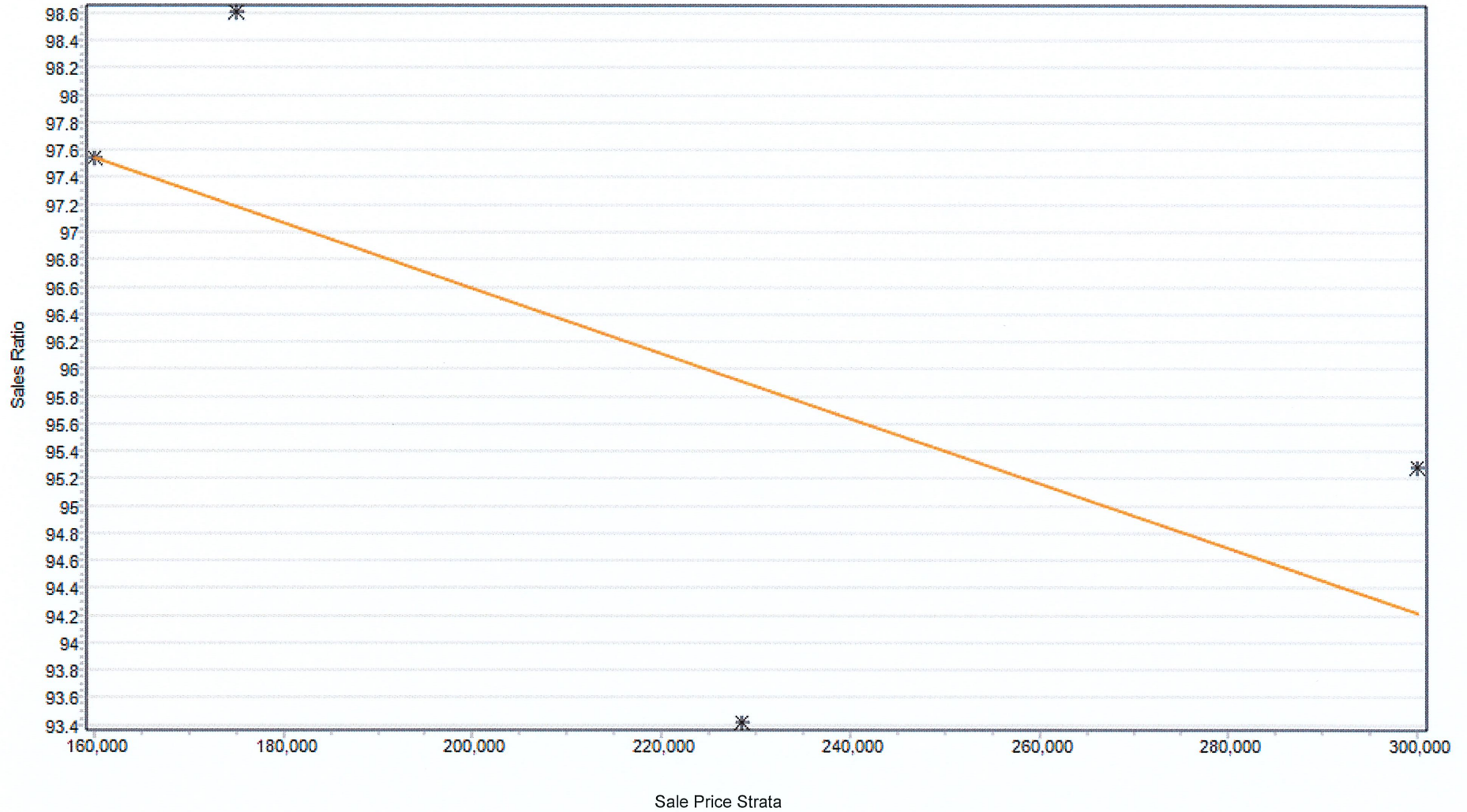
High Ratio	98.61
Low Ratio	93.42
Weighted Mean	95.89
Mean	96.22
Median	96.42
Coefficient of Dispersion - Median	1.93
Coefficient of Variance - Mean	2.41
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	-0.040

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Sale Price Strata			
Weighted Mean	95.89	Coefficient of Dispersion - Median	1.93
Mean	96.22	Coefficient of Dispersion - Mean	1.93
Median	96.42	Coefficient of Variance - Mean	2.41
		Price Related Differential (PRD)	1.00

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Sales Ratio Group Array

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

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Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	11	09-02-106-007	WAVERLY MR	-CONV214 3RD AVE NW	D	0	2024/1584	A	\$24,300	\$189,170	\$213,470	6/17/2024	\$228,500	93.42
^ 2	11	09-03-326-003	WAVERLY MR	-APT1 402 16TH ST SW	D	0	2024/3023	A	\$45,050	\$240,820	\$285,870	10/21/2024	\$300,000	95.29 <Median
^ 3	11	10-25-104-009	DENVER	-CONV / DPI150 LINCOLN ST	D	0	2024/0304	A	\$32,180	\$123,890	\$156,070	2/1/2024	\$160,000	97.54 <Median
*^ 4	11	07-04-282-007	TRIPOLI MR	-APT 100 2ND AVE NW	D	0	2024/3114	A	\$20,400	\$152,170	\$172,570	10/30/2024	\$175,000	98.61
									\$121,930	\$706,050	\$827,980			

Building Residual \$741,570
 Indicated Map Factor N/A

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