

# Bremer County Assessor

## Sales Ratio Group Statistics

Study Name READLYN RES PDFs 1  
 Study Date 01/01/2023-12/31/2023 Time Adj. None  
 Table Basis Main Tables NUTC 0

**Group Tally** Number of sales in group = **14** Deeds: 14; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	91,570	179,998	360,500	2,519,970
Land Value	14,080	21,383	31,640	299,360
Improvement Value	79,350	148,262	292,280	2,075,670
Total Assd Value	93,430	169,645	323,920	2,375,030

Low PIN 11-11-453-002

High PIN 11-11-378-006

### Statistical Measures

High Ratio	102.25
Low Ratio	76.60
Weighted Mean	94.25
Mean	95.04
Median	96.12
Coefficient of Dispersion - Median	4.55
Coefficient of Variance - Mean	6.88
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.031

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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	1	11-11-479-003	READLYN-1	220 MAGILL AVE	D	0	2023/3626	A	\$14,280	\$112,110	\$126,390	12/15/2023	\$165,000	76.60
2	1	11-11-378-006	READLYN-2	205 MALONE AVE	D	0	2023/3730	A	\$31,640	\$292,280	\$323,920	12/28/2023	\$360,500	89.85
3	1	11-11-428-018	READLYN-2	404 E 6TH ST	D	0	2023/2713	A	\$31,200	\$201,070	\$232,270	9/22/2023	\$255,000	91.09
4	1	11-11-453-001	READLYN-1	343 KALMAN AVE	D	0	2023/2261	A	\$12,240	\$117,370	\$129,610	8/15/2023	\$140,000	92.58
5	1	11-11-457-003	READLYN-1	138 W 2ND ST	D	0	2023/0617	A	\$20,400	\$120,720	\$141,120	3/6/2023	\$149,900	94.14
6	1	11-11-453-005	READLYN-1	337 MAIN ST	D	0	2023/2603	A	\$15,300	\$160,560	\$175,860	9/15/2023	\$185,000	95.06
7	1	11-11-409-002	READLYN-1	126 WOLF AVE	D	0	2023/3641	A	\$16,710	\$84,360	\$101,070	12/15/2023	\$106,000	95.35 <Median
8	1	11-11-408-003	READLYN-1	138 W 5TH ST	D	0	2023/0163	A	\$22,950	\$91,370	\$114,320	1/11/2023	\$118,000	96.88 <Median
9	1	11-11-427-013	READLYN-2	520 ELMER AVE	D	0	2023/2469	A	\$31,200	\$235,480	\$266,680	8/24/2023	\$275,000	96.97
10	1	11-11-401-006	READLYN-1	218 W CLARK ST	D	0	2023/1259	A	\$22,280	\$222,220	\$244,500	5/15/2023	\$250,000	97.80
11	1	11-11-430-005	READLYN-2	409 5TH ST PL	D	0	2023/2230	A	\$24,190	\$164,210	\$188,400	8/9/2023	\$190,000	99.16
12	1	11-11-404-007	READLYN-1	223 WOLF AVE	D	0	2023/0449	A	\$17,060	\$107,920	\$124,980	2/17/2023	\$124,000	100.79
13	1	11-11-453-002	READLYN-1	336 KALMAN AVE	D	0	2023/1961	A	\$14,080	\$79,350	\$93,430	7/7/2023	\$91,570	102.03
14	1	11-11-486-004	READLYN-2	405 E 6TH ST	D	0	2023/1933	A	\$25,830	\$86,650	\$112,480	7/7/2023	\$110,000	102.25
									\$299,360	\$2,075,670	\$2,375,030		\$2,519,970	
									Building Residual		\$2,220,610			
									Indicated Map Factor		N/A			

\* denotes sale is part of multiparcel sale