

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2024 SALES RATIO ANALYSIS- READLYN
 Study Date 01/01/2024-12/31/2024
 Table Basis Main Tables

PDFs 1-29
 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	120,000	198,873	260,000	2,585,350
Land Value	12,150	20,540	22,280	267,020
Improvement Value	105,920	173,068	243,740	2,249,890
Total Assd Value	118,070	193,608	266,020	2,516,910

Low PIN 11-11-409-013

High PIN 11-11-401-006

Statistical Measures

High Ratio	106.64
Low Ratio	78.21
Weighted Mean	97.35
Mean	97.64
Median	98.39
Coefficient of Dispersion - Median	5.53
Coefficient of Variance - Mean	8.05
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	-0.004

Bremer County Assessor

Sales Ratio Group Statistics

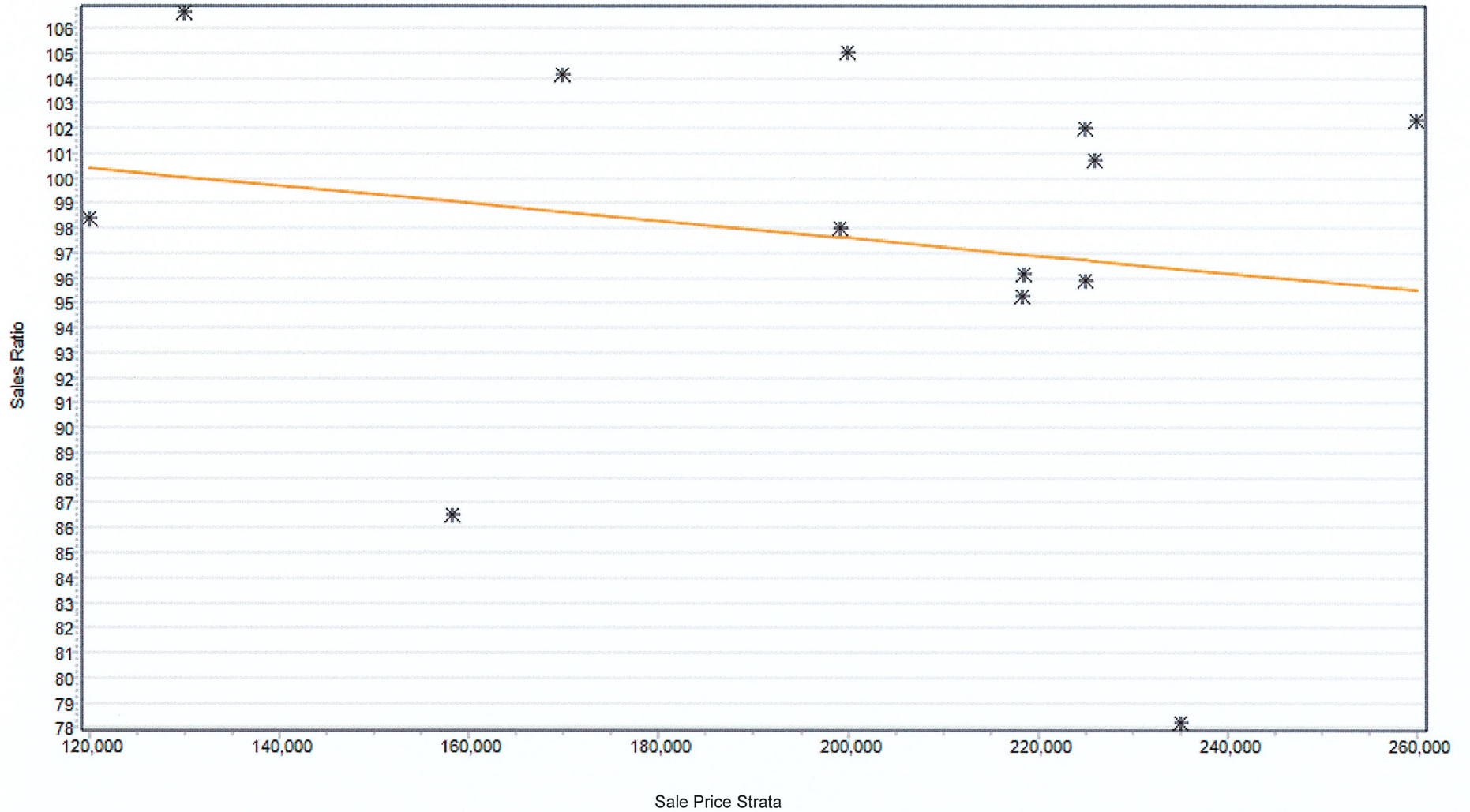
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Sale Price Strata			
Weighted Mean	97.35	Coefficient of Dispersion - Median	5.53
Mean	97.64	Coefficient of Dispersion - Mean	5.69
Median	98.39	Coefficient of Variance - Mean	8.05
		Price Related Differential (PRD)	1.00

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Sales Ratio Group Array

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

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NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	1	11-11-404-002	READLYN-1	218 HIGHLAND AVE	D	0	2024/3160	A	\$23,100	\$160,700	\$183,800	11/7/2024	\$235,000	78.21
^ 2	1	11-11-453-004	READLYN-1	138 W 3RD ST	D	0	2024/1144	A	\$18,360	\$118,570	\$136,930	5/1/2024	\$158,250	86.53
^ 3	1	11-11-480-007	READLYN-1	342 E 2ND ST	D	0	2024/2698	A	\$20,400	\$187,680	\$208,080	10/1/2024	\$218,400	95.27
^ 4	1	11-11-332-001	READLYN-2	412 MALONE AVE	D	0	2024/2733	A	\$21,830	\$193,990	\$215,820	10/1/2024	\$225,000	95.92
^ 5	1	11-11-427-008	READLYN-2	310 5TH ST PL	D	0	2024/0582	A	\$20,700	\$189,380	\$210,080	3/7/2024	\$218,500	96.15
^ 6	1	11-11-431-011	READLYN - PARK VIE	310 WILMONT AVE	D	0	2024/2169	A	\$20,810	\$174,400	\$195,210	8/8/2024	\$199,200	98.00
^ 7	1	11-11-409-013	READLYN - PARK VIE	211 E RIDGE ST #6	D	0	2024/0533	A	\$12,150	\$105,920	\$118,070	3/4/2024	\$120,000	98.39 <Median
^ 8	1	11-11-331-003	READLYN-2	502 MALONE AVE	D	0	2024/0943	A	\$21,830	\$205,810	\$227,640	4/16/2024	\$226,000	100.73
^ 9	1	11-11-428-019	READLYN-2	406 E 6TH ST	D	0	2024/1862	A	\$32,010	\$197,450	\$229,460	7/12/2024	\$225,000	101.98
^ 10	1	11-11-401-006	READLYN-1	218 W CLARK ST	D	0	2024/2900	A	\$22,280	\$243,740	\$266,020	10/21/2024	\$260,000	102.32
^ 11	1	11-11-453-006	READLYN-1	317 MAIN ST	D	0	2024/3336	A	\$15,300	\$161,740	\$177,040	11/14/2024	\$170,000	104.14
^ 12	1	11-11-480-001	READLYN-1	246 BRIGGS AVE	D	0	2024/1933	A	\$18,360	\$191,770	\$210,130	7/19/2024	\$200,000	105.06
^ 13	1	11-11-328-002	READLYN-2	711 MALONE AVE	D	0	2024/2024	A	\$19,890	\$118,740	\$138,630	7/29/2024	\$130,000	106.64
									\$267,020	\$2,249,890	\$2,516,910			\$2,585,350

Building Residual \$2,318,330

Indicated Map Factor N/A

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