

Bremer County Assessor

Sales Ratio Group Statistics

Study Name RURAL RES PDFs 2
 Study Date 01/01/2023-12/31/2023 Time Adj. None
 Table Basis Main Tables NUTC 0

Group Tally Number of sales in group = **45** Deeds: 45; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	88,500	350,196	1,675,001	15,758,819
Land Value	29,350	89,545	296,300	4,029,520
Improvement Value	51,030	238,217	840,370	10,719,750
Total Assd Value	80,380	327,762	1,136,670	14,749,270

Low PIN 06-20-226-009

High PIN 09-21-300-009

Statistical Measures

High Ratio	131.70
Low Ratio	67.86
Weighted Mean	93.59
Mean	96.46
Median	96.89
Coefficient of Dispersion - Median	6.67
Coefficient of Variance - Mean	10.18
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	-0.034

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Sales Ratio Group Array

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Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
* 1	2	09-21-300-009	RURAL-1	2598 COTTAGE AVE	D	0	2023/2441	A	\$296,300	\$840,370	\$1,136,670	8/25/2023	\$1,675,001	67.86
2	2	11-12-400-007	RURAL-1	2362 SABLE AVE	D	0	2023/2375	A	\$60,730	\$138,660	\$199,390	8/18/2023	\$260,000	76.69
3	2	01-23-352-004	RURAL - HORTON/RRS	1419 140TH ST	D	0	2023/2811	A	\$38,150	\$110,070	\$148,220	9/18/2023	\$185,000	80.12
4	2	06-17-200-006	RURAL-1	1766 180TH ST	D	0	2023/2548	A	\$106,400	\$254,210	\$360,610	9/8/2023	\$450,000	80.14
* 5	2	12-35-400-008	RURAL-4	2748 YUKON AVE	D	0	2023/2599	A	\$152,600	\$51,140	\$203,740	9/14/2023	\$243,000	83.84
6	2	06-16-351-018	RURAL-1	1891 IVORY AVE	D	0	2023/3434	A	\$65,250	\$186,360	\$251,610	11/29/2023	\$295,000	85.29
7	2	11-26-400-006	RURAL-RRSM	2683 270TH ST	D	0	2023/2540	A	\$32,500	\$99,160	\$131,660	8/18/2023	\$150,000	87.77
* 8	2	06-20-226-009	RURAL - BREMER	1910 IVORY AVE	D	0	2023/3378	A	\$29,350	\$51,030	\$80,380	11/27/2023	\$88,500	90.82
9	2	09-15-400-033	RURAL - HEARTLAND	505 WALNUT CT	D	0	2023/2922	A	\$13,980	\$176,790	\$190,770	10/12/2023	\$207,500	91.94
* 10	2	09-21-300-021	RURAL-1	2556 COTTAGE AVE	D	0	2023/3550	A	\$154,800	\$342,560	\$497,360	12/6/2023	\$535,000	92.96
11	2	06-31-100-009	RURAL-1	1609 212TH ST	D	0	2023/3290	A	\$93,500	\$243,170	\$336,670	11/14/2023	\$361,500	93.13
12	2	06-35-300-005	RURAL-1	2009 220TH ST	D	0	2023/2330	A	\$127,250	\$245,920	\$373,170	8/17/2023	\$400,000	93.29
* 13	2	09-35-101-021	RURAL-1	2716 EASTON AVE	D	0	2023/2797	A	\$100,620	\$236,230	\$336,850	9/28/2023	\$359,900	93.60
* 14	2	10-30-100-006	RURAL-1	1603 265TH ST	D	0	2023/0914	A	\$94,340	\$138,120	\$232,460	4/10/2023	\$247,100	94.08
15	2	05-16-452-007	RURAL-8	207 SANDCASTLE LN	D	0	2023/2443	A	\$69,600	\$391,920	\$461,520	8/16/2023	\$490,000	94.19
* 16	2	10-08-300-024	RURAL-1	2376 HILTON AVE	D	0	2023/0243	A	\$205,550	\$482,660	\$688,210	1/18/2023	\$728,000	94.53
17	2	10-28-300-001	RURAL-1	2653 IVORY AVE	D	0	2023/1454	A	\$68,750	\$273,930	\$342,680	5/31/2023	\$359,900	95.22
* 18	2	10-16-377-002	RURAL-8	104 ORCHARD DR	D	0	2023/2421	A	\$57,290	\$384,970	\$442,260	8/21/2023	\$462,500	95.62
19	2	10-16-400-019	RURAL-1	2488 JOPLIN AVE	D	0	2023/2883	A	\$85,630	\$202,240	\$287,870	9/22/2023	\$300,000	95.96
20	2	09-26-176-004	RURAL-5	206 ISLAND VIEW DR	D	0	2023/2625	A	\$75,400	\$218,470	\$293,870	9/8/2023	\$305,000	96.35
21	2	10-18-426-004	RURAL-8	101 LEONARD LN	D	0	2023/0347	A	\$80,300	\$358,170	\$438,470	1/25/2023	\$455,000	96.37
* 22	2	10-36-301-007	RURAL-5	2763 LARRABEE AVE	D	0	2023/1503	A	\$137,750	\$287,740	\$425,490	5/26/2023	\$440,000	96.70
23	2	03-09-200-005	RURAL-4	2478 110TH ST	D	0	2023/2352	A	\$60,580	\$133,210	\$193,790	8/16/2023	\$200,000	96.90 <Median
24	2	10-16-400-038	RURAL-1	1861 250TH ST	D	0	2023/1967	A	\$120,300	\$244,720	\$365,020	6/22/2023	\$375,000	97.34
25	2	05-16-452-005	RURAL-8	209 SANDCASTLE LN	D	0	2023/0193	A	\$71,400	\$352,550	\$423,950	1/19/2023	\$435,000	97.46
26	2	10-22-202-011	RURAL-1	117 DOE LN	D	0	2023/2048	A	\$118,250	\$306,390	\$424,640	7/14/2023	\$435,000	97.62
27	2	01-26-103-006	RURAL - HORTON/RRS	1402 142ND ST	D	0	2023/2739	A	\$12,230	\$219,390	\$231,620	9/5/2023	\$235,000	98.56
28	2	06-17-476-006	RURAL - BREMER	1783 190TH ST	D	0	2023/3140	A	\$33,500	\$112,960	\$146,460	10/27/2023	\$147,918	99.01
29	2	11-35-226-005	RURAL-RRSM	2716 REED AVE	D	0	2023/0089	A	\$27,500	\$93,420	\$120,920	1/4/2023	\$121,000	99.93
30	2	10-22-476-015	RURAL-1	1987 260TH ST	D	0	2023/2451	A	\$110,000	\$339,840	\$449,840	8/21/2023	\$450,000	99.96
31	2	05-18-300-007	RURAL-1	1849 BUTLER AVE	D	0	2023/0816	A	\$146,250	\$239,250	\$385,500	2/16/2023	\$385,000	100.13
32	2	06-17-476-004	RURAL - BREMER	1777 190TH ST	D	0	2023/2749	A	\$49,050	\$181,560	\$230,610	9/29/2023	\$230,000	100.27
33	2	12-27-100-003	RURAL-4	2620 VINE AVE	D	0	2023/0705	A	\$50,300	\$155,400	\$205,700	3/14/2023	\$205,000	100.34

* denotes sale is part of multiparcel sale

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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
* 34	2	10-26-151-003	RURAL-9	104 MAPLEWOOD CIR	D	0	2023/1242	A	\$83,300	\$403,540	\$486,840	5/11/2023	\$485,000	100.38
35	2	10-16-400-037	RURAL-1	1865 250TH ST	D	0	2023/1986	A	\$120,200	\$478,300	\$598,500	6/12/2023	\$590,000	101.44
36	2	09-15-400-042	RURAL - HEARTLAND	516 WALNUT CT	D	0	2023/0135	A	\$13,980	\$136,680	\$150,660	1/12/2023	\$148,500	101.45
37	2	09-29-100-010	RURAL-1	1150 265TH ST	D	0	2023/0608	A	\$82,900	\$84,520	\$167,420	3/8/2023	\$165,000	101.47
38	2	05-16-452-006	RURAL-8	105 STILLWATER RD	D	0	2023/1179	A	\$70,200	\$407,120	\$477,320	5/8/2023	\$460,000	103.77
39	2	05-12-300-001	RURAL-2	1769 FAIRVIEW AVE	D	0	2023/2480	A	\$90,880	\$117,520	\$208,400	8/21/2023	\$199,500	104.46
40	2	07-07-100-006	RURAL-1	1719 MIDWAY AVE	D	0	2023/0140	A	\$60,000	\$229,230	\$289,230	1/5/2023	\$276,500	104.60
* 41	2	09-36-300-037	RURAL-1	1525 MARQUIS RD	D	0	2023/0183	A	\$80,630	\$63,680	\$144,310	1/11/2023	\$137,500	104.95
42	2	11-19-400-011	RURAL-1	2269 260TH ST	D	0	2023/0384	A	\$83,600	\$129,860	\$213,460	2/10/2023	\$200,000	106.73
43	2	09-36-300-038	RURAL-1	1527 MARQUIS RD	D	0	2023/0223	A	\$115,880	\$98,160	\$214,040	1/11/2023	\$200,000	107.02
* 44	2	10-15-351-011	RURAL-9	121 WINDING RIDGE RD	D	0	2023/3392	A	\$199,000	\$430,410	\$629,410	11/15/2023	\$580,000	108.52
* 45	2	01-19-476-021	RURAL-1	1378 BADGER AVE	D	0	2023/3708	A	\$83,550	\$48,150	\$131,700	12/22/2023	\$100,000	131.70
									\$4,029,520	\$10,719,750	\$14,749,270		\$15,758,819	
									Building Residual		\$11,729,299			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale