

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 2
 Time Adj. None
 NUTC 0

Group Tally

Number of sales in group = **38**

Deeds: 38; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	99,350	321,901	614,700	12,232,250
Land Value	34,250	81,383	83,200	3,092,570
Improvement Value	90,220	231,466	492,290	8,795,720
Total Assd Value	124,470	312,850	575,490	11,888,290

Low PIN 11-11-126-009

High PIN10-22-176-008

Statistical Measures

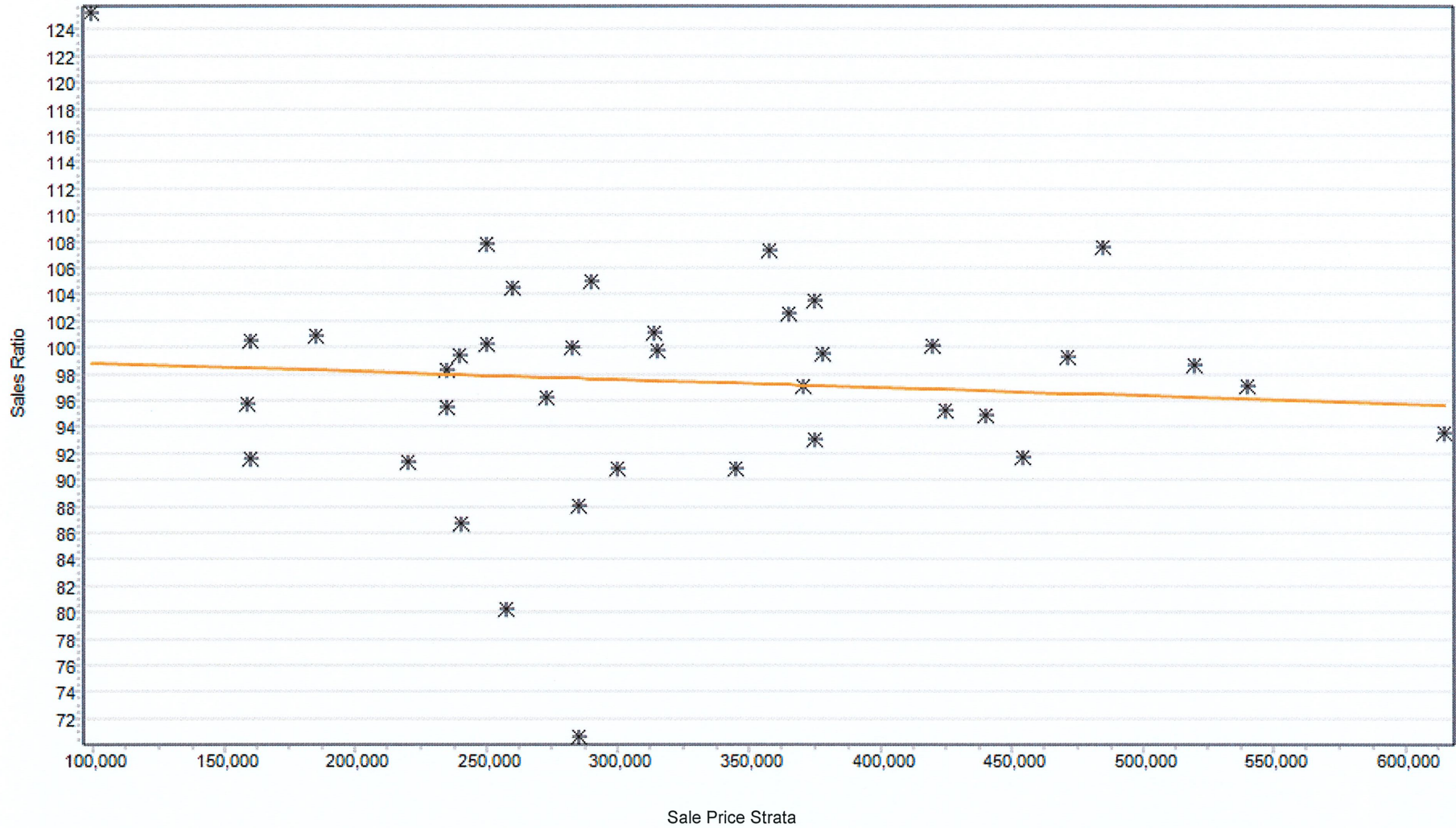
High Ratio	125.28
Low Ratio	70.64
Weighted Mean	97.19
Mean	97.44
Median	98.47
Coefficient of Dispersion - Median	6.00
Coefficient of Variance - Mean	8.92
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	-0.009

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Weighted Mean	97.19	Coefficient of Dispersion - Median	6.00
Mean	97.44	Coefficient of Dispersion - Mean	6.11
Median	98.47	Coefficient of Variance - Mean	8.92
		Price Related Differential (PRD)	1.00

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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	02-24-200-003	RURAL-2	2186 130TH ST	D	0	2024/1582	A	\$102,400	\$98,910	\$201,310	6/18/2024	\$285,000	70.64
^ 2	2	03-03-200-007	RURAL-4	2576 310TH ST	D	0	2024/3184	A	\$55,950	\$150,620	\$206,570	11/12/2024	\$257,500	80.22
^ 3	2	04-14-300-010	RURAL-4	1287 WHITETAILE AVE	D	0	2024/1076	A	\$56,800	\$151,520	\$208,320	4/30/2024	\$240,000	86.80
^ 4	2	10-18-200-013	RURAL-1	2451 GRAND AVE	D	0	2024/3473	A	\$134,000	\$117,010	\$251,010	12/19/2024	\$285,000	88.07
^ 5	2	09-36-300-038	RURAL-1	1527 MARQUIS RD	D	0	2024/3190	A	\$115,880	\$156,650	\$272,530	10/29/2024	\$300,000	90.84
^ 6	2	10-29-300-009	RURAL-1	2699 HAWTHORNE AVE	D	0	2024/0779	A	\$78,250	\$235,410	\$313,660	3/28/2024	\$345,000	90.92
^ 7	2	03-34-300-001	RURAL-2	1563 PIEDMONT AVE	D	0	2024/2804	A	\$73,730	\$127,170	\$200,900	10/1/2024	\$220,000	91.32
^ 8	2	09-15-400-041	RURAL - HEARTLANC	515 WALNUT CT	D	0	2024/3457	A	\$13,980	\$132,470	\$146,450	12/12/2024	\$159,900	91.59
^ 9	2	10-16-351-016	RURAL-8	104 COUNTRY HILLS LN	D	0	2024/1636	A	\$65,870	\$350,390	\$416,260	6/9/2024	\$454,000	91.69
^ 10	2	08-16-400-010	RURAL-3	1862 VIKING AVE	D	0	2024/2568	A	\$67,500	\$281,450	\$348,950	9/6/2024	\$375,000	93.05
^ 11	2	10-22-176-008	RURAL-9	102 RUSTIC HILLS CIR	D	0	2025/0095	A	\$83,200	\$492,290	\$575,490	10/4/2024	\$614,700	93.62
^ 12	2	10-22-152-003	RURAL-8	104 BLAKE RD	D	0	2024/1613	A	\$71,000	\$346,840	\$417,840	6/18/2024	\$440,000	94.96
^ 13	2	05-09-400-014	RURAL-1	1778 DAKOTA AVE	D	0	2024/0759	A	\$137,050	\$267,980	\$405,030	2/29/2024	\$425,000	95.30
^ 14	2	08-30-300-007	RURAL-4	2085 SABLE AVE	D	0	2024/1563	A	\$53,200	\$171,390	\$224,590	6/4/2024	\$235,000	95.57
*^ 15	2	07-25-400-005	RURAL-2	2092 SABLE AVE	D	0	2024/1217	A	\$50,210	\$101,970	\$152,180	3/1/2024	\$159,000	95.71
^ 16	2	03-15-100-011	RURAL-3	1241 PIEDMONT AVE	D	0	2024/2713	A	\$79,450	\$183,350	\$262,800	9/26/2024	\$273,000	96.26
^ 17	2	08-16-400-006	RURAL-3	1882 VIKING AVE	D	0	2024/2647	A	\$71,950	\$288,090	\$360,040	9/26/2024	\$371,000	97.05
^ 18	2	05-23-376-004	RURAL-8	107 SHELBY LN	D	0	2024/1557	A	\$86,900	\$437,380	\$524,280	5/24/2024	\$540,000	97.09
*^ 19	2	10-29-100-019	RURAL-1	1764 260TH ST	D	0	2024/2764	A	\$148,000	\$83,000	\$231,000	10/4/2024	\$235,000	98.30 <Median
^ 20	2	05-30-200-011	RURAL-1	2028 BADGER AVE	D	0	2024/1617	A	\$151,850	\$361,110	\$512,960	6/19/2024	\$520,000	98.65 <Median
^ 21	2	01-33-200-018	RURAL-2	1280 150TH ST	D	0	2024/1733	A	\$136,250	\$331,750	\$468,000	7/1/2024	\$471,500	99.26
^ 22	2	10-35-400-015	RURAL-1	2093 MARQUIS RD	D	0	2024/2543	A	\$63,400	\$175,030	\$238,430	9/9/2024	\$239,900	99.39
^ 23	2	06-18-100-013	RURAL-1	1821 GARDEN AVE	D	0	2024/2318	A	\$80,250	\$296,090	\$376,340	8/16/2024	\$378,000	99.56
^ 24	2	10-27-102-003	RURAL-7	105 MAPLEWOOD DR	D	0	2024/2884	A	\$72,400	\$242,070	\$314,470	10/17/2024	\$315,000	99.83
^ 25	2	02-05-300-006	RURAL-2	1705 110TH ST	D	0	2024/1800	A	\$119,250	\$163,280	\$282,530	7/8/2024	\$282,500	100.01
^ 26	2	10-16-377-003	RURAL-8	106 ORCHARD DR	D	0	2024/0776	A	\$38,650	\$382,010	\$420,660	3/27/2024	\$420,000	100.16
^ 27	2	01-32-400-005	RURAL-1	1167 160TH ST	D	0	2024/0594	A	\$88,950	\$161,680	\$250,630	3/8/2024	\$250,000	100.25
^ 28	2	09-15-400-038	RURAL - HEARTLANC	512 WALNUT CT	D	0	2024/1677	A	\$13,980	\$146,830	\$160,810	6/28/2024	\$159,900	100.57
^ 29	2	01-26-103-002	RURAL - HORTON/RF	1401 143RD ST	D	0	2024/1457	A	\$11,880	\$174,780	\$186,660	6/6/2024	\$185,000	100.90
^ 30	2	12-20-300-003	RURAL-3	2589 TAILOR AVE	D	0	2024/0771	A	\$69,350	\$248,060	\$317,410	3/26/2024	\$314,000	101.09
^ 31	2	10-18-426-001	RURAL-8	103 RUTH RD	D	0	2024/2495	A	\$81,200	\$293,270	\$374,470	9/6/2024	\$365,000	102.59
^ 32	2	02-13-300-023	RURAL-1	1275 LARRABEE AVE	D	0	2024/0653	A	\$116,950	\$271,540	\$388,490	3/15/2024	\$375,000	103.60
^ 33	2	09-07-400-012	RURAL-1	1066 238TH ST	D	0	2024/0264	A	\$140,700	\$131,080	\$271,780	1/25/2024	\$260,000	104.53

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

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Table Basis Main Tables **NUTC** 0

Sale #PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
^ 34 2 02-24-400-006	RURAL-2	1378 MIDWAY AVE	D	0	2024/2947	A	\$70,000	\$234,770	\$304,770	10/18/2024	\$290,000	105.09
*^ 35 2 09-25-100-014	RURAL-1	201 HIDDEN OAKS LN	D	0	2024/2444	A	\$113,760	\$270,580	\$384,340	9/6/2024	\$358,000	107.36
^ 36 2 03-33-426-002	RURAL-2	2490 155TH ST	D	0	2024/1062	A	\$80,780	\$441,330	\$522,110	4/25/2024	\$485,000	107.65
^ 37 2 08-06-400-006	RURAL-4	1694 TAHOE AVE	D	0	2024/1310	A	\$63,400	\$206,350	\$269,750	5/21/2024	\$250,000	107.90
^ 38 2 11-11-126-009	RURAL-1	2328 QUARTER AVE	D	0	2024/1241	A	\$34,250	\$90,220	\$124,470	5/17/2024	\$99,350	125.28
							\$3,092,570	\$8,795,720	\$11,888,290		\$12,232,250	
							<u>Building Residual</u>		\$9,139,680			
							<u>Indicated Map Factor</u>		N/A			

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