

Bremer County Assessor

Sales Ratio Group Statistics

Study Name SUMNER CORP CORP RES
 Study Date 01/01/2023-12/31/2023
 Table Basis Main Tables

PDFs 1
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **34** Deeds: 34; Contracts: 0; Other: 0

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

| | Low Assd Value | Mean | High Assd Value | Total |
|-------------------------|----------------|----------------|-----------------|------------------|
| Sale Price | 46,000 | 143,716 | 299,000 | 4,886,334 |
| Land Value | 21,970 | 18,248 | 30,570 | 620,430 |
| Improvement Value | 26,650 | 116,099 | 266,500 | 3,947,350 |
| Total Assd Value | 48,620 | 134,346 | 297,070 | 4,567,780 |

Low PIN 04-23-481-006

High PIN 04-23-402-010

Statistical Measures

| | |
|---|--------------|
| High Ratio | 114.05 |
| Low Ratio | 76.36 |
| Weighted Mean | 93.48 |
| Mean | 95.27 |
| Median | 96.02 |
| Coefficient of Dispersion - Median | 6.69 |
| Coefficient of Variance - Mean | 9.09 |
| Price Related Differential (PRD) | 1.02 |
| Price Related Bias (PRB) | -0.053 |

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

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

| Sale # | PDF | PN | Map Area | Address | D/C | NUTC | Recording | VS | \$ - Land | \$ - Impr | \$ - Total | Sale Date | Sale Price | Ratio |
|--------|-----|---------------|---------------|-----------------------|-----|------|-----------|----|-----------|-----------|------------|------------|------------|---------------|
| 1 | 1 | 04-23-376-022 | SUMNER CORP-5 | 216 COUNTRY HEIGHTS L | D | 0 | 2023/2683 | A | \$39,080 | \$182,370 | \$221,450 | 9/15/2023 | \$290,000 | 76.36 |
| 2 | 1 | 04-23-451-013 | SUMNER CORP-2 | 315 UNION ST | D | 0 | 2023/1364 | A | \$20,750 | \$171,560 | \$192,310 | 5/21/2023 | \$239,000 | 80.46 |
| * 3 | 1 | 04-24-302-016 | SUMNER CORP-4 | 108 E 8TH ST | D | 0 | 2023/2591 | A | \$17,060 | \$153,750 | \$170,810 | 8/31/2023 | \$212,000 | 80.57 |
| 4 | 1 | 04-24-157-015 | SUMNER CORP-4 | 815 PLEASANT ST | D | 0 | 2023/2816 | A | \$13,200 | \$131,690 | \$144,890 | 9/18/2023 | \$179,500 | 80.72 |
| 5 | 1 | 04-26-226-001 | SUMNER CORP-3 | 713 W 1ST ST | D | 0 | 2023/3308 | A | \$16,400 | \$73,210 | \$89,610 | 11/16/2023 | \$107,000 | 83.75 |
| 6 | 1 | 04-24-381-007 | SUMNER CORP-1 | 110 PLEASANT ST | D | 0 | 2023/0503 | A | \$10,560 | \$54,050 | \$64,610 | 2/27/2023 | \$75,000 | 86.15 |
| * 7 | 1 | 04-24-379-002 | SUMNER CORP-1 | 210 PLEASANT ST | D | 0 | 2023/1212 | A | \$26,500 | \$132,920 | \$159,420 | 4/21/2023 | \$179,900 | 88.62 |
| 8 | 1 | 04-24-359-004 | SUMNER CORP-1 | 208 N DIVISION ST | D | 0 | 2023/1219 | A | \$14,130 | \$80,810 | \$94,940 | 5/9/2023 | \$106,000 | 89.57 |
| 9 | 1 | 04-24-355-002 | SUMNER CORP-1 | 309 W 4TH ST | D | 0 | 2023/3412 | A | \$10,000 | \$128,160 | \$138,160 | 11/29/2023 | \$152,000 | 90.89 |
| * 10 | 1 | 04-24-332-020 | SUMNER CORP-4 | 511 N WALNUT ST | D | 0 | 2024/0004 | A | \$13,380 | \$60,700 | \$74,080 | 9/28/2023 | \$80,000 | 92.60 |
| 11 | 1 | 04-26-229-006 | SUMNER CORP-3 | 210 S MAPLE ST | D | 0 | 2023/2692 | A | \$14,630 | \$115,540 | \$130,170 | 9/20/2023 | \$140,000 | 92.98 |
| 12 | 1 | 04-25-101-003 | SUMNER CORP-2 | 305 W 1ST ST | D | 0 | 2023/3072 | A | \$11,550 | \$264,240 | \$275,790 | 10/17/2023 | \$296,500 | 93.02 |
| 13 | 1 | 04-23-479-013 | SUMNER CORP-1 | 400 W 3RD ST | D | 0 | 2023/2931 | A | \$13,200 | \$153,670 | \$166,870 | 10/12/2023 | \$178,000 | 93.75 |
| 14 | 1 | 04-23-403-001 | SUMNER CORP-2 | 420 UNION ST | D | 0 | 2023/1893 | A | \$17,100 | \$134,210 | \$151,310 | 6/30/2023 | \$160,000 | 94.57 |
| * 15 | 1 | 04-24-362-007 | SUMNER CORP-1 | 205 N CARPENTER ST | D | 0 | 2023/2058 | A | \$20,710 | \$57,640 | \$78,350 | 7/17/2023 | \$82,500 | 94.97 |
| 16 | 1 | 04-25-201-001 | SUMNER CORP-1 | 519 E 1ST ST | D | 0 | 2023/2618 | A | \$17,560 | \$145,020 | \$162,580 | 9/14/2023 | \$170,000 | 95.64 |
| 17 | 1 | 04-24-327-014 | SUMNER CORP-1 | 402 SOUTH ST | D | 0 | 2023/3506 | A | \$34,690 | \$85,230 | \$119,920 | 11/30/2023 | \$125,000 | 95.94 <Median |
| 18 | 1 | 04-23-482-010 | SUMNER CORP-1 | 105 N WOOD ST | D | 0 | 2023/1453 | A | \$16,050 | \$125,690 | \$141,740 | 6/1/2023 | \$147,500 | 96.09 <Median |
| 19 | 1 | 04-24-327-008 | SUMNER CORP-4 | 626 CHICAGO ST | D | 0 | 2023/1870 | A | \$12,800 | \$74,070 | \$86,870 | 6/30/2023 | \$90,000 | 96.52 |
| 20 | 1 | 04-23-378-004 | SUMNER CORP-2 | 320 HOWARD ST | D | 0 | 2023/2090 | A | \$23,180 | \$115,850 | \$139,030 | 7/13/2023 | \$143,000 | 97.22 |
| * 21 | 1 | 04-24-377-006 | SUMNER CORP-4 | 403 OAK ST | D | 0 | 2023/0684 | A | \$21,000 | \$62,160 | \$83,160 | 3/10/2023 | \$85,000 | 97.84 |
| 22 | 1 | 04-24-328-003 | SUMNER CORP-4 | 620 PLEASANT ST | D | 0 | 2023/0778 | A | \$13,200 | \$104,700 | \$117,900 | 3/23/2023 | \$120,000 | 98.25 |
| 23 | 1 | 04-26-226-011 | SUMNER CORP-3 | 705 W 1ST ST | D | 0 | 2023/1285 | A | \$16,000 | \$122,700 | \$138,700 | 5/15/2023 | \$140,000 | 99.07 |
| 24 | 1 | 04-23-402-010 | SUMNER CORP-5 | 800 W 5TH ST | D | 0 | 2023/1835 | A | \$30,570 | \$266,500 | \$297,070 | 6/29/2023 | \$299,000 | 99.35 |
| 25 | 1 | 04-24-379-014 | SUMNER CORP-1 | 209 CHICAGO ST | D | 0 | 2023/3070 | A | \$10,300 | \$129,520 | \$139,820 | 10/24/2023 | \$140,000 | 99.87 |
| 26 | 1 | 04-24-302-001 | SUMNER CORP-4 | 810 N RAILROAD ST | D | 0 | 2023/2717 | A | \$18,060 | \$80,870 | \$98,930 | 9/22/2023 | \$99,000 | 99.93 |
| 27 | 1 | 04-26-228-006 | SUMNER CORP-3 | 109 S DIVISION ST | D | 0 | 2023/2696 | A | \$11,550 | \$48,680 | \$60,230 | 9/22/2023 | \$60,000 | 100.38 |
| 28 | 1 | 04-24-308-003 | SUMNER CORP-1 | 312 W 5TH ST | D | 0 | 2023/3616 | A | \$13,200 | \$42,520 | \$55,720 | 12/7/2023 | \$55,000 | 101.31 |
| 29 | 1 | 04-23-451-005 | SUMNER CORP-2 | 104 CATALINA DR | D | 0 | 2023/0191 | A | \$19,800 | \$209,040 | \$228,840 | 1/19/2023 | \$225,000 | 101.71 |
| 30 | 1 | 04-23-476-013 | SUMNER CORP-2 | 311 MADISON ST | D | 0 | 2023/0219 | A | \$28,580 | \$157,980 | \$186,560 | 1/18/2023 | \$180,000 | 103.64 |
| 31 | 1 | 04-24-359-001 | SUMNER CORP-1 | 212 N DIVISION ST | D | 0 | 2023/2674 | A | \$13,200 | \$149,380 | \$162,580 | 9/8/2023 | \$155,000 | 104.89 |
| 32 | 1 | 04-23-481-006 | SUMNER CORP-1 | 509 W 3RD ST | D | 0 | 2023/1125 | A | \$21,970 | \$26,650 | \$48,620 | 5/2/2023 | \$46,000 | 105.70 |
| 33 | 1 | 04-26-227-008 | SUMNER CORP-3 | 514 WAPSIE ST | D | 0 | 2023/1203 | A | \$23,600 | \$69,040 | \$92,640 | 5/1/2023 | \$82,000 | 112.98 |

* denotes sale is part of multiparcel sale

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

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

| Sale # | PDF | PN | Map Area | Address | D/C | NUTC | Recording | VS | \$ - Land | \$ - Impr | \$ - Total | Sale Date | Sale Price | Ratio |
|--------|-----|---------------|---------------|--------------|-----|------|-----------|----|-----------|-------------|-------------|-----------|------------|-------------|
| 34 | 1 | 04-25-202-004 | SUMNER CORP-1 | 707 E 1ST ST | D | 0 | 2023/2225 | A | \$16,870 | \$37,230 | \$54,100 | 8/8/2023 | \$47,434 | 114.05 |
| | | | | | | | | | \$620,430 | \$3,947,350 | \$4,567,780 | | | \$4,886,334 |

Building Residual \$4,265,904
Indicated Map Factor N/A

* denotes sale is part of multiparcel sale