

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 1
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **42** Deeds: 42; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	32,000	166,279	600,000	6,983,719
Land Value	10,270	21,307	53,690	894,890
Improvement Value	19,370	143,056	520,660	6,008,350
Total Assd Value	29,640	164,363	574,350	6,903,240

Low PIN 04-25-201-008

High PIN04-23-380-012

Statistical Measures

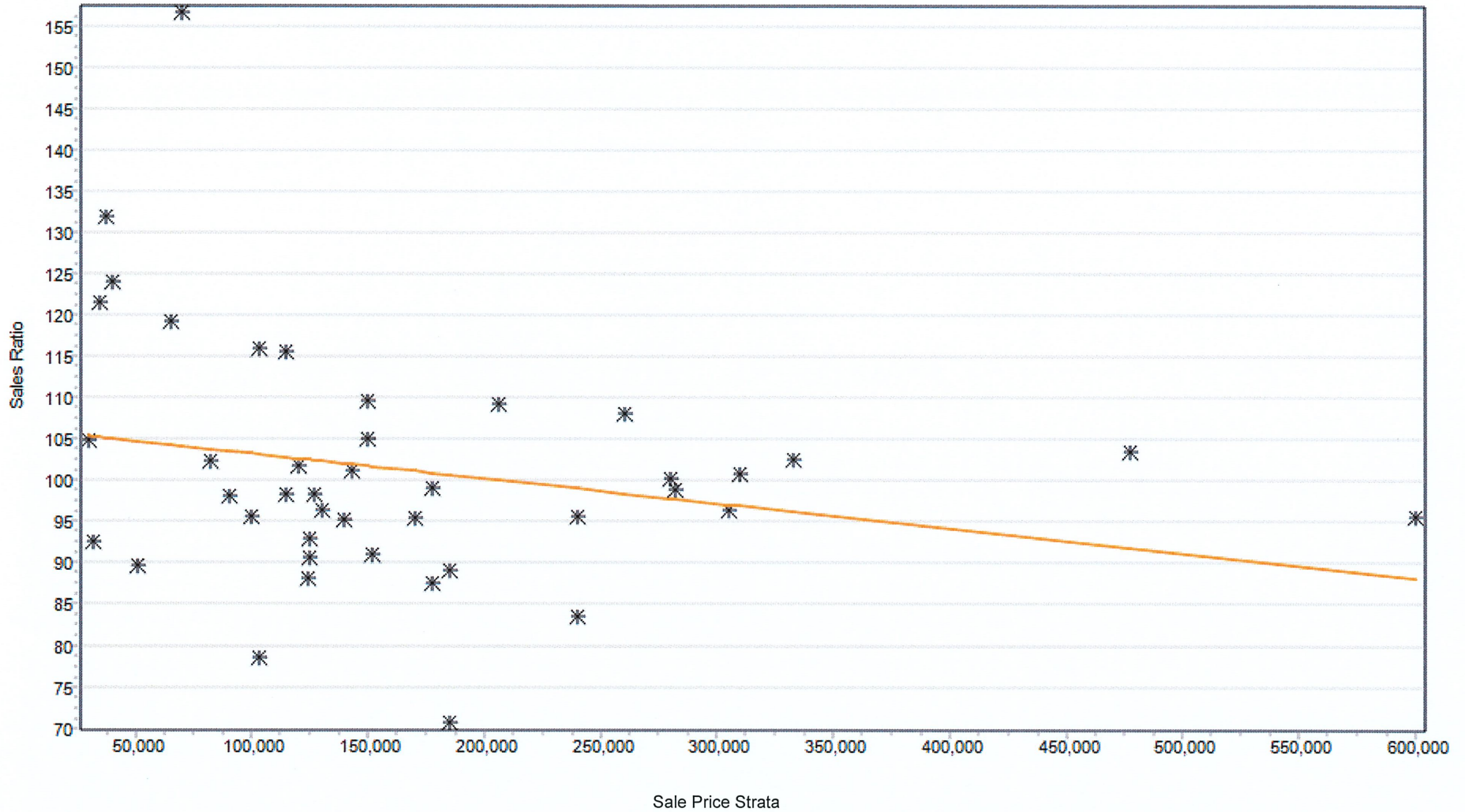
High Ratio	156.79
Low Ratio	70.68
Weighted Mean	98.85
Mean	101.28
Median	98.64
Coefficient of Dispersion - Median	9.97
Coefficient of Variance - Mean	14.59
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.041

Bremer County Assessor

Sales Ratio Group Statistics

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

PDFs 1
 Time Adj. None
 NUTC 0



Sale Price Strata			
Weighted Mean	98.85	Coefficient of Dispersion - Median	9.97
Mean	101.28	Coefficient of Dispersion - Mean	9.99
Median	98.64	Coefficient of Variance - Mean	14.59
		Price Related Differential (PRD)	1.02

Bremer County Assessor

Sales Ratio Group Array

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

Fri, March 14, 2025 9:30 AM

Page

1

Study Name 2024 SALES RATIO ANALYSIS-SUMNER PDFs 1
 Study Date 01/01/2024-12/31/2024 Time Adj. None
 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
^ 1	1 04-26-227-009	SUMNER CORP-1	510 WAPSIE ST	D	0	2024/1826	A	\$15,590	\$115,100	\$130,690	7/8/2024	\$184,900	70.68
^ 2	1 04-24-458-008	SUMNER CORP-2	529 E 2ND ST	D	0	2024/2087	A	\$13,200	\$67,720	\$80,920	8/2/2024	\$103,000	78.56
^ 3	1 04-23-452-007	SUMNER CORP-2	909 W 3RD ST	D	0	2024/3459	A	\$22,310	\$178,020	\$200,330	12/16/2024	\$240,000	83.47
^ 4	1 04-24-456-002	SUMNER CORP-1	210 LOGAN ST	D	0	2024/3483	A	\$21,120	\$134,310	\$155,430	12/9/2024	\$177,500	87.57
^ 5	1 04-25-201-021	SUMNER CORP-1	205 PARK AVE	D	0	2024/1298	A	\$11,950	\$97,420	\$109,370	5/23/2024	\$124,000	88.20
^ 6	1 04-25-205-006	SUMNER CORP-1	525 COLUMBIA AVE	D	0	2024/3073	A	\$16,500	\$148,460	\$164,960	11/4/2024	\$185,000	89.17
^ 7	1 04-25-106-003	SUMNER CORP-1	210 S GUILFORD ST	D	0	2024/0277	A	\$9,450	\$36,310	\$45,760	1/18/2024	\$51,000	89.73
^ 8	1 04-26-229-017	SUMNER CORP-1	611 WAPSIE ST	D	0	2024/3510	A	\$16,850	\$96,420	\$113,270	11/19/2024	\$125,000	90.62
^ 9	1 04-23-453-008	SUMNER CORP-2	812 W 3RD ST	D	0	2024/1087	A	\$19,500	\$118,970	\$138,470	4/30/2024	\$151,919	91.15
^ 10	1 04-25-201-008	SUMNER CORP-1	105 PARK AVE	D	0	2024/0773	A	\$10,270	\$19,370	\$29,640	3/27/2024	\$32,000	92.62
^ 11	1 04-24-304-002	SUMNER CORP-1	107 W 8TH ST	D	0	2024/0204	A	\$13,200	\$102,920	\$116,120	1/17/2024	\$125,000	92.90
^ 12	1 04-25-202-013	SUMNER CORP-2	720 A AVE	D	0	2024/3214	A	\$13,200	\$120,120	\$133,320	11/20/2024	\$140,000	95.23
*^ 13	1 04-24-362-005	SUMNER CORP-1	120 W 2ND ST	D	0	2024/2014	A	\$12,800	\$149,380	\$162,180	7/26/2024	\$170,000	95.40
*^ 14	1 04-24-377-007	SUMNER CORP-1	409 OAK ST	D	0	2024/1994	A	\$33,870	\$195,620	\$229,490	7/25/2024	\$240,000	95.62
^ 15	1 04-24-329-001	SUMNER CORP-1	300 SOUTH ST	D	0	2024/2409	A	\$13,200	\$82,430	\$95,630	8/30/2024	\$100,000	95.63
^ 16	1 04-23-380-012	SUMNER CORP-3	100 COUNTRY VIEW CT	D	0	2024/2116	A	\$53,690	\$520,660	\$574,350	8/2/2024	\$600,000	95.72
^ 17	1 04-25-101-003	SUMNER CORP-1	305 W 1ST ST	D	0	2024/3123	A	\$11,550	\$282,650	\$294,200	11/4/2024	\$305,000	96.46
^ 18	1 04-24-363-006	SUMNER CORP-1	211 PLEASANT ST	D	0	2024/1367	A	\$23,710	\$101,750	\$125,460	5/28/2024	\$130,000	96.51
^ 19	1 04-24-383-010	SUMNER CORP-1	414 E 1ST ST	D	0	2024/2812	A	\$13,200	\$75,180	\$88,380	10/11/2024	\$90,000	98.20
^ 20	1 04-24-302-005	SUMNER CORP-1	104 W 8TH ST	D	0	2024/1272	A	\$13,200	\$111,710	\$124,910	5/14/2024	\$127,000	98.35
^ 21	1 04-24-177-018	SUMNER CORP-1	1010 PLEASANT ST	D	0	2024/1127	A	\$29,980	\$83,220	\$113,200	3/26/2024	\$115,000	98.43 <Median
^ 22	1 04-23-376-023	SUMNER CORP-3	210 COUNTRY HEIGHTS	D	0	2024/1927	A	\$41,260	\$237,490	\$278,750	7/9/2024	\$282,000	98.85 <Median
^ 23	1 04-23-482-003	SUMNER CORP-1	513 W 2ND ST	D	0	2024/1118	A	\$17,950	\$158,660	\$176,610	4/30/2024	\$178,000	99.22
^ 24	1 04-23-376-003	SUMNER CORP-2	418 CORKERY DR	D	0	2024/1592	A	\$43,680	\$236,750	\$280,430	6/17/2024	\$279,900	100.19
^ 25	1 04-23-402-010	SUMNER CORP-2	800 W 5TH ST	D	0	2024/2095	A	\$30,570	\$282,270	\$312,840	7/27/2024	\$310,000	100.92
^ 26	1 04-24-327-007	SUMNER CORP-1	630 CHICAGO ST	D	0	2024/1588	A	\$13,600	\$131,190	\$144,790	6/13/2024	\$143,000	101.25
^ 27	1 04-25-203-008	SUMNER CORP-1	538 COLUMBIA AVE	D	0	2024/1372	A	\$13,200	\$109,040	\$122,240	5/29/2024	\$120,000	101.87
^ 28	1 04-25-106-001	SUMNER CORP-1	200 S GUILFORD ST	D	0	2024/3377	A	\$10,000	\$74,510	\$84,510	12/2/2024	\$82,500	102.44
^ 29	1 04-23-380-007	SUMNER CORP-3	220 BRIARWOOD CT	D	0	2024/1203	A	\$57,680	\$283,960	\$341,640	5/13/2024	\$333,000	102.59
^ 30	1 04-23-380-011	SUMNER CORP-3	102 COUNTRY VIEW CT	D	0	2024/1725	A	\$56,480	\$437,110	\$493,590	6/25/2024	\$477,000	103.48
^ 31	1 04-24-377-009	SUMNER CORP-1	211 N WALNUT ST	D	0	2024/1061	A	\$7,920	\$23,550	\$31,470	4/19/2024	\$30,000	104.90
^ 32	1 04-23-479-005	SUMNER CORP-1	309 N DIVISION ST	D	0	2024/3392	A	\$13,260	\$144,250	\$157,510	11/27/2024	\$150,000	105.01
^ 33	1 04-23-430-001	SUMNER CORP-2	511 W 6TH ST	D	0	2024/1178	A	\$32,670	\$248,930	\$281,600	5/9/2024	\$260,500	108.10

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

Bremer County Assessor

Sales Ratio Group Array

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

Fri, March 14, 2025 9:30 AM

Page

2

Study Name 2024 SALES RATIO ANALYSIS-SUMNER PDFs 1
 Study Date 01/01/2024-12/31/2024 Time Adj. None
 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	1 04-23-378-005	SUMNER CORP-2	310 HOWARD ST	D	0	2024/1467	A	\$23,180	\$201,940	\$225,120	6/6/2024	\$206,000	109.28
*^ 35	1 04-24-377-013	SUMNER CORP-1	313 OAK ST	D	0	2024/1357	A	\$48,420	\$116,090	\$164,510	5/9/2024	\$150,000	109.67
^ 36	1 04-26-226-003	SUMNER CORP-1	709 W 1ST ST	D	0	2024/1778	A	\$16,480	\$116,510	\$132,990	6/28/2024	\$115,000	115.64
^ 37	1 04-24-304-006	SUMNER CORP-1	102 W 7TH ST	D	0	2024/1069	A	\$13,200	\$106,260	\$119,460	4/29/2024	\$103,000	115.98
^ 38	1 04-24-454-007	SUMNER CORP-1	213 WATER ST	D	0	2024/1954	A	\$13,200	\$64,400	\$77,600	7/22/2024	\$65,000	119.38
^ 39	1 04-24-451-011	SUMNER CORP-2	403 WATER ST	D	0	2024/1059	A	\$13,200	\$29,400	\$42,600	4/19/2024	\$35,000	121.71
^ 40	1 04-23-478-008	SUMNER CORP-1	404 W 4TH ST	D	0	2024/1060	A	\$12,800	\$36,870	\$49,670	4/19/2024	\$40,000	124.18
^ 41	1 04-26-226-005	SUMNER CORP-1	701 W 1ST ST	D	0	2024/2619	A	\$14,600	\$34,880	\$49,480	9/24/2024	\$37,500	131.95
^ 42	1 04-24-304-004	SUMNER CORP-1	112 W 7TH ST	D	0	2024/2322	A	\$13,200	\$96,550	\$109,750	8/23/2024	\$70,000	156.79
								\$894,890	\$6,008,350	\$6,903,240			\$6,983,719

Building Residual \$6,088,829

Indicated Map Factor N/A

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