

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2025 Commercial-Dual Class Sales
 Study Date 01/01/2025-12/31/2025
 Options Main Tables, Adjusted Sale Amt.

PDFs 8-10
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **23** Deeds: 23; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	40,000	339,446	1,300,000	7,807,250
Land Value	6,590	68,356	221,250	1,572,190
Improvement Value	13,480	218,380	1,296,660	5,022,750
Total Assd Value	20,070	286,737	1,517,910	6,594,940

Low PIN 06-16-351-003

High PIN 10-25-300-031

Statistical Measures

High Ratio	118.56
Low Ratio	50.18
Weighted Mean	84.47
Mean	83.96
Median	87.30
Coefficient of Dispersion - Median	16.16
Coefficient of Variance - Mean	21.46
Price Related Differential (PRD)	0.99
Price Related Bias (PRB)	0.011

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

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	8	06-16-351-003	RURAL COMM-1	1805 190TH ST	D	0	2025/3125	A	\$6,590	\$13,480	\$20,070	9/30/2025	\$40,000	50.18
* 2	8	04-24-360-002	SUMNER CORP COMM	209 W 3RD ST	D	0	2025/3576	A	\$6,930	\$60,890	\$67,820	10/28/2025	\$130,000	52.17
^ 3	8	04-23-452-015	SUMNER CORP COMM	918 W 1ST ST	D	0	2025/2496	A	\$30,000	\$56,300	\$86,300	8/1/2025	\$150,000	57.53
^ 4	8	09-11-154-004	WAVERLY COMM-2	1661 3RD ST SW	D	0	2025/2781	A	\$303,750	\$839,650	\$1,143,400	8/12/2025	\$1,772,250	64.52
^ 5	8	09-03-380-031	WAVERLY COMM-2	1300 10TH AVE SW UNIT	D	0	2025/0200	A	\$51,300	\$262,030	\$313,330	1/13/2025	\$447,500	70.02
^ 6	8	10-23-481-006	DENVER COMM-1	240 S STATE ST	D	0	2025/0119	A	\$27,390	\$177,690	\$205,080	1/9/2025	\$285,000	71.96
^ 7	8	04-23-351-009	SUMNER CORP COMM	1310 W 1ST ST	D	0	2025/1440	A	\$76,750	\$367,510	\$444,260	5/12/2025	\$600,000	74.04
^ 8	8	09-02-178-004	WAVERLY COMM-1	218 E BREMER AVE	D	0	2025/0648	A	\$33,000	\$79,620	\$112,620	2/27/2025	\$150,000	75.08
^ 9	8	04-24-358-010	SUMNER CORP COMM	213 PLEASANT ST	D	0	2025/4208	A	\$20,100	\$94,330	\$114,430	12/26/2025	\$150,000	76.29
^ 10	8	09-02-152-005	WAVERLY COMM-1	207 W BREMER AVE	D	0	2025/2221	A	\$66,660	\$166,760	\$233,420	7/7/2025	\$279,000	83.66
^ 11	9	04-22-400-016	RURAL COMM-1	3183 140TH ST	D	0	2025/2312	A	\$36,200	\$81,660	\$117,860	7/21/2025	\$140,000	84.19
^ 12	8	09-02-135-005	WAVERLY COMM-1	201 E BREMER AVE	D	0	2025/2936	A	\$33,000	\$113,670	\$146,670	9/10/2025	\$168,000	87.30 <Median
^ 13	8	09-02-176-003	WAVERLY COMM-1	96 E BREMER AVE	D	0	2025/1369	A	\$33,000	\$120,990	\$153,990	4/28/2025	\$173,000	89.01
^ 14	8	10-26-276-050	DENVER - STL UTL	710 TRANSIT ST UNIT 5	D	0	2025/3786	A	\$8,740	\$76,090	\$84,830	11/25/2025	\$94,500	89.77
^ 15	8	09-10-400-060	WAVERLY COMM-2	2500 4TH ST SW	D	0	2025/0496	A	\$522,500	\$701,250	\$1,223,750	1/31/2025	\$1,313,000	93.20
^ 16	8	10-26-276-044	DENVER - STL UTL	700 TRANSIT ST UNIT 2	D	0	2025/3092	A	\$7,780	\$76,610	\$84,390	9/26/2025	\$90,000	93.77
^ 17	8	05-35-326-045	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2025/1908	A	\$11,980	\$86,590	\$98,570	6/16/2025	\$104,000	94.78
^ 18	8	05-35-326-047	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2025/3091	A	\$11,980	\$86,590	\$98,570	9/19/2025	\$104,000	94.78
^ 19	8	04-24-365-006	SUMNER CORP COMM	210 W 1ST ST	D	0	2025/2479	A	\$6,000	\$30,570	\$36,570	8/1/2025	\$38,000	96.24
^ 20	8	05-35-326-048	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2025/3090	A	\$11,980	\$86,590	\$98,570	9/19/2025	\$100,000	98.57
^ 21	8	05-35-326-032	WAVERLY - STL UTL	900 ADAMS PARKWAY U	D	0	2025/3493	A	\$11,980	\$85,700	\$97,680	10/30/2025	\$99,000	98.67
^ 22	8	10-25-300-031	DENVER COMM-2	1022 SKYLER ST	D	0	2025/0939	A	\$221,250	\$1,296,660	\$1,517,910	3/31/2025	\$1,300,000	116.76
^ 23	9	09-02-153-002	WAVERLY COMM-1	117 W BREMER AVE	D	0	2025/1670	A	\$33,330	\$61,520	\$94,850	5/27/2025	\$80,000	118.56
									\$1,572,190	\$5,022,750	\$6,594,940			\$7,807,250
									Building Residual		\$6,235,060			
									Indicated Map Factor		N/A			

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

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