

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2025 SALES RATIO ANALYSIS WAVERLY
Study Date 01/01/2025-12/31/2025
Options Main Tables, Adjusted Sale Amt.

PDFs 3
Time Adj. None
NUTC 0

Group Tally Number of sales in group = **148** Deeds: 148; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	56,000	259,278	540,000	38,373,098
Land Value	14,150	38,471	70,130	5,693,670
Improvement Value	37,260	210,645	463,510	31,175,510
Total Assd Value	51,410	249,116	533,640	36,869,180

Low PIN 05-35-360-001

High PIN 09-01-127-019

Statistical Measures

High Ratio	179.98
Low Ratio	79.10
Weighted Mean	96.08
Mean	97.78
Median	96.01
Coefficient of Dispersion - Median	7.57
Coefficient of Variance - Mean	13.01
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.049

Bremer County Assessor

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

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Options Main Tables, Adjusted Sale Amt. **NUTC** 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	3	09-11-403-010	WAVERLY-6	189 EAGLE RIDGE DR	D	0	2025/3640	A	\$78,380	\$328,190	\$406,570	10/29/2025	\$514,000	79.10
^ 2	3	05-35-302-012	WAVERLY-3	128 RED FOX TRAIL	D	0	2025/3620	A	\$62,780	\$258,870	\$321,650	11/12/2025	\$399,900	80.43
^ 3	3	09-03-433-006	WAVERLY-1	408 5TH AVE SW	D	0	2025/3224	A	\$24,800	\$70,670	\$95,470	9/26/2025	\$118,500	80.57
^ 4	3	10-06-353-012	WAVERLY-7	215 ELM ST	D	0	2025/3267	A	\$22,320	\$161,530	\$183,850	10/10/2025	\$227,940	80.66
^ 5	3	09-02-209-005	WAVERLY-1	108 5TH ST NE	D	0	2025/3184	A	\$26,400	\$155,370	\$181,770	9/25/2025	\$225,000	80.79
^ 6	3	05-34-402-006	WAVERLY-2	804 12TH AVE NW	D	0	2025/4153	A	\$32,760	\$210,050	\$242,810	12/23/2025	\$300,000	80.94
^ 7	3	09-02-107-007	WAVERLY-1	120 3RD AVE NW	D	0	2025/2656	A	\$29,700	\$321,220	\$350,920	8/14/2025	\$431,000	81.42
^ 8	3	05-35-353-005	WAVERLY-7	828 2ND ST NW	D	0	2025/3922	A	\$25,870	\$98,530	\$124,400	12/5/2025	\$150,000	82.93
^ 9	3	05-35-203-010	WAVERLY-2	303 GARNER DR	D	0	2025/1944	A	\$49,870	\$183,360	\$233,230	6/12/2025	\$278,500	83.75
^ 10	3	09-04-229-021	WAVERLY - WEST SID	217 21ST ST NW #10	D	0	2026/0008	A	\$8,000	\$88,420	\$96,420	12/18/2025	\$115,000	83.84
^ 11	3	09-02-403-004	WAVERLY-7	721 4TH ST SE	D	0	2026/0075	A	\$22,070	\$159,210	\$181,280	12/30/2025	\$214,900	84.36
^ 12	3	09-11-401-017	WAVERLY-6	200 EAGLE RIDGE DR	D	0	2025/2243	A	\$69,600	\$422,060	\$491,660	6/24/2025	\$580,000	84.77
^ 13	3	09-03-239-005	WAVERLY-1	323 4TH ST NW	D	0	2025/3106	A	\$29,700	\$95,260	\$124,960	9/26/2025	\$145,000	86.18
^ 14	3	09-11-404-006	WAVERLY - CENT OAI	120 AUGUSTA CIR	D	0	2025/4064	A	\$58,590	\$275,610	\$334,200	12/11/2025	\$385,000	86.81
^ 15	3	09-02-202-010	WAVERLY-1	403 2ND AVE NE	D	0	2025/3356	A	\$26,400	\$191,280	\$217,680	10/17/2025	\$250,175	87.01
^ 16	3	09-03-379-029	WAVERLY-5	1106 ROBERTSON RD	D	0	2025/3143	A	\$42,000	\$281,270	\$323,270	9/11/2025	\$370,000	87.37
^ 17	3	10-06-303-003	WAVERLY-7	302 OAK ST	D	0	2025/2291	A	\$23,040	\$117,060	\$140,100	7/16/2025	\$159,000	88.11
^ 18	3	05-34-430-022	WAVERLY - WOODRIN	910 6TH ST NW	D	0	2025/4083	A	\$17,910	\$172,660	\$190,570	12/11/2025	\$215,000	88.64
^ 19	3	05-34-254-004	WAVERLY-8	1318 CEDAR RIVER DR	D	0	2025/4177	A	\$69,130	\$420,890	\$490,020	12/29/2025	\$550,500	89.01
^ 20	3	09-04-204-009	WAVERLY - WILLOW	1306 24TH ST NW	D	0	2025/3070	A	\$21,990	\$209,440	\$231,430	9/22/2025	\$260,000	89.01
^ 21	3	09-02-276-014	WAVERLY-1	823 1ST AVE SE	D	0	2025/1417	A	\$18,410	\$119,600	\$138,010	4/22/2025	\$155,000	89.04
^ 22	3	05-34-258-006	WAVERLY-2	927 GREENFIELD AVE	D	0	2025/1397	A	\$34,750	\$165,590	\$200,340	4/25/2025	\$225,000	89.04
^ 23	3	05-34-128-007	WAVERLY-4	1300 COUNTRY MEADOW	D	0	2025/2698	A	\$43,650	\$233,380	\$277,030	8/18/2025	\$310,000	89.36
^ 24	3	09-02-210-006	WAVERLY-1	116 6TH ST NE	D	0	2025/0650	A	\$26,400	\$117,780	\$144,180	2/27/2025	\$161,000	89.55
^ 25	3	10-07-128-034	WAVERLY - 5 ROLLIN	3708 MONAGHAN DR	D	0	2025/1690	A	\$47,250	\$228,750	\$276,000	5/21/2025	\$307,000	89.90
^ 26	3	09-02-452-010	WAVERLY-2	606 CRESTWOOD AVE	D	0	2025/3813	A	\$70,300	\$190,980	\$261,280	11/26/2025	\$290,000	90.10
^ 27	3	09-04-203-014	WAVERLY-4	2308 1ST AVE NW	D	0	2025/4128	A	\$34,410	\$272,410	\$306,820	12/22/2025	\$339,900	90.27
^ 28	3	05-26-376-009	WAVERLY-4	100 SUMMIT DR	D	0	2025/2137	A	\$60,230	\$210,620	\$270,850	6/25/2025	\$300,000	90.28
^ 29	3	09-04-276-002	WAVERLY-2	2205 1ST AVE NW	D	0	2025/2668	A	\$32,820	\$221,920	\$254,740	8/13/2025	\$282,000	90.33
^ 30	3	05-35-353-033	WAVERLY-7	820 2ND ST NW	D	0	2025/3825	A	\$26,400	\$163,340	\$189,740	11/20/2025	\$209,000	90.78
^ 31	3	09-02-110-004	WAVERLY-1	212 2ND AVE NW	D	0	2025/3292	A	\$27,000	\$122,480	\$149,480	9/26/2025	\$164,500	90.87
^ 32	3	09-03-241-007	WAVERLY-1	215 6TH ST NW	D	0	2025/2641	A	\$29,700	\$185,760	\$215,460	7/31/2025	\$237,000	90.91
^ 33	3	10-06-353-013	WAVERLY-7	213 ELM ST	D	0	2025/0998	A	\$22,320	\$173,130	\$195,450	4/4/2025	\$215,000	90.91

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

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Study Date 01/01/2025-12/31/2025 **Time Adj.** None
Options Main Tables, Adjusted Sale Amt. **NUTC** 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 34	3	09-03-379-028	WAVERLY-5	1204 ROBERTSON RD	D	0	2025/3160	A	\$41,580	\$249,890	\$291,470	9/26/2025	\$320,000	91.08
^ 35	3	09-11-179-019	WAVERLY -3 STH IV	261 FLINTSTONE DR	D	0	2025/2658	A	\$53,060	\$366,170	\$419,230	8/15/2025	\$460,000	91.14
^ 36	3	09-11-152-009	WAVERLY - LEDGES I	1401 3RD ST SW UNIT 10	D	0	2025/0857	A	\$17,600	\$105,720	\$123,320	3/16/2025	\$135,000	91.35
^ 37	3	10-07-128-030	WAVERLY - 5 ROLLIN	3604 MONAGHAN DR	D	0	2025/3905	A	\$47,250	\$326,850	\$374,100	12/3/2025	\$409,000	91.47
^ 38	3	09-03-104-005	WAVERLY-2	215 18TH ST NW	D	0	2025/0503	A	\$33,480	\$168,200	\$201,680	2/11/2025	\$220,000	91.67
^ 39	3	09-03-243-006	WAVERLY-1	420 1ST AVE NW	D	0	2025/1817	A	\$29,700	\$153,320	\$183,020	6/9/2025	\$199,500	91.74
^ 40	3	05-35-360-001	WAVERLY-1	319 6TH AVE NW	D	0	2025/3883	A	\$14,150	\$37,260	\$51,410	12/3/2025	\$56,000	91.80
*^ 41	3	05-34-427-024	WAVERLY-8	1209 5TH ST NW	D	0	2025/1314	A	\$136,710	\$314,510	\$451,220	4/30/2025	\$491,250	91.85
^ 42	3	09-03-106-010	WAVERLY-2	1711 2ND AVE NW	D	0	2025/1699	A	\$39,040	\$222,870	\$261,910	5/13/2025	\$285,000	91.90
^ 43	3	09-03-256-008	WAVERLY-1	800 1ST AVE SW	D	0	2025/1352	A	\$26,400	\$139,510	\$165,910	5/4/2025	\$180,000	92.17
^ 44	3	05-34-486-005	WAVERLY-1	502 5TH AVE NW	D	0	2025/2325	A	\$29,700	\$103,380	\$133,080	7/19/2025	\$144,300	92.22
^ 45	3	09-04-201-067	WAVERLY - PARK ME	2420 PARK 3RD AVE NW	D	0	2025/1403	A	\$24,480	\$225,110	\$249,590	5/8/2025	\$270,000	92.44
^ 46	3	05-35-277-002	WAVERLY-4	503 EMERY DR	D	0	2025/1218	A	\$49,880	\$291,510	\$341,390	4/25/2025	\$369,000	92.52
^ 47	3	09-03-102-008	WAVERLY-2	1819 4TH AVE NW	D	0	2025/2983	A	\$29,380	\$143,900	\$173,280	9/15/2025	\$187,000	92.66
^ 48	3	05-35-277-005	WAVERLY-4	1412 ROUND HORN ST	D	0	2025/1107	A	\$54,030	\$242,230	\$296,260	4/7/2025	\$318,000	93.16
^ 49	3	05-27-327-001	WAVERLY-7	777 CEDAR GLYN DR	D	0	2026/0006	A	\$65,340	\$170,900	\$236,240	12/29/2025	\$253,400	93.23
^ 50	3	05-35-227-011	WAVERLY-3	314 TUMBLEWEED TR	D	0	2025/2551	A	\$55,000	\$375,870	\$430,870	8/8/2025	\$462,000	93.26
^ 51	3	09-03-241-014	WAVERLY-1	614 1ST AVE NW	D	0	2025/2385	A	\$27,000	\$211,100	\$238,100	7/25/2025	\$255,000	93.37
^ 52	3	09-11-178-004	WAVERLY -3 STH IV	123 16TH AVE SW	D	0	2025/1960	A	\$63,410	\$346,980	\$410,390	6/16/2025	\$439,000	93.48
^ 53	3	09-02-129-013	WAVERLY-1	317 4TH ST NE	D	0	2025/2662	A	\$47,520	\$153,570	\$201,090	8/8/2025	\$215,000	93.53
^ 54	3	09-02-376-006	WAVERLY-1	120 7TH AVE SE	D	0	2025/3285	A	\$26,400	\$157,150	\$183,550	9/26/2025	\$196,000	93.65
^ 55	3	09-03-331-010	WAVERLY-5	1404 LEITHA TER	D	0	2025/2483	A	\$43,260	\$214,330	\$257,590	7/18/2025	\$275,000	93.67
^ 56	3	09-03-379-013	WAVERLY-5	1514 ROBERTSON RD	D	0	2025/4005	A	\$45,050	\$331,120	\$376,170	12/12/2025	\$400,000	94.04
^ 57	3	05-34-427-021	WAVERLY-2	1109 5TH ST NW	D	0	2025/3857	A	\$33,840	\$211,170	\$245,010	12/2/2025	\$260,000	94.23
^ 58	3	09-03-178-002	WAVERLY-2	109 SUNSET ST	D	0	2025/3665	A	\$31,140	\$105,790	\$136,930	11/14/2025	\$145,000	94.43
^ 59	3	09-11-131-007	WAVERLY - 5 STHV, C	1229 1ST ST SE	D	0	2025/1881	A	\$49,920	\$262,050	\$311,970	6/13/2025	\$330,000	94.54
^ 60	3	05-34-180-020	WAVERLY-3	1206 FRANK ST	D	0	2025/1070	A	\$63,610	\$405,590	\$469,200	3/28/2025	\$495,000	94.79
^ 61	3	09-02-332-019	WAVERLY-8	99 7TH AVE SE	D	0	2025/3756	A	\$55,960	\$323,760	\$379,720	11/2/2025	\$400,000	94.93
^ 62	3	09-03-102-036	WAVERLY-2	413 17TH ST NW	D	0	2025/2856	A	\$40,610	\$177,760	\$218,370	9/3/2025	\$230,000	94.94
^ 63	3	05-34-180-017	WAVERLY-3	1208 DALTON DR	D	0	2025/4074	A	\$56,400	\$342,410	\$398,810	12/17/2025	\$420,000	94.95
^ 64	3	05-36-303-001	WAVERLY-3	704 BEL AIR DR	D	0	2025/2750	A	\$53,030	\$312,690	\$365,720	8/20/2025	\$385,000	94.99
^ 65	3	09-02-228-015	WAVERLY-2	1020 2ND AVE NE	D	0	2025/1579	A	\$25,610	\$153,040	\$178,650	4/29/2025	\$187,900	95.08
^ 66	3	09-11-401-004	WAVERLY-6	148 EAGLE RIDGE DR	D	0	2025/1460	A	\$73,750	\$382,830	\$456,580	5/12/2025	\$480,000	95.12

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 67	3	09-04-277-014	WAVERLY-4	134 WILLOW LAWN DR	D	0	2025/1769	A	\$51,750	\$224,770	\$276,520	5/29/2025	\$290,000	95.35
^ 68	3	09-11-152-004	WAVERLY - LEDGES I	1401 3RD ST SW UNIT 10	D	0	2025/4002	A	\$24,470	\$147,560	\$172,030	11/24/2025	\$180,250	95.44
^ 69	3	09-11-176-079	WAVERLY - LEDGES I	1412 STONE LANE UNIT 4	D	0	2025/2661	A	\$20,910	\$144,220	\$165,130	8/15/2025	\$173,000	95.45
^ 70	3	09-01-304-005	WAVERLY-2	1307 5TH AVE SE	D	0	2025/2756	A	\$66,200	\$225,830	\$292,030	8/22/2025	\$305,000	95.75
^ 71	3	09-03-477-024	WAVERLY - SOUTHW	427 8TH AVE SW	D	0	2025/1069	A	\$22,800	\$202,260	\$225,060	4/13/2025	\$235,000	95.77
^ 72	3	09-04-206-002	WAVERLY-3	2601 PARK 2ND AVE NW	D	0	2025/2033	A	\$50,920	\$418,970	\$469,890	6/20/2025	\$490,000	95.90
^ 73	3	09-11-376-007	WAVERLY - FAIRWAY	112 FAIRWAY DR	D	0	2025/3034	A	\$54,760	\$367,200	\$421,960	9/18/2025	\$440,000	95.90
^ 74	3	09-01-101-009	WAVERLY-8	1205 1ST AVE NE	D	0	2025/1333	A	\$64,750	\$356,740	\$421,490	4/16/2025	\$439,000	96.01 <Median
^ 75	3	09-03-477-042	WAVERLY - SOUTHW	407 8TH AVE SW	D	0	2025/3137	A	\$20,330	\$243,700	\$264,030	9/29/2025	\$275,000	96.01 <Median
^ 76	3	05-34-258-008	WAVERLY-2	915 GREENFIELD AVE	D	0	2025/0478	A	\$24,320	\$110,570	\$134,890	1/30/2025	\$140,000	96.35
^ 77	3	09-04-226-008	WAVERLY-2	2208 3RD AVE NW	D	0	2025/2204	A	\$29,450	\$161,370	\$190,820	7/10/2025	\$198,000	96.37
^ 78	3	09-03-233-005	WAVERLY-1	423 5TH ST NW	D	0	2025/0475	A	\$32,400	\$67,350	\$99,750	2/5/2025	\$103,500	96.38
^ 79	3	09-03-182-012	WAVERLY-2	1314 3RD AVE SW	D	0	2025/4022	A	\$28,520	\$156,640	\$185,160	11/13/2025	\$192,033	96.42
^ 80	3	09-02-226-044	WAVERLY-2	1001 3RD AVE NE	D	0	2025/1074	A	\$36,040	\$186,190	\$222,230	4/7/2025	\$230,200	96.54
^ 81	3	09-02-159-017	WAVERLY-1	311 2ND AVE SW	D	0	2025/3801	A	\$26,660	\$166,380	\$193,040	11/25/2025	\$199,900	96.57
^ 82	3	10-07-127-031	WAVERLY - 5 ROLLIN	3709 MONAGHAN DR	D	0	2025/2241	A	\$43,650	\$245,520	\$289,170	7/14/2025	\$299,000	96.71
^ 83	3	05-34-427-005	WAVERLY-2	1114 WOODRING DR	D	0	2025/0906	A	\$41,770	\$234,170	\$275,940	3/24/2025	\$285,000	96.82
^ 84	3	05-35-203-017	WAVERLY-2	205 GARNER DR	D	0	2025/1823	A	\$49,820	\$221,450	\$271,270	6/5/2025	\$280,000	96.88
^ 85	3	09-03-328-001	WAVERLY-2	1314 4TH AVE SW	D	0	2025/3743	A	\$43,030	\$248,610	\$291,640	11/19/2025	\$300,000	97.21
^ 86	3	09-03-426-002	WAVERLY-1	710 4TH AVE SW	D	0	2025/2424	A	\$22,700	\$173,290	\$195,990	7/30/2025	\$200,000	98.00
^ 87	3	09-10-226-030	WAVERLY-2	1212 4TH ST SW	D	0	2025/4015	A	\$29,680	\$220,140	\$249,820	12/11/2025	\$254,900	98.01
^ 88	3	09-03-238-006	WAVERLY-1	315 5TH ST NW	D	0	2025/2665	A	\$29,700	\$76,200	\$105,900	8/15/2025	\$108,000	98.06
^ 89	3	09-02-378-010	WAVERLY-2	207 CRESTWOOD AVE	D	0	2025/1018	A	\$49,200	\$318,950	\$368,150	4/7/2025	\$375,000	98.17
^ 90	3	05-34-127-003	WAVERLY-4	1308 COUNTRY MEADOW	D	0	2025/2480	A	\$49,760	\$323,630	\$373,390	7/30/2025	\$380,000	98.26
^ 91	3	09-04-226-004	WAVERLY-2	2304 3RD AVE NW	D	0	2025/3046	A	\$32,820	\$212,860	\$245,680	9/22/2025	\$250,000	98.27
^ 92	3	09-02-227-002	WAVERLY-2	320 9TH ST NE	D	0	2025/3114	A	\$29,750	\$187,620	\$217,370	9/10/2025	\$221,000	98.36
^ 93	3	09-03-102-007	WAVERLY-2	1825 4TH AVE NW	D	0	2025/3288	A	\$29,380	\$162,550	\$191,930	10/10/2025	\$195,000	98.43
^ 94	3	09-03-101-015	WAVERLY-2	1916 4TH AVE NW	D	0	2025/2432	A	\$32,370	\$194,560	\$226,930	7/29/2025	\$230,000	98.67
^ 95	3	09-03-243-002	WAVERLY-1	417 2ND AVE NW	D	0	2025/4181	A	\$26,550	\$119,540	\$146,090	12/29/2025	\$148,000	98.71
^ 96	3	09-01-127-019	WAVERLY - 6 HIGHPO	208 CARSON CIR	D	0	2025/0361	A	\$70,130	\$463,510	\$533,640	1/28/2025	\$540,000	98.82
^ 97	3	09-11-152-043	WAVERLY - LEDGES II	1501 3RD ST SW UNIT 21	D	0	2025/3789	A	\$20,390	\$113,180	\$133,570	11/25/2025	\$135,000	98.94
^ 98	3	05-35-204-004	WAVERLY-2	202 GARNER DR	D	0	2025/3255	A	\$99,940	\$232,340	\$332,280	10/9/2025	\$335,000	99.19
^ 99	3	05-34-486-004	WAVERLY-1	508 5TH AVE NW	D	0	2025/1958	A	\$29,700	\$152,970	\$182,670	6/9/2025	\$184,000	99.28

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