

# Bremer County Assessor

## Sales Ratio Group Statistics

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

PDFs 1-3  
 Time Adj. None  
 NUTC 0

### Group Tally

Number of sales in group = **279**

Deeds: 279; 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	244,898	650,000	68,326,547
Land Value	6,930	39,456	116,970	11,008,200
Improvement Value	19,920	201,591	557,130	56,243,750
Total Assd Value	26,850	241,046	674,100	67,251,950

Low PIN 07-03-152-001

High PIN09-11-101-039

### Statistical Measures

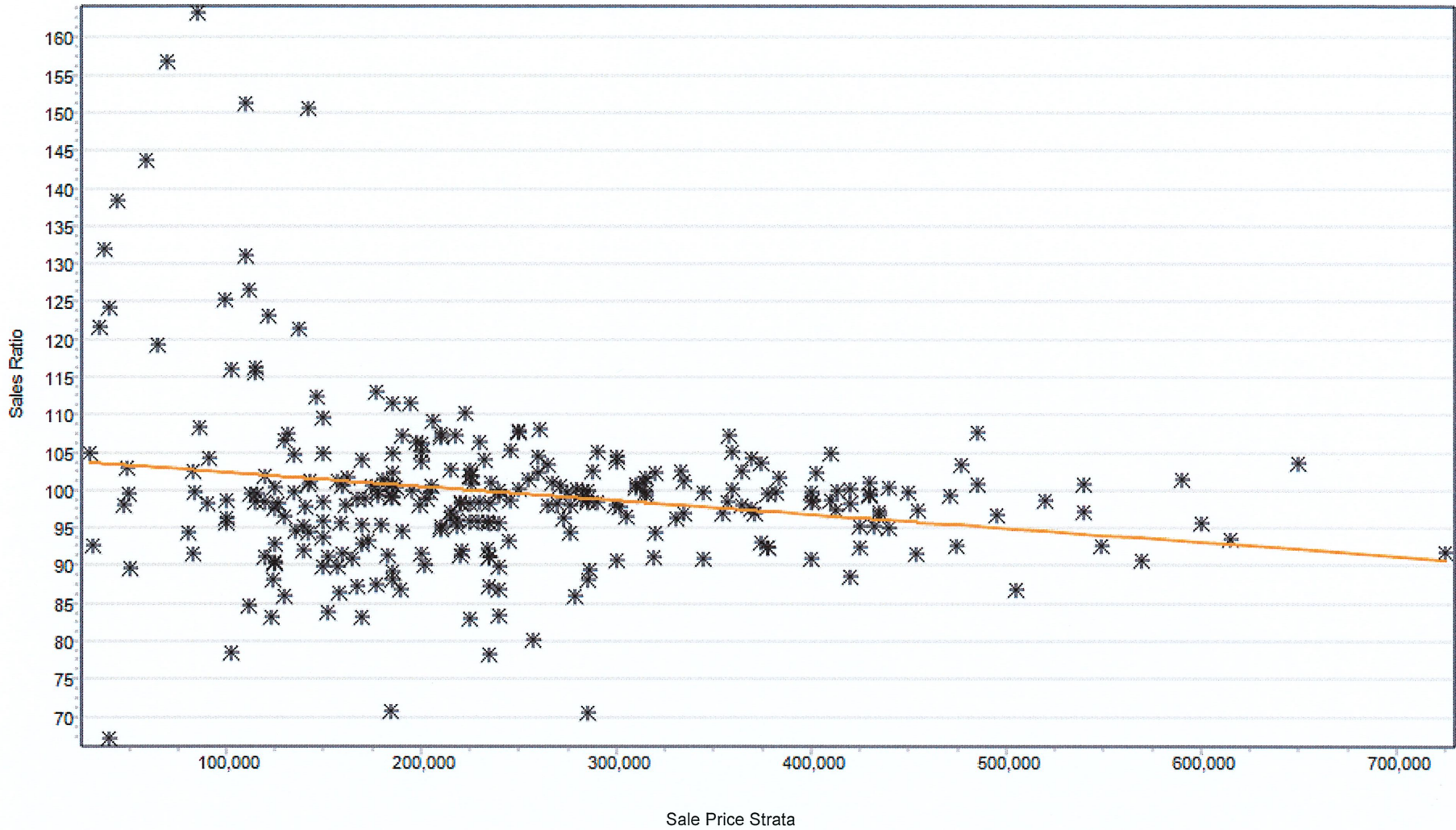
High Ratio	163.31
Low Ratio	67.12
Weighted Mean	98.43
Mean	99.66
Median	98.78
Coefficient of Dispersion - Median	6.90
Coefficient of Variance - Mean	11.47
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.026

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Weighted Mean	98.43	Coefficient of Dispersion - Median	6.90
Mean	99.66	Coefficient of Dispersion - Mean	6.89
Median	98.78	Coefficient of Variance - Mean	11.47
		Price Related Differential (PRD)	1.01

# Bremer County Assessor

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

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Study Name 2024 SALES RATIO ANALYSIS PDFs 1-3  
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 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 07-03-152-001	TRIPOLI-1	307 N MAIN ST	D	0	2024/0485	A	\$6,930	\$19,920	\$26,850	2/27/2024	\$40,000	67.12
^ 2	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
^ 3	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
^ 4	1 11-11-404-002	READLYN-1	218 HIGHLAND AVE	D	0	2024/3160	A	\$23,100	\$160,700	\$183,800	11/7/2024	\$235,000	78.21
^ 5	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
^ 6	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
^ 7	3 09-03-433-007	WAVERLY-1	522 4TH ST SW	D	0	2024/1108	A	\$28,000	\$158,860	\$186,860	4/24/2024	\$225,000	83.05
^ 8	1 03-07-454-001	FREDERIKA CORP-1	400 4TH ST	D	0	2024/1699	A	\$15,850	\$86,400	\$102,250	6/26/2024	\$123,000	83.13
^ 9	1 09-35-302-008	JANESVILLE-2	110 MAPLE ST	D	0	2024/1484	A	\$26,520	\$114,940	\$141,460	6/7/2024	\$170,000	83.21
^ 10	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
^ 11	1 07-04-401-005	TRIPOLI-1	600 1ST AVE SW	D	0	2024/2098	A	\$18,430	\$109,200	\$127,630	8/2/2024	\$152,000	83.97
^ 12	1 07-09-231-001	TRIPOLI-1	105 7TH AVE SW	D	0	2024/2706	A	\$21,120	\$73,680	\$94,800	9/28/2024	\$112,000	84.64
^ 13	3 09-02-378-012	WAVERLY-2	303 CRESTWOOD AVE	D	0	2025/1738	A	\$35,570	\$203,880	\$239,450	7/2/2024	\$278,500	85.98
^ 14	1 07-03-306-002	TRIPOLI-1	303 1ST ST SE	D	0	2024/2563	A	\$11,600	\$100,360	\$111,960	9/12/2024	\$130,000	86.12
^ 15	1 11-11-453-004	READLYN-1	138 W 3RD ST	D	0	2024/1144	A	\$18,360	\$118,570	\$136,930	5/1/2024	\$158,250	86.53
^ 16	2 04-14-300-010	RURAL-4	1287 WHITETAIL AVE	D	0	2024/1076	A	\$56,800	\$151,520	\$208,320	4/30/2024	\$240,000	86.80
^ 17	3 09-11-403-002	WAVERLY-6	157 EAGLE RIDGE DR	D	0	2024/1754	A	\$79,500	\$358,850	\$438,350	6/24/2024	\$505,000	86.80
^ 18	3 09-02-227-007	WAVERLY-2	1014 3RD AVE NE	D	0	2024/0956	A	\$29,960	\$134,830	\$164,790	4/9/2024	\$189,500	86.96
^ 19	3 09-02-303-002	WAVERLY-1	109 4TH AVE SW	D	0	2024/1381	A	\$22,000	\$183,250	\$205,250	5/31/2024	\$235,000	87.34
^ 20	3 09-03-291-002	WAVERLY-1	515 3RD AVE SW	D	0	2024/2215	A	\$26,400	\$119,550	\$145,950	8/9/2024	\$167,000	87.40
^ 21	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
^ 22	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
^ 23	3 09-10-226-047	WAVERLY-2	1204 4TH ST SW	D	0	2024/2732	A	\$29,680	\$133,410	\$163,090	10/1/2024	\$185,000	88.16
^ 24	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
^ 25	3 09-03-379-042	WAVERLY-5	1103 MEADOW VIEW LN	D	0	2024/1569	A	\$51,980	\$320,500	\$372,480	5/3/2024	\$420,000	88.69
^ 26	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
^ 27	1 10-25-130-019	DENVER-2	550 PRESTIEN DR	D	0	2024/3011	A	\$34,220	\$221,540	\$255,760	10/25/2024	\$286,000	89.43
^ 28	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
^ 29	1 07-04-479-005	TRIPOLI-2	607 3RD ST SW	D	0	2024/2041	A	\$22,050	\$118,960	\$141,010	7/22/2024	\$157,000	89.82
^ 30	3 05-35-304-005	WAVERLY-7	923 2ND ST NW	D	0	2024/3059	A	\$26,400	\$108,390	\$134,790	10/28/2024	\$150,000	89.86
^ 31	3 09-02-383-002	WAVERLY-2	106 JAHNKE AVE	D	0	2024/1524	A	\$26,380	\$189,450	\$215,830	5/28/2024	\$240,000	89.93
^ 32	3 09-04-228-009	WAVERLY-2	313 22ND ST NW	D	0	2024/1962	A	\$31,080	\$150,830	\$181,910	7/10/2024	\$202,000	90.05
^ 33	3 09-02-277-010	WAVERLY-1	1015 BRONSON AVE	D	0	2024/1526	A	\$29,350	\$83,510	\$112,860	6/12/2024	\$125,000	90.29

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

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Sale #PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
^ 34 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
^ 35 3 09-11-178-014	WAVERLY -3 STH IV	232 FLINTSTONE DR	D	0	2024/1497	A	\$62,770	\$454,670	\$517,440	5/4/2024	\$570,000	90.78
^ 36 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
^ 37 3 09-03-379-036	WAVERLY-5	1303 MEADOW VIEW LN	D	0	2025/0030	A	\$42,970	\$320,420	\$363,390	12/10/2024	\$399,900	90.87
^ 38 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
^ 39 3 09-02-110-002	WAVERLY-1	316 3RD ST NW	D	0	2024/1391	A	\$26,100	\$124,000	\$150,100	5/30/2024	\$165,000	90.97
^ 40 3 09-03-184-002	WAVERLY-2	201 IOWA ST	D	0	2024/0901	A	\$26,730	\$82,560	\$109,290	4/11/2024	\$120,000	91.08
^ 41 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
^ 42 3 09-03-234-006	WAVERLY-1	421 4TH ST NW	D	0	2024/0661	A	\$29,700	\$184,500	\$214,200	3/18/2024	\$235,000	91.15
^ 43 3 09-03-234-006	WAVERLY-1	421 4TH ST NW	D	0	2024/2595	A	\$29,700	\$184,500	\$214,200	9/10/2024	\$235,000	91.15
^ 44 3 05-34-202-004	WAVERLY-2	1424 CEDAR RIVER DR	D	0	2024/0960	A	\$50,540	\$240,560	\$291,100	4/12/2024	\$319,000	91.25
^ 45 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
^ 46 1 07-04-480-003	TRIPOLI-1	507 2ND ST SW	D	0	2024/1418	A	\$26,560	\$140,790	\$167,350	5/30/2024	\$183,000	91.45
^ 47 2 09-15-400-041	RURAL - HEARTLANE	515 WALNUT CT	D	0	2024/3457	A	\$13,980	\$132,470	\$146,450	12/12/2024	\$159,900	91.59
^ 48 3 05-34-482-001	WAVERLY-1	420 6TH AVE NW	D	0	2024/2426	A	\$16,520	\$59,090	\$75,610	9/6/2024	\$82,500	91.65
^ 49 1 01-30-226-011	PLAINFIELD-2	722 2ND ST	D	0	2024/0722	A	\$23,260	\$160,060	\$183,320	3/14/2024	\$200,000	91.66
^ 50 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
^ 51 3 05-35-476-015	WAVERLY-6	1010 COPPER TER	D	0	2024/1669	A	\$79,920	\$586,340	\$666,260	6/19/2024	\$725,000	91.90
^ 52 3 09-02-335-008	WAVERLY-1	201 7TH AVE SE	D	0	2024/1743	A	\$19,000	\$109,760	\$128,760	6/27/2024	\$140,000	91.97
^ 53 3 09-11-154-017	WAVERLY - STONE H	101 FLINTSTONE DR UN	D	0	2024/1417	A	\$22,230	\$181,250	\$203,480	5/31/2024	\$221,000	92.07
^ 54 3 05-36-327-003	WAVERLY-7	105 FAIRHOLM DR	D	0	2024/3146	A	\$27,250	\$188,700	\$215,950	10/31/2024	\$233,928	92.31
*^ 55 1 10-23-426-005	DENVER-1	180 FORREST AVE	D	0	2024/1840	A	\$80,760	\$268,500	\$349,260	7/10/2024	\$378,000	92.40
* 56 1 10-23-426-020	DENVER-1	180 FORREST AVE	D	0	2024/1840	A	\$80,760	\$268,500	\$349,260	7/10/2024	\$378,000	92.40
^ 57 3 05-35-254-004	WAVERLY-4	308 BROWN LN	D	0	2024/1807	A	\$99,930	\$293,390	\$393,320	7/9/2024	\$425,000	92.55
^ 58 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
^ 59 3 09-12-152-018	WAVERLY-8	1115 18TH AVE SE	D	0	2024/0985	A	\$111,420	\$328,870	\$440,290	4/22/2024	\$475,000	92.69
^ 60 3 09-01-101-022	WAVERLY - 6 HIGHPK	211 12TH ST NE	D	0	2024/1383	A	\$65,730	\$443,270	\$509,000	5/25/2024	\$549,000	92.71
^ 61 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
^ 62 3 09-03-101-012	WAVERLY-2	1801 5TH AVE NW	D	0	2024/3233	A	\$31,100	\$126,940	\$158,040	11/25/2024	\$170,000	92.96
^ 63 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
^ 64 3 10-06-352-003	WAVERLY-7	214 OAK ST	D	0	2024/0498	A	\$28,220	\$200,650	\$228,870	2/29/2024	\$245,000	93.42
^ 65 1 03-07-251-029	FREDERIKA CORP-1	409 1ST ST	D	0	2024/2206	A	\$22,650	\$138,970	\$161,620	8/8/2024	\$173,000	93.42
^ 66 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

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Sale #	PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 67	3 09-02-253-004	WAVERLY-1	116 6TH ST SE	D	0 2024/2869	A	\$23,100	\$117,460	\$140,560	10/17/2024	\$150,000	93.71
68	1 09-35-153-005	JANESVILLE-3	402 N BIRCH ST	D	0 2024/0700	A	\$36,000	\$224,230	\$260,230	3/25/2024	\$276,000	94.29
^ 69	1 07-03-307-008	TRIPOLI-1	311 2ND ST SE	D	0 2024/2381	A	\$13,730	\$61,710	\$75,440	8/29/2024	\$80,000	94.30
^ 70	3 05-34-426-014	WAVERLY-2	1103 WOODRING DR	D	0 2024/1291	A	\$33,790	\$268,100	\$301,890	5/24/2024	\$320,000	94.34
^ 71	1 07-03-305-013	TRIPOLI-1	104 3RD AVE SE	D	0 2025/0083	A	\$12,000	\$122,000	\$134,000	12/31/2024	\$142,000	94.37
*^ 72	1 01-30-202-006	PLAINFIELD-2	633 WEST ST	D	0 2024/1113	A	\$22,600	\$106,030	\$128,630	5/3/2024	\$136,000	94.58
^ 73	3 05-35-367-001	WAVERLY-1	522 2ND ST NW	D	0 2024/0788	A	\$22,500	\$157,380	\$179,880	4/1/2024	\$190,000	94.67
^ 74	3 09-02-380-004	WAVERLY-2	1017 1ST ST SE	D	0 2024/1942	A	\$27,440	\$172,280	\$199,720	7/19/2024	\$210,500	94.88
^ 75	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
^ 76	3 05-34-257-012	WAVERLY-2	1307 CEDAR RIVER DR	D	0 2024/0973	A	\$46,640	\$365,210	\$411,850	4/23/2024	\$432,800	95.16
^ 77	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
^ 78	1 11-11-480-007	READLYN-1	342 E 2ND ST	D	0 2024/2698	A	\$20,400	\$187,680	\$208,080	10/1/2024	\$218,400	95.27
^ 79	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
^ 80	3 05-34-402-002	WAVERLY-2	812 12TH AVE NW	D	0 2024/2011	A	\$32,760	\$167,390	\$200,150	7/26/2024	\$210,000	95.31
^ 81	3 09-03-103-006	WAVERLY-2	1827 3RD AVE NW	D	0 2024/3171	A	\$30,240	\$141,320	\$171,560	11/14/2024	\$179,900	95.36
*^ 82	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
^ 83	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
*^ 84	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
^ 85	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
*^ 86	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
^ 87	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
^ 88	3 09-03-241-013	WAVERLY-1	618 1ST AVE NW	D	0 2024/0144	A	\$32,400	\$186,860	\$219,260	1/5/2024	\$228,900	95.79
^ 89	1 10-24-355-009	DENVER -CONV / DPI	216 E MAIN ST	D	0 2024/0859	A	\$22,430	\$121,360	\$143,790	3/27/2024	\$150,000	95.86
^ 90	3 09-03-106-002	WAVERLY-2	210 18TH ST NW	D	0 2024/1009	A	\$30,120	\$194,660	\$224,780	4/19/2024	\$234,500	95.86
^ 91	1 11-11-332-001	READLYN-2	412 MALONE AVE	D	0 2024/2733	A	\$21,830	\$193,990	\$215,820	10/1/2024	\$225,000	95.92
^ 92	1 11-11-427-008	READLYN-2	310 5TH ST PL	D	0 2024/0582	A	\$20,700	\$189,380	\$210,080	3/7/2024	\$218,500	96.15
^ 93	3 05-34-426-004	WAVERLY-2	1110 CEDAR RIVER DR	D	0 2024/3332	A	\$32,970	\$173,980	\$206,950	11/12/2024	\$215,000	96.26
^ 94	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
^ 95	3 09-02-326-002	WAVERLY-1	428 1ST ST SE	D	0 2024/1541	A	\$53,430	\$265,180	\$318,610	6/6/2024	\$331,000	96.26
^ 96	3 09-04-229-015	WAVERLY - WEST SI	215 21ST ST NW #4	D	0 2024/0923	A	\$8,000	\$88,420	\$96,420	4/12/2024	\$100,000	96.42
^ 97	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
^ 98	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
^ 99	3 05-35-426-013	WAVERLY-3	509 BEL AIR DR	D	0 2024/1222	A	\$52,000	\$368,420	\$420,420	5/14/2024	\$435,000	96.65

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Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 100	1 10-25-179-021	DENVER-4	720 SCHUMACHER BLVD	D	0	2024/1782	A	\$72,260	\$406,760	\$479,020	7/2/2024	\$495,000	96.77
^ 101	1 09-35-481-013	JANESVILLE - SANDS	509 PINE ST	D	0	2024/0588	A	\$33,260	\$310,910	\$344,170	2/26/2024	\$355,000	96.95
^ 102	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
^ 103	1 10-25-153-028	DENVER -SCHUMACHER	200 SCHUMACHER BLVD	D	0	2024/3197	A	\$62,900	\$262,290	\$325,190	11/11/2024	\$335,000	97.07
^ 104	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
^ 105	3 09-03-234-008	WAVERLY-1	411 4TH ST NW	D	0	2024/3216	A	\$29,700	\$179,190	\$208,890	11/15/2024	\$215,000	97.16
^ 106	3 09-11-376-006	WAVERLY - FAIRWAY	108 FAIRWAY DR	D	0	2024/2825	A	\$54,760	\$368,230	\$422,990	10/15/2024	\$435,000	97.24
^ 107	3 09-04-255-005	WAVERLY-4	104 MAPLE CIR	D	0	2024/3032	A	\$58,810	\$343,150	\$401,960	11/1/2024	\$413,000	97.33
^ 108	3 05-35-204-001	WAVERLY-2	1290 CEDAR LN	D	0	2024/2045	A	\$95,400	\$347,840	\$443,240	7/29/2024	\$455,000	97.42
^ 109	3 05-35-127-005	WAVERLY-4	1400 CEDAR LN	D	0	2024/2492	A	\$124,530	\$236,300	\$360,830	8/13/2024	\$370,000	97.52
^ 110	3 09-02-130-019	WAVERLY - BIG 6 CO	95 E BREMER AVE 2B	D	0	2024/3465	A	\$5,860	\$116,130	\$121,990	12/6/2024	\$125,000	97.59
^ 111	1 10-25-251-009	DENVER-3	941 PRESTIEN DR	D	0	2024/3412	A	\$41,470	\$253,980	\$295,450	12/11/2024	\$302,000	97.83
^ 112	1 10-24-362-006	DENVER -CONV / DPI	241 S HOLMES ST	D	0	2024/3004	A	\$21,450	\$116,550	\$138,000	10/31/2024	\$141,000	97.87
^ 113	1 03-07-405-006	FREDERIKA CORP-1	208 2ND AVE	D	0	2024/2418	A	\$16,090	\$29,960	\$46,050	8/7/2024	\$47,000	97.98
^ 114	1 11-11-431-011	READLYN - PARK VIE	310 WILMONT AVE	D	0	2024/2169	A	\$20,810	\$174,400	\$195,210	8/8/2024	\$199,200	98.00
^ 115	3 10-07-126-061	WAVERLY- ROLLING	3817 SPRING CT	D	0	2024/1181	A	\$35,290	\$224,500	\$259,790	5/13/2024	\$265,000	98.03
^ 116	3 09-03-128-007	WAVERLY-2	427 16TH ST NW	D	0	2024/1745	A	\$27,000	\$130,850	\$157,850	6/28/2024	\$161,000	98.04
^ 117	1 09-35-427-008	JANESVILLE-2	122 CEDAR ST	D	0	2024/1916	A	\$35,700	\$257,510	\$293,210	7/3/2024	\$299,000	98.06
^ 118	3 05-34-328-001	WAVERLY-3	1315 SHEPHERD AVE	D	0	2024/2348	A	\$64,680	\$293,310	\$357,990	8/27/2024	\$365,000	98.08
^ 119	3 05-34-255-005	WAVERLY-2	1303 MEADOWBROOK L	D	0	2024/3309	A	\$38,310	\$232,460	\$270,770	11/15/2024	\$276,000	98.11
^ 120	3 05-34-176-024	WAVERLY-4	1302 GRANDVIEW AVE	D	0	2024/1924	A	\$39,290	\$181,670	\$220,960	7/11/2024	\$225,000	98.20
^ 121	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
^ 122	3 10-06-353-002	WAVERLY-7	216 PINE ST	D	0	2024/2062	A	\$29,890	\$235,310	\$265,200	7/26/2024	\$270,000	98.22
^ 123	3 05-34-406-010	WAVERLY-2	802 9TH AVE NW	D	0	2024/2878	A	\$35,570	\$180,550	\$216,120	10/17/2024	\$220,000	98.24
^ 124	3 09-04-277-003	WAVERLY-4	110 WILLOW CIR	D	0	2024/3524	A	\$52,330	\$360,270	\$412,600	12/20/2024	\$420,000	98.24
*^ 125	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
^ 126	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
^ 127	1 11-11-409-013	READLYN - PARK VIE	211 E RIDGE ST #6	D	0	2024/0533	A	\$12,150	\$105,920	\$118,070	3/4/2024	\$120,000	98.39
^ 128	3 09-04-201-014	WAVERLY - LENORE	2419 CARSTENSEN DR	D	0	2024/1472	A	\$26,430	\$258,990	\$285,420	6/7/2024	\$290,000	98.42
^ 129	3 09-03-104-002	WAVERLY-2	1823 2ND AVE NW	D	0	2024/2325	A	\$34,260	\$182,290	\$216,550	8/20/2024	\$220,000	98.43
^ 130	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
^ 131	3 05-35-276-022	WAVERLY-4	1305 ROUND HORN ST	D	0	2024/2300	A	\$50,020	\$301,480	\$351,500	8/12/2024	\$357,000	98.46
^ 132	1 07-10-109-008	TRIPOLI-2	909 2ND ST SE	D	0	2024/1914	A	\$21,830	\$125,900	\$147,730	7/15/2024	\$150,000	98.49

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**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
^ 133	1	09-35-481-002	JANESVILLE-4	503 PINE ST	D	0	2024/2694	A	\$67,320	\$326,750	\$394,070	9/30/2024	\$400,000	98.52
^ 134	3	05-34-430-021	WAVERLY - WOODRIF	906 6TH ST NW	D	0	2024/3020	A	\$17,910	\$208,590	\$226,500	10/31/2024	\$229,900	98.52
^ 135	1	10-25-176-007	DENVER-2	521 PRESTIEN DR	D	0	2024/3426	A	\$34,220	\$246,630	\$280,850	12/11/2024	\$285,000	98.54
^ 136	3	09-04-204-010	WAVERLY - WILLOW	320 24TH ST NW	D	0	2024/2383	A	\$21,990	\$220,570	\$242,560	8/30/2024	\$246,000	98.60
^ 137	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
^ 138	3	09-03-238-006	WAVERLY-1	315 5TH ST NW	D	0	2024/1448	A	\$29,700	\$69,020	\$98,720	5/31/2024	\$100,000	98.72
^ 139	1	09-35-435-005	JANESVILLE-4	601 TAMMY ST	D	0	2024/1787	A	\$71,950	\$324,050	\$396,000	7/3/2024	\$401,000	98.75
^ 140	1	09-35-436-008	JANESVILLE-4	419 PINE ST	D	0	2024/1159	A	\$71,190	\$333,800	\$404,990	5/10/2024	\$410,000	98.78 <Median
^ 141	3	09-03-230-003	WAVERLY-1	508 4TH ST NW	D	0	2024/3126	A	\$31,370	\$137,570	\$168,940	11/6/2024	\$171,000	98.80
^ 142	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
^ 143	3	09-11-176-089	WAVERLY - LEDGES	1412 STONE LANE UNIT	D	0	2024/0846	A	\$20,910	\$144,220	\$165,130	4/5/2024	\$167,000	98.88
^ 144	3	09-11-154-011	WAVERLY - STONE H	1601 3RD ST SW UNIT C	D	0	2024/0663	A	\$29,200	\$252,780	\$281,980	3/14/2024	\$285,000	98.94
^ 145	3	09-02-102-006	WAVERLY-1	503 2ND ST NW	D	0	2024/2214	A	\$20,950	\$179,430	\$200,380	8/9/2024	\$202,500	98.95
^ 146	3	05-35-304-007	WAVERLY-7	902 3RD ST NW	D	0	2024/2696	A	\$26,400	\$156,510	\$182,910	9/29/2024	\$184,500	99.14
^ 147	3	09-03-103-028	WAVERLY-2	1724 2ND AVE NW	D	0	2024/2419	A	\$29,050	\$154,470	\$183,520	9/5/2024	\$185,000	99.20
^ 148	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
^ 149	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
^ 150	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
^ 151	3	05-34-327-009	WAVERLY-3	1304 SHEPHERD AVE	D	0	2024/3277	A	\$56,430	\$370,970	\$427,400	11/20/2024	\$430,000	99.40
^ 152	3	10-07-127-033	WAVERLY - 5 ROLLIN	3801 MONAGHAN DR	D	0	2024/2826	A	\$43,650	\$269,390	\$313,040	10/11/2024	\$314,900	99.41
^ 153	3	09-02-104-002	WAVERLY-1	96 4TH AVE NW	D	0	2024/0907	A	\$24,060	\$87,810	\$111,870	4/11/2024	\$112,500	99.44
^ 154	1	07-03-354-007	TRIPOLI-1	406 4TH ST SE	D	0	2024/2460	A	\$13,200	\$102,160	\$115,360	9/5/2024	\$116,000	99.45
^ 155	1	07-04-430-014	TRIPOLI-1	106 1ST AVE SW	D	0	2024/1235	A	\$4,420	\$45,310	\$49,730	5/17/2024	\$50,000	99.46
^ 156	1	10-25-177-031	DENVER-4	410 SCHUMACHER BLVD	D	0	2024/3437	A	\$61,480	\$366,470	\$427,950	12/11/2024	\$430,000	99.52
^ 157	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
^ 158	3	09-11-154-026	WAVERLY - STONE H	101 FLINTSTONE DR, UNIT	D	0	2024/1097	A	\$29,330	\$244,770	\$274,100	5/3/2024	\$275,000	99.67
^ 159	1	09-35-407-007	JANESVILLE-1	218 ELM ST	D	0	2024/0425	A	\$16,880	\$66,870	\$83,750	2/20/2024	\$84,000	99.70
^ 160	3	09-11-154-018	WAVERLY - STONE H	101 FLINTSTONE DR UNIT	D	0	2024/0811	A	\$22,230	\$181,250	\$203,480	4/1/2024	\$204,000	99.75
^ 161	3	09-04-255-006	WAVERLY-4	106 MAPLE CIR	D	0	2024/3034	A	\$62,720	\$336,480	\$399,200	11/1/2024	\$400,000	99.80
^ 162	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
^ 163	1	09-35-481-012	JANESVILLE - SANDS	507 PINE ST	D	0	2024/0299	A	\$31,880	\$312,520	\$344,400	1/28/2024	\$345,000	99.83
^ 164	3	05-35-428-004	WAVERLY-3	606 BEL AIR DR	D	0	2024/2469	A	\$62,590	\$386,640	\$449,230	9/9/2024	\$450,000	99.83
^ 165	1	01-30-229-008	PLAINFIELD-2	721 2ND ST	D	0	2024/0104	A	\$19,400	\$115,390	\$134,790	1/8/2024	\$135,000	99.84

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**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
^ 166	3 05-35-280-007	WAVERLY-4	1411 ROUND HORN ST	D	0	2024/2798	A	\$53,860	\$327,620	\$381,480	10/11/2024	\$382,000	99.86
^ 167	3 09-02-205-003	WAVERLY-1	514 2ND AVE NE	D	0	2024/3173	A	\$26,400	\$168,410	\$194,810	11/15/2024	\$195,000	99.90
^ 168	1 09-35-479-003	JANESVILLE-2	503 CHESTNUT ST	D	0	2024/2796	A	\$32,450	\$252,280	\$284,730	10/8/2024	\$285,000	99.91
^ 169	3 09-11-131-001	WAVERLY - 5	STHV, (1205 1ST ST SE	D	0	2024/2075	A	\$55,720	\$357,540	\$413,260	8/1/2024	\$413,500	99.94
^ 170	3 09-04-201-062	WAVERLY - PARK ME	2440 PARK 3RD AVE NW	D	0	2024/0324	A	\$24,480	\$215,510	\$239,990	2/5/2024	\$240,000	100.00
^ 171	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
^ 172	3 09-11-176-040	WAVERLY - LEDGES	108 16TH AVE SW UNIT	D	0	2024/0942	A	\$26,860	\$151,250	\$178,110	4/16/2024	\$178,000	100.06
^ 173	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
^ 174	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
^ 175	3 10-07-127-029	WAVERLY - 5	ROLLIN3701 MONAGHAN DR	D	0	2024/2791	A	\$43,650	\$317,020	\$360,670	10/7/2024	\$360,000	100.19
^ 176	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
^ 177	3 09-11-305-005	WAVERLY-6	213 OAKWOOD CIR	D	0	2024/1173	A	\$80,640	\$360,760	\$441,400	4/29/2024	\$440,000	100.32
^ 178	3 10-07-101-009	WAVERLY-2	409 30TH ST SE	D	0	2024/2504	A	\$49,580	\$261,540	\$311,120	9/9/2024	\$310,000	100.36
^ 179	3 09-02-130-017	WAVERLY - BIG 6	CO93 E BREMER AVE 2B	D	0	2024/2893	A	\$5,860	\$119,720	\$125,580	10/21/2024	\$125,000	100.46
^ 180	3 09-03-177-001	WAVERLY-2	1313 W BREMER AVE	D	0	2024/2294	A	\$27,160	\$160,730	\$187,890	8/15/2024	\$187,000	100.48
^ 181	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
^ 182	3 09-03-103-013	WAVERLY-2	1719 3RD AVE NW	D	0	2024/3379	A	\$31,680	\$174,540	\$206,220	12/9/2024	\$205,000	100.60
^ 183	3 09-02-210-010	WAVERLY-1	619 E BREMER AVE	D	0	2024/0366	A	\$23,100	\$152,980	\$176,080	2/12/2024	\$175,000	100.62
^ 184	3 09-03-252-001	WAVERLY-2	200 11TH ST SW	D	0	2024/1168	A	\$28,370	\$155,330	\$183,700	5/2/2024	\$182,500	100.66
^ 185	1 10-25-202-012	DENVER-2	310 LONGVIEW ST	D	0	2024/1389	A	\$34,000	\$238,860	\$272,860	5/31/2024	\$271,000	100.69
^ 186	1 11-11-331-003	READLYN-2	502 MALONE AVE	D	0	2024/0943	A	\$21,830	\$205,810	\$227,640	4/16/2024	\$226,000	100.73
^ 187	3 09-04-206-006	WAVERLY-3	2505 PARK 2ND AVE NW	D	0	2024/2022	A	\$50,920	\$437,740	\$488,660	7/25/2024	\$485,000	100.75
^ 188	3 09-02-276-023	WAVERLY-1	914 E BREMER AVE	D	0	2024/3238	A	\$15,050	\$128,650	\$143,700	11/23/2024	\$142,500	100.84
^ 189	3 09-11-327-002	WAVERLY-6	105 EAGLE RIDGE DR	D	0	2024/2560	A	\$82,500	\$462,080	\$544,580	9/10/2024	\$540,000	100.85
^ 190	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
^ 191	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
^ 192	1 10-25-202-005	DENVER-2	401 RIDGEWAY ST	D	0	2024/0188	A	\$34,000	\$204,210	\$238,210	1/16/2024	\$236,000	100.94
^ 193	3 09-11-451-013	WAVERLY-6	136 AUGUSTA LN	D	0	2024/2889	A	\$79,200	\$354,840	\$434,040	6/26/2024	\$430,000	100.94
^ 194	3 05-34-256-002	WAVERLY-2	1015 RIDGEWOOD BLVD	D	0	2024/2200	A	\$46,660	\$223,620	\$270,280	8/5/2024	\$267,500	101.04
^ 195	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
^ 196	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
*^ 197	1 07-04-437-002	TRIPOLI-1	206 3RD AVE SW	D	0	2024/2721	A	\$21,120	\$138,340	\$159,460	10/1/2024	\$157,400	101.31
^ 198	3 05-34-327-002	WAVERLY-3	1309 DALTON DR	D	0	2024/0483	A	\$56,430	\$283,080	\$339,510	2/26/2024	\$335,000	101.35

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 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
^ 199	3 05-34-409-012	WAVERLY-8	1001 GATEWAY BLVD	D	0	2024/1479	A	\$64,480	\$533,960	\$598,440	6/10/2024	\$590,000	101.43
^ 200	1 03-07-406-006	FREDERIKA CORP-1	205 3RD ST	D	0	2025/0028	A	\$16,690	\$165,930	\$182,620	12/27/2024	\$180,000	101.46
^ 201	3 09-04-201-058	WAVERLY - PARK ME	2512 PARK 3RD AVE NW	D	0	2024/0612	A	\$24,480	\$234,340	\$258,820	3/8/2024	\$255,000	101.50
^ 202	3 05-34-129-017	WAVERLY-4	1601 KNOLL RIDGE DR	D	0	2024/2181	A	\$39,690	\$350,250	\$389,940	8/5/2024	\$383,500	101.68
^ 203	1 10-24-384-014	DENVER-2	710 E FRANKLIN ST	D	0	2025/0051	A	\$34,500	\$286,290	\$320,790	12/27/2024	\$315,500	101.68
^ 204	3 09-03-184-005	WAVERLY-2	303 IOWA ST	D	0	2024/0162	A	\$26,730	\$138,570	\$165,300	1/10/2024	\$162,500	101.72
^ 205	3 05-34-430-035	WAVERLY - WOODRI	804 6TH ST NW	D	0	2024/0984	A	\$17,910	\$212,170	\$230,080	4/11/2024	\$226,000	101.81
^ 206	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
^ 207	1 11-11-428-019	READLYN-2	406 E 6TH ST	D	0	2024/1862	A	\$32,010	\$197,450	\$229,460	7/12/2024	\$225,000	101.98
^ 208	3 05-34-178-014	WAVERLY-3	1303 13TH ST NW	D	0	2024/1805	A	\$64,680	\$346,990	\$411,670	7/3/2024	\$402,500	102.28
^ 209	1 10-25-176-017	DENVER-4	520 DONNA ST	D	0	2024/0865	A	\$41,470	\$285,970	\$327,440	4/7/2024	\$320,000	102.32
^ 210	1 11-11-401-006	READLYN-1	218 W CLARK ST	D	0	2024/2900	A	\$22,280	\$243,740	\$266,020	10/21/2024	\$260,000	102.32
^ 211	3 10-06-352-005	WAVERLY-7	210 OAK ST	D	0	2024/2838	A	\$28,220	\$161,070	\$189,290	9/27/2024	\$185,000	102.32
^ 212	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
^ 213	3 05-34-426-011	WAVERLY-2	1111 WOODRING DR	D	0	2024/2190	A	\$39,090	\$256,230	\$295,320	8/8/2024	\$288,000	102.54
^ 214	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
^ 215	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
^ 216	3 09-03-103-004	WAVERLY-2	1911 3RD AVE NW	D	0	2024/2535	A	\$30,240	\$200,850	\$231,090	9/15/2024	\$225,000	102.71
^ 217	1 07-03-361-007	TRIPOLI-1	606 3RD ST SE	D	0	2024/3355	A	\$16,600	\$204,520	\$221,120	12/3/2024	\$215,000	102.85
^ 218	1 07-03-155-005	TRIPOLI-1	206 2ND ST NE	D	0	2024/0035	A	\$9,900	\$40,560	\$50,460	1/2/2024	\$49,000	102.98
^ 219	1 09-35-455-007	JANESVILLE-2	702 MAIN ST	D	0	2024/0893	A	\$53,180	\$220,590	\$273,770	4/12/2024	\$265,000	103.31
^ 220	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
^ 221	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
^ 222	3 09-11-101-039	WAVERLY-6	93 VISTA CIR	D	0	2024/0889	A	\$116,970	\$557,130	\$674,100	4/3/2024	\$650,000	103.71
^ 223	3 09-02-202-010	WAVERLY-1	403 2ND AVE NE	D	0	2024/2845	A	\$26,400	\$181,200	\$207,600	10/16/2024	\$200,000	103.80
^ 224	3 09-04-277-011	WAVERLY-4	122 WILLOW LAWN DR	D	0	2024/2516	A	\$62,140	\$249,590	\$311,730	9/12/2024	\$300,000	103.91
^ 225	3 05-34-410-013	WAVERLY-2	1109 9TH ST NW	D	0	2024/0147	A	\$34,560	\$207,190	\$241,750	1/10/2024	\$232,500	103.98
^ 226	1 11-11-453-006	READLYN-1	317 MAIN ST	D	0	2024/3336	A	\$15,300	\$161,740	\$177,040	11/14/2024	\$170,000	104.14
^ 227	3 09-02-129-009	WAVERLY-1	303 2ND AVE NE	D	0	2024/0393	A	\$26,400	\$68,980	\$95,380	2/13/2024	\$91,500	104.24
^ 228	1 09-35-433-016	JANESVILLE-4	600 2ND ST	D	0	2024/2938	A	\$71,950	\$314,150	\$386,100	10/9/2024	\$370,000	104.35
^ 229	3 05-34-427-014	WAVERLY-2	506 10TH AVE NW	D	0	2024/2782	A	\$42,840	\$270,460	\$313,300	10/10/2024	\$299,900	104.47
^ 230	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
^ 231	1 01-30-235-007	PLAINFIELD-1	400 4TH ST	D	0	2024/0767	A	\$9,900	\$131,380	\$141,280	4/1/2024	\$135,000	104.65

\* 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

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Study Name 2024 SALES RATIO ANALYSIS PDFs 1-3  
 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
^ 232	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
^ 233	3 05-35-455-001	WAVERLY-4	404 ASHBURY DR	D	0	2024/0503	A	\$55,630	\$374,720	\$430,350	2/29/2024	\$410,000	104.96
^ 234	3 09-02-230-006	WAVERLY-1	1007 E BREMER AVE	D	0	2024/2677	A	\$24,860	\$169,330	\$194,190	9/17/2024	\$185,000	104.97
^ 235	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
^ 236	1 11-11-480-001	READLYN-1	246 BRIGGS AVE	D	0	2024/1933	A	\$18,360	\$191,770	\$210,130	7/19/2024	\$200,000	105.06
^ 237	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
^ 238	3 05-34-178-004	WAVERLY-4	1307 PARK AVE	D	0	2024/0580	A	\$40,910	\$337,580	\$378,490	2/28/2024	\$359,900	105.17
^ 239	3 09-03-276-002	WAVERLY-1	709 W BREMER AVE	D	0	2024/1349	A	\$26,450	\$232,650	\$259,100	5/22/2024	\$246,000	105.33
^ 240	3 09-03-106-003	WAVERLY-2	204 18TH ST NW	D	0	2024/1767	A	\$30,120	\$182,440	\$212,560	7/2/2024	\$200,000	106.28
^ 241	3 05-35-203-003	WAVERLY-2	101 GARNER DR	D	0	2024/2592	A	\$49,590	\$195,070	\$244,660	9/17/2024	\$230,000	106.37
^ 242	3 09-03-105-006	WAVERLY-2	1825 1ST AVE NW	D	0	2024/1274	A	\$31,110	\$179,760	\$210,870	5/24/2024	\$198,000	106.50
^ 243	1 11-11-328-002	READLYN-2	711 MALONE AVE	D	0	2024/2024	A	\$19,890	\$118,740	\$138,630	7/29/2024	\$130,000	106.64
^ 244	1 09-35-436-016	JANESVILLE - SANDS	403 PINE ST	D	0	2024/0857	A	\$32,340	\$192,170	\$224,510	3/4/2024	\$209,900	106.96
^ 245	3 05-34-431-018	WAVERLY-7	907 4TH ST NW	D	0	2024/0746	A	\$24,820	\$179,000	\$203,820	3/21/2024	\$190,000	107.27
^ 246	1 10-25-104-008	DENVER-1	110 LINCOLN ST	D	0	2024/1103	A	\$32,180	\$201,810	\$233,990	4/30/2024	\$218,000	107.33
*^ 247	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
^ 248	3 09-02-301-006	WAVERLY-1	312 5TH AVE SW	D	0	2024/1966	A	\$26,400	\$115,400	\$141,800	7/12/2024	\$132,000	107.42
^ 249	3 05-34-430-029	WAVERLY - WOODRI	816 6TH ST NW	D	0	2024/1622	A	\$17,910	\$207,850	\$225,760	6/20/2024	\$210,000	107.50
^ 250	1 10-25-206-002	DENVER-3	1011 LINCOLN ST	D	0	2024/2640	A	\$37,100	\$231,950	\$269,050	9/23/2024	\$250,000	107.62
^ 251	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
^ 252	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
^ 253	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
^ 254	3 09-04-229-014	WAVERLY - WEST SI	215 21ST ST NW #3	D	0	2024/0877	A	\$8,000	\$85,290	\$93,290	4/8/2024	\$86,100	108.35
^ 255	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
*^ 256	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
*^ 257	3 09-02-228-008	WAVERLY-2	902 2ND AVE NE	D	0	2024/0874	A	\$37,370	\$208,610	\$245,980	4/5/2024	\$222,900	110.35
^ 258	3 10-06-352-013	WAVERLY-7	213 PINE ST	D	0	2024/2967	A	\$28,220	\$178,130	\$206,350	10/15/2024	\$185,000	111.54
^ 259	1 10-24-359-001	DENVER-1	101 S HOLMES ST	D	0	2024/0288	A	\$21,820	\$195,360	\$217,180	1/29/2024	\$194,500	111.66
^ 260	1 07-04-435-004	TRIPOLI-1	408 3RD AVE SW	D	0	2024/0774	A	\$13,460	\$151,170	\$164,630	3/29/2024	\$146,500	112.38
^ 261	1 07-03-352-004	TRIPOLI-1	200 4TH AVE SE	D	0	2024/2465	A	\$13,200	\$186,810	\$200,010	9/3/2024	\$177,000	113.00
^ 262	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
^ 263	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
^ 264	3 05-34-480-003	WAVERLY-1	614 6TH AVE NW	D	0	2024/2430	A	\$16,150	\$117,700	\$133,850	9/6/2024	\$115,000	116.39

\* 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

Study Name 2024 SALES RATIO ANALYSIS PDFs 1-3  
 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
^ 265	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
^ 266	3 09-02-229-002	WAVERLY-1	116 8TH ST NE	D	0	2024/1752	A	\$30,100	\$136,850	\$166,950	7/1/2024	\$137,500	121.42
^ 267	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
^ 268	3 09-11-152-029	WAVERLY - LEDGES	1501 3RD ST SW UNIT 2	D	0	2024/3442	A	\$21,330	\$128,370	\$149,700	12/13/2024	\$121,500	123.21
^ 269	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
^ 270	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
^ 271	1 01-30-229-005	PLAINFIELD-2	412 WEST ST	D	0	2024/3362	A	\$23,590	\$118,210	\$141,800	11/26/2024	\$112,000	126.61
^ 272	3 05-34-485-008	WAVERLY-1	608 5TH AVE NW	D	0	2024/0274	A	\$29,700	\$114,570	\$144,270	1/19/2024	\$110,000	131.15
^ 273	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
^ 274	1 07-03-352-002	TRIPOLI-1	403 1ST ST SE	D	0	2024/0967	A	\$13,200	\$47,590	\$60,790	4/17/2024	\$43,900	138.47
^ 275	3 09-02-276-006	WAVERLY-1	906 E BREMER AVE	D	0	2024/1308	A	\$23,100	\$61,670	\$84,770	5/27/2024	\$59,000	143.68
^ 276	3 09-02-382-001	WAVERLY-2	1003 3RD ST SE	D	0	2024/1963	A	\$29,960	\$184,000	\$213,960	6/18/2024	\$142,000	150.68
277	3 09-03-178-004	WAVERLY-2	105 SUNSET ST	D	0	2024/0699	A	\$31,140	\$135,250	\$166,390	3/21/2024	\$110,000	151.26
^ 278	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
^ 279	3 09-02-205-001	WAVERLY-1	220 5TH ST NE	D	0	2024/1690	A	\$18,740	\$120,070	\$138,810	6/27/2024	\$85,000	163.31
								\$11,008,200	\$56,243,750	\$67,251,950		\$68,326,547	

Building Residual \$57,318,347  
 Indicated Map Factor N/A

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

# Bremer County Assessor

## Sales Ratio Sale Price Strata

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

PDFs 1-3  
 Time Adj. None  
 NUTC 0

Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
0 - 9,999										
10,000 - 19,999										
20,000 - 29,999										
30,000 - 39,999	4	1.43	113.31	12.39	112.79	0.99	30,000	33,625	33,500	37,500
40,000 - 49,999	5	1.79	102.98	18.95	106.15	1.00	40,000	43,980	43,900	49,000
50,000 - 59,999	3	1.08	99.46	18.08	110.96	0.98	50,000	53,333	51,000	59,000
60,000 - 69,999	1	0.36	119.38		119.38	1.00	65,000	65,000	65,000	65,000
70,000 - 79,999	1	0.36	156.79		156.79	1.00	70,000	70,000	70,000	70,000
80,000 - 89,999	6	2.15	101.07	14.59	109.96	1.00	80,000	83,350	83,250	86,100
90,000 - 99,999	3	1.08	104.24	8.66	109.24	1.00	90,000	93,617	91,500	99,350
100,000 - 119,999	14	5.02	99.45	14.70	107.74	1.00	100,000	108,821	111,000	116,000
120,000 - 139,999	20	7.17	97.97	7.72	98.66	1.00	120,000	127,300	125,000	137,500
140,000 - 159,999	22	7.89	95.78	8.07	98.99	1.00	140,000	149,653	150,000	159,900
160,000 - 179,999	17	6.09	98.04	5.41	96.52	1.00	161,000	171,288	170,000	179,900
180,000 - 199,999	20	7.17	100.19	6.51	98.25	1.00	180,000	187,655	185,000	199,200
200,000 - 249,999	53	19.00	98.24	5.41	97.51	1.00	200,000	223,648	225,000	246,000
250,000 - 299,999	32	11.47	99.79	4.94	98.16	1.00	250,000	274,447	276,000	299,900
300,000 - 349,999	19	6.81	99.83	3.15	98.33	1.00	300,000	319,442	315,500	345,000
350,000 - 399,999	18	6.45	99.01	3.79	98.95	1.00	355,000	371,128	370,500	399,900
400,000 - 449,999	21	7.53	98.75	2.48	98.07	1.00	400,000	420,610	420,000	440,000
450,000 - 499,999	9	3.23	99.26	3.71	98.84	1.00	450,000	471,944	475,000	495,000
500,000 - 599,999	7	2.51	97.09	4.51	95.47	1.00	505,000	544,857	540,000	590,000
600,000 - 699,999	3	1.08	95.72	3.51	97.68	1.00	600,000	621,567	614,700	650,000
700,000 - 799,999	1	0.36	91.90		91.90	1.00	725,000	725,000	725,000	725,000
800,000 - 899,999										
900,000 - 999,999										
1,000,000 - & UP										
<b>Strata Totals.....</b>	<b>279</b>	<b>100.00</b>	<b>98.78</b>	<b>6.90</b>	<b>99.66</b>	<b>1.01</b>	<b>40,000</b>	<b>244,898</b>	<b>222,900</b>	<b>650,000</b>

# Bremer County Assessor

## Sales Ratio Map Area Strata

Study Name 2024 SALES RATIO ANALYSIS

PDFs 1-3

Study Date 01/01/2024-12/31/2024

Time Adj. None

Table Basis Main Tables

NUTC 0

Map Area Strata w/Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale	
DENVER-1	0.960	4	1.43	99.87	8.56	100.95	1.03	194,500	292,125	298,000	378,000
DENVER-2	0.920	5	1.79	100.69	2.91	98.26	1.00	236,000	278,700	285,000	315,500
DENVER-3	0.950	2	0.72	102.73	4.77	102.73	1.00	250,000	276,000	276,000	302,000
DENVER-4	0.950	3	1.08	99.52	1.86	99.54	1.00	320,000	415,000	430,000	495,000
FREDERIKA CORP-1	0.550	4	1.43	95.70	5.98	94.00	1.00	47,000	130,750	148,000	180,000
JANESVILLE-1	1.000	1	0.36	99.70		99.70	1.00	84,000	84,000	84,000	84,000
JANESVILLE-2	1.000	4	1.43	98.98	5.54	96.12	0.99	170,000	254,750	275,000	299,000
JANESVILLE-3	0.960	1	0.36	94.29		94.29	1.00	276,000	276,000	276,000	276,000
JANESVILLE-4	0.960	4	1.43	98.77	1.48	100.10	1.00	370,000	395,250	400,500	410,000
PLAINFIELD-1	0.730	1	0.36	104.65		104.65	1.00	135,000	135,000	135,000	135,000
PLAINFIELD-2	0.760	4	1.43	97.21	10.34	103.17	1.02	112,000	145,750	135,500	200,000
READLYN-1	0.790	6	2.15	98.79	8.69	95.25	1.00	158,250	206,942	209,200	260,000
READLYN-2	0.790	5	1.79	100.73	3.29	100.28	1.01	130,000	204,900	225,000	226,000
SUMNER CORP-1	0.710	29	10.39	98.35	10.78	102.22	1.04	30,000	122,945	124,000	305,000
SUMNER CORP-2	0.690	9	3.23	100.19	10.16	98.73	1.01	35,000	191,813	206,000	310,000
SUMNER CORP-3	0.760	4	1.43	100.72	2.85	100.16	1.00	282,000	423,000	405,000	600,000
TRIPOLI-1	0.740	15	5.38	99.45	11.29	98.12	1.00	40,000	119,587	130,000	215,000
TRIPOLI-2	0.730	2	0.72	94.15	4.60	94.15	1.00	150,000	153,500	153,500	157,000
WAVERLY-1	1.020	31	11.11	98.80	10.45	102.63	1.03	59,000	167,223	167,000	331,000
WAVERLY-2	1.020	37	13.26	98.24	7.44	100.62	1.01	110,000	229,365	215,000	455,000
WAVERLY-3	0.980	7	2.51	99.83	1.47	99.76	1.00	335,000	414,643	430,000	485,000
WAVERLY-4	0.980	12	4.30	99.13	2.78	99.81	1.00	225,000	370,450	382,750	425,000
WAVERLY-5	0.990	2	0.72	89.78	1.21	89.78	1.00	399,900	409,950	409,950	420,000
WAVERLY-6	0.970	6	2.15	100.58	4.39	97.42	1.00	430,000	548,333	522,500	725,000
WAVERLY-7	0.970	8	2.87	98.68	5.89	99.26	1.00	150,000	205,429	187,500	270,000
WAVERLY-8	1.000	2	0.72	97.06	4.50	97.06	1.00	475,000	532,500	532,500	590,000
RURAL-1	0.970	13	4.66	99.39	6.08	100.16	1.01	99,350	313,096	300,000	520,000
RURAL-2	0.950	7	2.51	99.26	7.93	95.67	0.98	159,000	313,286	285,000	485,000
RURAL-3	0.980	4	1.43	96.66	2.28	96.86	1.00	273,000	333,250	342,500	375,000
RURAL-4	0.980	4	1.43	91.18	9.99	92.62	1.00	235,000	245,625	245,000	257,500
RURAL-7	0.950	1	0.36	99.83		99.83	1.00	315,000	315,000	315,000	315,000
RURAL-8	0.950	5	1.79	97.09	3.32	97.30	1.00	365,000	443,800	440,000	540,000
RURAL-9	0.950	1	0.36	93.62		93.62	1.00	614,700	614,700	614,700	614,700

# Bremer County Assessor

## Sales Ratio Map Area Strata

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

PDFs 1-3  
 Time Adj. None  
 NUTC 0

Map Area Strata w/Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
DENVER -CONV / DPLX 0.750	2	0.72	96.87	1.04	96.87	1.00	141,000	145,500	145,500	150,000
WAVERLY - BIG 6 CONDO 1.250	2	0.72	99.02	1.45	99.02	1.00	125,000	125,000	125,000	125,000
WAVERLY - FAIRWAYS 1.080	1	0.36	97.24		97.24	1.00	435,000	435,000	435,000	435,000
WAVERLY - LEDGES II 1.180	1	0.36	123.21		123.21	1.00	121,500	121,500	121,500	121,500
WAVERLY - LEDGES III 1.180	1	0.36	100.06		100.06	1.00	178,000	178,000	178,000	178,000
WAVERLY - LEDGES IV 1.180	1	0.36	98.88		98.88	1.00	167,000	167,000	167,000	167,000
WAVERLY - LENORE EST CONDO 0.8	1	0.36	98.42		98.42	1.00	290,000	290,000	290,000	290,000
WAVERLY - PARK MEADOW CONDO 0.	2	0.72	100.75	0.74	100.75	1.00	240,000	247,500	247,500	255,000
WAVERLY - WEST SIDE TER CONDO	2	0.72	102.38	5.83	102.38	1.00	86,100	93,050	93,050	100,000
WAVERLY - WILLOW LAWN CONDO 0.	1	0.36	98.60		98.60	1.00	246,000	246,000	246,000	246,000
WAVERLY - WOODRING EST CONDO 0	3	1.08	101.81	2.94	102.61	1.00	210,000	221,967	226,000	229,900
WAVERLY - STONE HAVEN IV CONDO	4	1.43	99.30	2.12	97.61	1.00	204,000	246,250	248,000	285,000
RURAL - HEARTLAND HILLS 0.920	2	0.72	96.08	4.67	96.08	1.00	159,900	159,900	159,900	159,900
RURAL - HORTON/RRSM 0.850	1	0.36	100.90		100.90	1.00	185,000	185,000	185,000	185,000
DENVER -SCHUMACHER 3RD -SNGL D	1	0.36	97.07		97.07	1.00	335,000	335,000	335,000	335,000
JANESVILLE - SANDS - SNGL DPLX	3	1.08	99.83	3.34	101.25	1.01	209,900	303,300	345,000	355,000
WAVERLY - 5 STHV, OMNI2 1.030	1	0.36	99.94		99.94	1.00	413,500	413,500	413,500	413,500
WAVERLY - 5 ROLLING HILLS 0.97	2	0.72	99.80	0.39	99.80	1.00	314,900	337,450	337,450	360,000
WAVERLY - 6 HIGHPOINT 0.950	1	0.36	92.71		92.71	1.00	549,000	549,000	549,000	549,000
WAVERLY -3 STH IV 0.950	1	0.36	90.78		90.78	1.00	570,000	570,000	570,000	570,000
READLYN - PARK VIEW CONDOS 0.7	1	0.36	98.39		98.39	1.00	120,000	120,000	120,000	120,000
READLYN - PARK VIEW 2ND CONDOS	1	0.36	98.00		98.00	1.00	199,200	199,200	199,200	199,200
WAVERLY- ROLLING HILLS CNTRY V	1	0.36	98.03		98.03	1.00	265,000	265,000	265,000	265,000
<b>Strata Totals.....</b>	<b>279</b>	<b>100.00</b>	<b>98.78</b>	<b>6.90</b>	<b>99.66</b>	<b>1.01</b>	<b>40,000</b>	<b>244,898</b>	<b>222,900</b>	<b>650,000</b>

# Bremer County Assessor

## Sales Ratio Style Strata

Study Name 2024 SALES RATIO ANALYSIS

PDFs 1-3

Study Date 01/01/2024-12/31/2024

Time Adj. None

Table Basis Main Tables

NUTC 0

<u>Building Style Strata</u>	<u># of Sales</u>	<u>% of Total</u>	<u>Median Ratio</u>	<u>COD Median</u>	<u>Mean Ratio</u>	<u>P.R.D.</u>	<u>Low Sale</u>	<u>Mean Sale</u>	<u>Median Sale</u>	<u>High Sale</u>
1 Story Frame	174	62.37	98.83	6.48	100.12	1.01	30,000	256,327	229,950	725,000
1 Story Brick	8	2.87	99.32	3.17	97.67	0.99	125,000	233,425	252,450	357,000
1 1/2 Story Frame	18	6.45	95.93	9.44	96.41	1.02	40,000	186,056	179,000	400,000
2 Story Frame	49	17.56	98.80	8.78	100.81	1.02	59,000	246,690	218,400	614,700
2 Story Brick	3	1.08	103.80	1.89	102.86	0.99	112,500	186,167	200,000	246,000
Split Foyer Frame	10	3.58	100.66	4.60	100.48	1.01	130,000	246,590	235,500	425,000
Split Level Frame	3	1.08	102.54	4.53	100.53	1.02	198,000	303,667	288,000	425,000
1 Story Log-Pine	1	0.36	100.16		100.16	1.00	420,000	420,000	420,000	420,000
1 3/4 Story Frame	12	4.30	96.66	6.44	93.31	0.99	32,000	140,667	110,000	371,000
Yard Item	1	0.36	92.40		92.40	1.00	378,000	378,000	378,000	378,000
<b>Strata Totals.....</b>	<b>279</b>	<b>100.00</b>	<b>98.78</b>	<b>6.90</b>	<b>99.66</b>	<b>1.01</b>	<b>40,000</b>	<b>244,898</b>	<b>222,900</b>	<b>650,000</b>



# Bremer County Assessor

## Sales Ratio Year Built Strata

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

PDFs 1-3  
 Time Adj. None  
 NUTC 0

<u>Year Built Strata</u>	<u># of Sales</u>	<u>% of Total</u>	<u>Median Ratio</u>	<u>COD Median</u>	<u>Mean Ratio</u>	<u>P.R.D.</u>	<u>Low Sale</u>	<u>Mean Sale</u>	<u>Median Sale</u>	<u>High Sale</u>
Yard Item	1	0.36	92.40		92.40	1.00	378,000	378,000	378,000	378,000
Vacant										
Other										
<b>Strata Totals.....</b>	<b>279</b>	<b>100.00</b>	<b>98.78</b>	<b>6.90</b>	<b>99.66</b>	<b>1.01</b>	<b>40,000</b>	<b>244,898</b>	<b>222,900</b>	<b>650,000</b>

# Bremer County Assessor

## Sales Ratio Condition Strata

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

PDFs 1-3  
 Time Adj. None  
 NUTC 0

Condition Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
None										
Excellent	13	4.66	97.05	5.11	97.57	1.00	120,000	252,946	235,000	432,800
Very Good	26	9.32	96.79	7.91	100.17	1.02	85,000	242,161	218,250	471,500
Good	52	18.64	100.52	6.83	100.23	1.01	59,000	218,588	220,650	420,000
Above Normal	62	22.22	97.60	7.73	98.48	1.01	65,000	224,995	196,500	590,000
Normal	103	36.92	99.39	5.92	100.15	1.02	43,900	299,498	285,000	725,000
Below Normal	15	5.38	99.44	7.39	104.00	1.04	35,000	121,700	112,500	250,000
Fair	4	1.43	100.48	4.88	99.04	1.03	30,000	62,750	48,000	125,000
Poor	3	1.08	89.73	9.47	83.16	1.00	32,000	41,000	40,000	51,000
Very Poor										
Observed										
Ag Building										
Ag Land										
Commercial / Industrial										
Exempt										
Other										
Vacant										
Yard Item	1	0.36	92.40		92.40	1.00	378,000	378,000	378,000	378,000
<b>Strata Totals.....</b>	<b>279</b>	<b>100.00</b>	<b>98.78</b>	<b>6.90</b>	<b>99.66</b>	<b>1.01</b>	<b>40,000</b>	<b>244,898</b>	<b>222,900</b>	<b>650,000</b>

# Bremer County Assessor

## Sales Ratio Grade Strata

Study Name 2024 SALES RATIO ANALYSIS

PDFs 1-3

Study Date 01/01/2024-12/31/2024

Time Adj. None

Table Basis Main Tables

NUTC 0

<u>Building Grade Strata</u>	<u># of Sales</u>	<u>% of Total</u>	<u>Median Ratio</u>	<u>COD Median</u>	<u>Mean Ratio</u>	<u>P.R.D.</u>	<u>Low Sale</u>	<u>Mean Sale</u>	<u>Median Sale</u>	<u>High Sale</u>
2+10	2	0.72	98.58	2.90	98.58	1.00	590,000	595,000	595,000	600,000
2+5	2	0.72	96.41	4.68	96.41	1.02	310,000	517,500	517,500	725,000
2	1	0.36	103.48		103.48	1.00	477,000	477,000	477,000	477,000
2-5	4	1.43	97.23	4.69	97.72	1.00	540,000	588,425	581,850	650,000
2-10	3	1.08	100.32	3.13	102.07	1.00	420,000	448,333	440,000	485,000
3+10	13	4.66	99.40	2.58	98.17	1.00	279,900	420,454	430,000	570,000
3+5	22	7.89	99.29	2.81	98.59	1.00	260,500	399,627	411,500	505,000
3	25	8.96	98.65	3.64	99.27	1.01	125,000	312,220	315,500	520,000
3-5	16	5.73	100.18	2.58	100.44	1.00	209,900	291,013	279,000	370,000
3-10	22	7.89	100.18	5.50	100.15	1.00	150,000	259,195	252,500	471,500
4+10	38	13.62	98.30	7.70	100.67	1.02	70,000	224,539	218,450	425,000
4+5	52	18.64	95.94	8.32	98.20	1.01	51,000	190,465	187,500	371,000
4	18	6.45	98.51	6.35	98.25	1.00	124,000	181,333	183,750	260,000
4-5	23	8.24	95.57	7.75	97.46	1.01	49,000	155,953	159,000	273,000
4-10	12	4.30	98.46	10.58	102.43	1.02	82,500	125,775	131,000	170,000
5+10	14	5.02	98.37	7.33	97.34	1.04	32,000	118,321	113,750	285,000
5+5	7	2.51	119.38	14.61	111.94	0.99	40,000	68,407	65,000	99,350
5	3	1.08	131.95	8.48	125.11	0.98	30,000	37,133	37,500	43,900
5-10	1	0.36	91.65		91.65	1.00	82,500	82,500	82,500	82,500
Yard Item	1	0.36	92.40		92.40	1.00	378,000	378,000	378,000	378,000
<b>Strata Totals.....</b>	<b>279</b>	<b>100.00</b>	<b>98.78</b>	<b>6.90</b>	<b>99.66</b>	<b>1.01</b>	<b>40,000</b>	<b>244,898</b>	<b>222,900</b>	<b>650,000</b>



# Bremer County Assessor

## Sales Ratio TLA or GBA Strata

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

PDFs 1-3  
 Time Adj. None  
 NUTC 0

TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
25,000 - 29,999										
30,000 - 34,999										
35,000 - 39,999										
40,000 - 44,999										
45,000 - 49,999										
50,000 - & UP										
Commercial										
Ag Land										
Ag Building										
Exempt										
Yard Item	1	0.36	92.40		92.40	1.00	378,000	378,000	378,000	378,000
Vacant										
Other										
<b>Strata Totals.....</b>	<b>279</b>	<b>100.00</b>	<b>98.78</b>	<b>6.90</b>	<b>99.66</b>	<b>1.01</b>	<b>40,000</b>	<b>244,898</b>	<b>222,900</b>	<b>650,000</b>