

# Bremer County Assessor

## Sales Ratio Group Statistics

Study Name WAVERLY RESIDENTIAL  
 Study Date 01/01/2023-12/31/2023  
 Table Basis Main Tables

PDFs 3  
 Time Adj. None  
 NUTC 0

**Group Tally** Number of sales in group = **159** Deeds: 159; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	45,000	252,093	679,000	40,082,776
Land Value	10,510	37,655	80,000	5,987,210
Improvement Value	37,250	206,009	607,680	32,755,460
<b>Total Assd Value</b>	<b>47,760</b>	<b>243,665</b>	<b>687,680</b>	<b>38,742,670</b>

Low PIN 09-02-304-018

High PIN 09-11-303-019

### Statistical Measures

High Ratio	134.61
Low Ratio	77.23
Weighted Mean	96.66
Mean	97.52
<b>Median</b>	<b>97.58</b>
<b>Coefficient of Dispersion - Median</b>	<b>5.38</b>
Coefficient of Variance - Mean	7.78
<b>Price Related Differential (PRD)</b>	<b>1.01</b>
Price Related Bias (PRB)	-0.024

# Bremer County Assessor

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

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Study Name WAVERLY RESIDENTIAL PDFs 3  
 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	3	09-11-401-016	WAVERLY-6	196 EAGLE RIDGE DR	D	0	2023/3642	A	\$62,510	\$307,720	\$370,230	12/7/2023	\$479,400	77.23
2	3	09-03-286-008	WAVERLY-1	322 6TH ST SW	D	0	2023/2923	A	\$26,400	\$66,550	\$92,950	9/27/2023	\$110,000	84.50
3	3	09-03-101-013	WAVERLY-2	1928 4TH AVE NW	D	0	2023/3280	A	\$39,190	\$205,000	\$244,190	11/9/2023	\$285,500	85.53
4	3	05-35-228-002	WAVERLY-3	405 TUMBLEWEED TR	D	0	2023/1931	A	\$51,660	\$371,890	\$423,550	6/29/2023	\$495,000	85.57
5	3	09-04-254-015	WAVERLY-4	2304 W BREMER AVE	D	0	2023/3057	A	\$39,600	\$193,610	\$233,210	10/27/2023	\$272,500	85.58
6	3	09-11-305-036	WAVERLY - CENT OAI	1901 3RD ST SW	D	0	2023/3262	A	\$26,680	\$230,610	\$257,290	11/10/2023	\$300,500	85.62
7	3	09-03-285-007	WAVERLY-1	322 7TH ST SW	D	0	2023/3284	A	\$26,400	\$72,610	\$99,010	11/16/2023	\$115,000	86.10
8	3	09-03-257-004	WAVERLY - DPLX	222 9TH ST SW	D	0	2023/1838	A	\$26,930	\$195,220	\$222,150	6/29/2023	\$258,000	86.10
9	3	09-11-176-098	WAVERLY - SNGL DPI	1408 1ST ST SE	D	0	2023/0213	A	\$47,620	\$241,050	\$288,670	1/18/2023	\$335,000	86.17
10	3	09-11-176-097	WAVERLY - SNGL DPI	1406 1ST ST SE	D	0	2023/0854	A	\$47,620	\$241,050	\$288,670	4/3/2023	\$335,000	86.17
11	3	05-35-227-004	WAVERLY-2	303 EMERY DR	D	0	2023/2016	A	\$54,560	\$270,320	\$324,880	6/11/2023	\$375,000	86.63
12	3	05-27-328-005	WAVERLY-7	111 CEDAR GLYN DR	D	0	2023/3350	A	\$45,320	\$155,770	\$201,090	11/22/2023	\$232,001	86.68
13	3	09-02-127-008	WAVERLY-1	115 2ND AVE NE	D	0	2023/2079	A	\$56,630	\$219,940	\$276,570	7/18/2023	\$318,000	86.97
14	3	09-02-164-011	WAVERLY-1	202 4TH AVE SW	D	0	2023/2388	A	\$18,740	\$106,700	\$125,440	8/9/2023	\$143,900	87.17
15	3	05-34-179-017	WAVERLY-4	1212 PARK AVE	D	0	2023/3644	A	\$39,290	\$196,080	\$235,370	12/11/2023	\$269,900	87.21
16	3	09-02-109-002	WAVERLY-1	321 3RD ST NW	D	0	2023/3590	A	\$29,700	\$88,430	\$118,130	12/14/2023	\$134,500	87.83
17	3	09-03-426-003	WAVERLY-1	702 4TH AVE SW	D	0	2023/1677	A	\$22,700	\$123,480	\$146,180	6/16/2023	\$165,500	88.33
18	3	05-34-327-008	WAVERLY-3	1308 SHEPHERD AVE	D	0	2023/3408	A	\$56,430	\$343,000	\$399,430	11/20/2023	\$449,900	88.78
19	3	09-02-160-006	WAVERLY-1	220 3RD AVE SW	D	0	2023/2771	A	\$18,000	\$137,590	\$155,590	9/27/2023	\$175,000	88.91
20	3	09-03-380-011	WAVERLY-5	1323 ROBERTSON RD	D	0	2023/3204	A	\$52,120	\$242,520	\$294,640	10/26/2023	\$331,250	88.95
21	3	09-02-380-006	WAVERLY-2	1014 2ND ST SE	D	0	2023/1947	A	\$25,480	\$117,170	\$142,650	7/7/2023	\$160,000	89.16
22	3	09-03-253-005	WAVERLY-2	301 11TH ST SW	D	0	2023/2867	A	\$30,390	\$165,910	\$196,300	10/2/2023	\$220,000	89.23
23	3	09-11-101-040	WAVERLY-6	97 VISTA CIR	D	0	2023/1970	A	\$65,570	\$329,240	\$394,810	7/7/2023	\$442,000	89.32
24	3	05-35-476-017	WAVERLY-6	1002 COPPER TER	D	0	2023/3733	A	\$87,370	\$538,290	\$625,660	12/21/2023	\$700,000	89.38
25	3	09-02-105-004	WAVERLY-1	421 3RD ST NW	D	0	2023/2948	A	\$29,700	\$178,010	\$207,710	10/13/2023	\$232,000	89.53
26	3	09-03-432-003	WAVERLY-1	509 4TH AVE SW	D	0	2023/2251	A	\$26,400	\$118,010	\$144,410	8/14/2023	\$160,000	90.26
27	3	09-03-182-021	WAVERLY-2	202 IOWA ST	D	0	2023/0980	A	\$27,500	\$117,050	\$144,550	4/10/2023	\$159,900	90.40
28	3	05-34-431-008	WAVERLY-2	904 5TH ST NW	D	0	2023/2293	A	\$31,160	\$159,240	\$190,400	8/14/2023	\$210,500	90.45
29	3	05-34-251-004	WAVERLY-2	1409 MEADOWBROOK LN	D	0	2023/3715	A	\$46,800	\$203,050	\$249,850	12/17/2023	\$275,000	90.85
30	3	09-04-276-003	WAVERLY-2	2203 1ST AVE NW	D	0	2023/0923	A	\$32,820	\$304,350	\$337,170	4/7/2023	\$370,000	91.13
31	3	05-35-367-005	WAVERLY-1	518 2ND ST NW	D	0	2023/1621	A	\$20,700	\$123,380	\$144,080	6/12/2023	\$158,000	91.19
32	3	09-11-131-006	WAVERLY-5	1225 1ST ST SE	D	0	2023/1820	A	\$49,920	\$349,240	\$399,160	6/27/2023	\$436,500	91.45
33	3	09-03-101-011	WAVERLY-2	1807 5TH AVE NW	D	0	2023/1122	A	\$31,590	\$140,870	\$172,460	5/1/2023	\$188,500	91.49

\* denotes sale is part of multiparcel sale

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 Table Basis Main Tables NUTC 0

Sale #	PDF	P/N	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	3	09-04-255-019	WAVERLY-4	2311 W BREMER AVE	D	0	2023/1938	A	\$56,710	\$266,520	\$323,230	7/7/2023	\$352,500	91.70
35	3	09-03-182-015	WAVERLY-2	1308 3RD AVE SW	D	0	2023/2433	A	\$26,730	\$144,170	\$170,900	8/25/2023	\$185,900	91.93
36	3	09-03-331-001	WAVERLY-5	645 16TH ST SW	D	0	2023/3353	A	\$51,380	\$211,300	\$262,680	11/22/2023	\$282,450	93.00
37	3	09-03-178-007	WAVERLY-2	100 IOWA ST	D	0	2023/0522	A	\$32,300	\$111,860	\$144,160	3/3/2023	\$155,000	93.01
38	3	09-03-331-010	WAVERLY-5	1404 LEITHA TER	D	0	2023/2522	A	\$43,260	\$205,810	\$249,070	9/6/2023	\$267,800	93.01
39	3	09-02-205-002	WAVERLY-1	508 2ND AVE NE	D	0	2023/3002	A	\$18,740	\$125,480	\$144,220	10/12/2023	\$155,000	93.05
40	3	09-11-154-020	WAVERLY - STONE H	101 FLINTSTONE DR UNIT	D	0	2023/1694	A	\$22,230	\$168,960	\$191,190	6/20/2023	\$205,000	93.26
41	3	09-01-156-003	WAVERLY-8	1202 BRIDLE SPUR CT	D	0	2023/3614	A	\$65,210	\$378,550	\$443,760	12/8/2023	\$474,900	93.44
42	3	09-02-254-003	WAVERLY-1	614 E BREMER AVE	D	0	2023/1871	A	\$23,100	\$150,190	\$173,290	6/29/2023	\$185,000	93.67
43	3	09-02-226-003	WAVERLY - DPLX	725 2ND AVE NE	D	0	2023/1836	A	\$42,180	\$161,410	\$203,590	6/28/2023	\$217,000	93.82
44	3	09-11-176-058	WAVERLY-5	1513 STONE LANE	D	0	2023/3119	A	\$47,620	\$379,270	\$426,890	10/26/2023	\$455,000	93.82
45	3	09-11-152-003	WAVERLY - LEDGES I	1401 3RD ST SW UNIT 10	D	0	2023/1274	A	\$18,230	\$102,240	\$120,470	5/12/2023	\$128,000	94.12
46	3	10-07-127-025	WAVERLY-5	3814 VIOLA DR	D	0	2023/3315	A	\$52,380	\$249,500	\$301,880	10/16/2023	\$320,000	94.34
47	3	09-03-101-021	WAVERLY-2	1812 4TH AVE NW	D	0	2023/1389	A	\$32,370	\$181,210	\$213,580	5/26/2023	\$226,000	94.50
48	3	05-34-429-016	WAVERLY MR -CONV	620 7TH AVE NW	D	0	2023/1847	A	\$30,850	\$146,350	\$177,200	6/30/2023	\$187,500	94.51
49	3	05-36-353-002	WAVERLY-6	1101 COPPER TR	D	0	2023/3603	A	\$76,160	\$390,140	\$466,300	12/14/2023	\$493,000	94.58
50	3	09-11-152-018	WAVERLY - LEDGES I	1401 3RD ST SW UNIT 11	D	0	2023/3504	A	\$17,600	\$100,790	\$118,390	12/1/2023	\$125,000	94.71
51	3	09-11-401-015	WAVERLY-6	192 EAGLE RIDGE DR	D	0	2023/1228	A	\$81,320	\$406,830	\$488,150	5/8/2023	\$515,000	94.79
52	3	09-12-152-005	WAVERLY-2	1403 18TH AVE SE	D	0	2023/3705	A	\$85,180	\$304,450	\$389,630	12/20/2023	\$411,000	94.80
53	3	09-02-379-005	WAVERLY-2	1010 1ST ST SE	D	0	2023/2622	A	\$27,160	\$141,740	\$168,900	8/29/2023	\$178,000	94.89
54	3	09-02-308-005	WAVERLY-1	708 3RD ST SW	D	0	2023/2780	A	\$26,400	\$83,190	\$109,590	9/28/2023	\$115,000	95.30
55	3	09-03-242-005	WAVERLY-1	223 5TH ST NW	D	0	2023/1561	A	\$29,700	\$141,880	\$171,580	6/3/2023	\$179,900	95.38
56	3	09-11-176-038	WAVERLY - LEDGES II	108 16TH AVE SW UNIT 3	D	0	2023/0395	A	\$22,530	\$110,840	\$133,370	2/10/2023	\$139,500	95.61
57	3	05-34-451-020	WAVERLY - GATEWA	1022 7TH AVE NW	D	0	2023/1781	A	\$30,630	\$192,360	\$222,990	6/22/2023	\$233,000	95.70
58	3	10-06-302-004	WAVERLY-7	303 OAK ST	D	0	2023/3605	A	\$30,340	\$146,310	\$176,650	12/12/2023	\$184,000	96.01
59	3	09-02-382-008	WAVERLY-2	1103 3RD ST SE	D	0	2023/2752	A	\$27,050	\$174,510	\$201,560	9/28/2023	\$209,900	96.03
60	3	09-03-183-006	WAVERLY-2	1309 3RD AVE SW	D	0	2023/2805	A	\$28,350	\$137,300	\$165,650	9/20/2023	\$172,500	96.03
61	3	09-02-380-001	WAVERLY-2	102 CRESTWOOD AVE	D	0	2023/2346	A	\$29,120	\$139,060	\$168,180	8/16/2023	\$175,000	96.10
62	3	09-04-201-055	WAVERLY - PARK ME	2524 PARK 3RD AVE NW	D	0	2023/3267	A	\$24,480	\$235,760	\$260,240	11/3/2023	\$270,000	96.39
63	3	09-03-243-001	WAVERLY-1	220 5TH ST NW	D	0	2023/0948	A	\$31,210	\$133,120	\$164,330	4/13/2023	\$170,000	96.66
64	3	09-11-451-013	WAVERLY-6	136 AUGUSTA LN	D	0	2023/1491	A	\$79,200	\$357,710	\$436,910	5/23/2023	\$452,000	96.66
65	3	05-34-327-001	WAVERLY-3	1313 DALTON DR	D	0	2023/3052	A	\$62,750	\$306,670	\$369,420	10/26/2023	\$382,000	96.71
66	3	05-34-176-014	WAVERLY-4	1517 HICKORY HEIGHTS I	D	0	2023/1863	A	\$45,050	\$206,440	\$251,490	6/28/2023	\$260,000	96.73

\* denotes sale is part of multiparcel sale

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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
67	3	05-34-251-005	WAVERLY-2	1110 RIDGEWOOD BLVD	D	0	2023/2648	A	\$45,450	\$211,250	\$256,700	8/16/2023	\$265,000	96.87
68	3	10-06-351-009	WAVERLY-7	207 OAK ST	D	0	2023/1624	A	\$25,660	\$141,940	\$167,600	6/3/2023	\$173,000	96.88
69	3	09-11-303-003	WAVERLY-6	212 OAK RIDGE CIR	D	0	2024/0027	A	\$81,950	\$504,180	\$586,130	11/24/2023	\$604,900	96.90
70	3	09-02-335-011	WAVERLY-1	205 7TH AVE SE	D	0	2023/1319	A	\$19,000	\$118,170	\$137,170	5/17/2023	\$141,500	96.94
71	3	05-34-131-003	WAVERLY-4	1207 COUNTRY MEADOW	D	0	2023/2969	A	\$38,250	\$296,290	\$334,540	10/18/2023	\$345,000	96.97
72	3	09-02-105-001	WAVERLY-1	311 4TH AVE NW	D	0	2023/2436	A	\$23,400	\$124,160	\$147,560	8/24/2023	\$152,000	97.08
73	3	09-11-152-017	WAVERLY - LEDGES I	1401 3RD ST SW UNIT 11	D	0	2023/1754	A	\$20,960	\$120,870	\$141,830	6/20/2023	\$146,000	97.14
74	3	05-34-257-003	WAVERLY-2	1316 HILLCREST DR	D	0	2023/1919	A	\$44,550	\$232,550	\$277,100	7/5/2023	\$285,000	97.23
75	3	09-02-378-005	WAVERLY-2	909 1ST ST SE	D	0	2023/1443	A	\$29,950	\$290,980	\$320,930	5/30/2023	\$330,000	97.25
76	3	09-01-101-023	WAVERLY - 6 HIGHPO	207 12TH ST NE	D	0	2023/1960	A	\$65,730	\$559,690	\$625,420	7/6/2023	\$643,000	97.27
77	3	09-11-404-004	WAVERLY - CENT OAI	112 AUGUSTA CIR	D	0	2023/1888	A	\$58,590	\$317,550	\$376,140	6/15/2023	\$386,000	97.45
78	3	09-01-303-001	WAVERLY-3	1112 6TH AVE SE	D	0	2023/2237	A	\$41,830	\$429,890	\$471,720	8/8/2023	\$484,000	97.46
79	3	05-34-176-019	WAVERLY-4	1508 KNOLL RIDGE DR	D	0	2023/1288	A	\$45,000	\$296,360	\$341,360	5/11/2023	\$350,000	97.53
80	3	09-03-286-006	WAVERLY-1	614 3RD AVE SW	D	0	2024/0032	A	\$26,400	\$190,220	\$216,620	12/29/2023	\$222,000	97.58 <Median
81	3	09-02-106-010	WAVERLY-1	202 3RD AVE NW	D	0	2023/1406	A	\$21,090	\$110,730	\$131,820	5/22/2023	\$135,000	97.64
82	3	09-02-376-006	WAVERLY-1	120 7TH AVE SE	D	0	2023/2177	A	\$26,400	\$134,260	\$160,660	7/27/2023	\$164,500	97.67
83	3	09-02-276-016	WAVERLY-7	901 1ST AVE SE	D	0	2023/1993	A	\$18,410	\$123,490	\$141,900	7/7/2023	\$145,000	97.86
84	3	09-02-210-007	WAVERLY-1	601 E BREMER AVE	D	0	2023/1687	A	\$23,100	\$138,490	\$161,590	6/6/2023	\$165,000	97.93
85	3	09-04-206-004	WAVERLY-4	2513 PARK 2ND AVE NW	D	0	2023/1436	A	\$50,920	\$419,430	\$470,350	5/24/2023	\$480,000	97.99
86	3	09-11-178-019	WAVERLY -3 STH IV	1607 RUBBLE RD	D	0	2023/2801	A	\$61,530	\$284,490	\$346,020	9/26/2023	\$353,000	98.02
87	3	05-27-327-001	WAVERLY-7	777 CEDAR GLYN DR	D	0	2023/2097	A	\$65,340	\$165,650	\$230,990	7/24/2023	\$235,500	98.08
88	3	09-02-211-002	WAVERLY-1	116 7TH ST NE	D	0	2023/3686	A	\$24,020	\$130,990	\$155,010	12/19/2023	\$158,000	98.11
89	3	09-02-280-015	WAVERLY-5	1008 BRONSON AVE	D	0	2023/1168	A	\$18,450	\$181,750	\$200,200	4/28/2023	\$204,000	98.14
90	3	09-03-103-015	WAVERLY-2	1705 3RD AVE NW	D	0	2023/2616	A	\$38,480	\$200,590	\$239,070	9/13/2023	\$243,500	98.18
91	3	05-34-430-033	WAVERLY - WOODDRIN	806 6TH ST NW	D	0	2023/1105	A	\$17,910	\$180,440	\$198,350	4/22/2023	\$202,000	98.19
92	3	09-11-154-024	WAVERLY - STONE H/	101 FLINTSTONE DR, UNI	D	0	2023/2472	A	\$29,330	\$223,780	\$253,110	8/31/2023	\$257,500	98.30
93	3	09-04-203-006	WAVERLY-4	300 24TH ST NW	D	0	2023/2117	A	\$46,920	\$144,800	\$191,720	7/26/2023	\$195,000	98.32
94	3	09-11-176-033	WAVERLY - LEDGES II	108 16TH AVE SW UNIT 3	D	0	2023/1155	A	\$19,320	\$103,480	\$122,800	4/28/2023	\$124,900	98.32
95	3	05-34-278-004	WAVERLY-2	727 GREENFIELD AVE	D	0	2023/2042	A	\$70,120	\$201,340	\$271,460	7/18/2023	\$276,000	98.36
96	3	09-03-238-005	WAVERLY-1	323 5TH ST NW	D	0	2023/1992	A	\$29,700	\$137,560	\$167,260	7/14/2023	\$170,000	98.39
97	3	09-03-237-007	WAVERLY-1	303 6TH ST NW	D	0	2023/0953	A	\$43,880	\$207,200	\$251,080	4/13/2023	\$255,000	98.46
98	3	09-03-181-011	WAVERLY-2	302 SUNSET ST	D	0	2023/3548	A	\$34,430	\$152,670	\$187,100	12/7/2023	\$190,000	98.47
99	3	09-03-102-023	WAVERLY-2	1720 3RD AVE NW	D	0	2023/1851	A	\$34,670	\$172,270	\$206,940	6/30/2023	\$209,900	98.59

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
100	3	09-02-210-005	WAVERLY-1	117 7TH ST NE	D	0	2023/0461	A	\$24,020	\$118,950	\$142,970	2/3/2023	\$144,000	99.28
101	3	09-03-377-007	WAVERLY-5	1408 MEADOW VIEW LN	D	0	2023/1680	A	\$43,200	\$225,150	\$268,350	6/14/2023	\$270,000	99.39
102	3	05-34-178-004	WAVERLY-4	1307 PARK AVE	D	0	2023/0708	A	\$40,910	\$297,660	\$338,570	3/19/2023	\$340,500	99.43
103	3	09-03-101-023	WAVERLY-2	1800 4TH AVE NW	D	0	2023/0264	A	\$30,410	\$168,620	\$199,030	1/27/2023	\$200,000	99.52
104	3	09-02-309-002	WAVERLY-1	709 3RD ST SW	D	0	2023/3482	A	\$26,400	\$133,820	\$160,220	12/4/2023	\$160,900	99.58
105	3	09-11-176-089	WAVERLY - LEDGES	11412 STONE LANE UNIT 4	D	0	2023/2138	A	\$20,910	\$138,620	\$159,530	8/1/2023	\$160,000	99.71
106	3	05-34-476-001	WAVERLY-7	822 4TH ST NW	D	0	2023/0555	A	\$24,020	\$150,300	\$174,320	3/6/2023	\$174,500	99.90
107	3	09-02-255-006	WAVERLY-1	715 1ST AVE SE	D	0	2023/3593	A	\$21,450	\$105,470	\$126,920	11/29/2023	\$127,000	99.94
108	3	05-34-179-008	WAVERLY-4	1209 GRANDVIEW AVE	D	0	2023/0659	A	\$43,650	\$246,170	\$289,820	3/10/2023	\$290,000	99.94
109	3	09-04-254-007	WAVERLY-2	2303 1ST AVE NW	D	0	2023/1402	A	\$33,660	\$251,740	\$285,400	5/26/2023	\$285,000	100.14
110	3	09-02-351-028	WAVERLY-7	202 8TH AVE SW	D	0	2023/1034	A	\$26,400	\$81,870	\$108,270	4/18/2023	\$108,100	100.16
111	3	09-03-182-002	WAVERLY-2	201 SUNSET ST	D	0	2023/2153	A	\$26,920	\$98,330	\$125,250	8/2/2023	\$125,000	100.20
112	3	09-02-228-014	WAVERLY-2	1014 2ND AVE NE	D	0	2023/0879	A	\$25,610	\$191,800	\$217,410	4/6/2023	\$216,900	100.24
113	3	09-02-211-009	WAVERLY MR -CONV	703 E BREMER AVE	D	0	2023/0341	A	\$13,920	\$96,340	\$110,260	2/6/2023	\$110,000	100.24
* 114	3	05-35-353-008	WAVERLY-7	808 2ND ST NW	D	0	2023/1375	A	\$26,930	\$61,350	\$88,280	5/18/2023	\$88,000	100.32
115	3	05-34-179-018	WAVERLY-4	1210 PARK AVE	D	0	2023/2803	A	\$39,290	\$268,070	\$307,360	9/29/2023	\$306,200	100.38
116	3	09-02-352-005	WAVERLY-7	927 1ST ST SW	D	0	2023/2427	A	\$24,190	\$135,400	\$159,590	8/25/2023	\$158,900	100.43
117	3	05-34-128-011	WAVERLY-4	1202 COUNTRY MEADOW	D	0	2023/0950	A	\$40,500	\$219,910	\$260,410	4/7/2023	\$259,000	100.54
118	3	05-34-179-013	WAVERLY-4	1308 PARK AVE	D	0	2023/2264	A	\$39,290	\$255,520	\$294,810	8/15/2023	\$293,000	100.62
119	3	05-35-365-002	WAVERLY-1	523 3RD ST NW	D	0	2023/2431	A	\$25,320	\$122,650	\$147,970	8/23/2023	\$147,025	100.64
120	3	09-02-202-004	WAVERLY-4	504 3RD AVE NE	D	0	2023/2862	A	\$44,000	\$275,720	\$319,720	10/2/2023	\$317,500	100.70
121	3	05-27-400-024	WAVERLY-5	2516 12TH ST NW	D	0	2023/1752	A	\$73,650	\$208,930	\$282,580	6/21/2023	\$280,000	100.92
122	3	09-11-176-076	WAVERLY - LEDGES	11412 STONE LANE UNIT 4	D	0	2023/3437	A	\$20,910	\$138,620	\$159,530	11/30/2023	\$158,000	100.97
123	3	09-02-130-025	WAVERLY - BIG 6 CO	189 2-A E BREMER AVE	D	0	2023/0485	A	\$11,720	\$200,660	\$212,380	2/21/2023	\$210,000	101.13
* 124	3	05-35-204-007	WAVERLY-2	1501 EVANS ST	D	0	2023/1751	A	\$109,610	\$324,260	\$433,870	6/12/2023	\$429,000	101.14
125	3	05-34-256-004	WAVERLY-2	1003 RIDGEWOOD BLVD	D	0	2023/1253	A	\$49,220	\$208,680	\$257,900	5/2/2023	\$254,950	101.16
126	3	09-11-154-023	WAVERLY - STONE H	101 FLINTSTONE DR, UNI	D	0	2023/1700	A	\$29,330	\$223,780	\$253,110	6/20/2023	\$250,000	101.24
127	3	05-34-252-006	WAVERLY-2	1413 HILLCREST DR	D	0	2023/1082	A	\$50,800	\$226,720	\$277,520	4/28/2023	\$274,000	101.28
128	3	09-11-303-019	WAVERLY-6	208 OAK RIDGE CIR	D	0	2023/2281	A	\$80,000	\$607,680	\$687,680	8/11/2023	\$679,000	101.28
129	3	10-07-127-030	WAVERLY-5	3705 MONAGHAN DR	D	0	2023/3648	A	\$43,650	\$280,580	\$324,230	12/14/2023	\$320,000	101.32
130	3	05-34-430-030	WAVERLY - WOODDRIN	824 6TH ST NW	D	0	2023/2543	A	\$17,910	\$169,540	\$187,450	8/22/2023	\$185,000	101.32
131	3	09-11-304-012	WAVERLY - CENT OAI	1819 3RD ST SW	D	0	2023/1555	A	\$34,300	\$245,000	\$279,300	6/7/2023	\$275,500	101.38
132	3	09-03-106-001	WAVERLY-2	1731 2ND AVE NW	D	0	2023/1281	A	\$32,740	\$213,820	\$246,560	5/3/2023	\$242,500	101.67

\* denotes sale is part of multiparcel sale

# Bremer County Assessor

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

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Study Name WAVERLY RESIDENTIAL PDFs 3  
 Study Date 01/01/2023-12/31/2023 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
133	3	09-03-126-003	WAVERLY - DPLX	503 LYMAN ST	D	0	2023/0837	A	\$17,700	\$218,170	\$235,870	3/31/2023	\$231,500	101.89
134	3	09-03-377-006	WAVERLY-5	1500 MEADOW VIEW LN	D	0	2023/0621	A	\$43,200	\$221,920	\$265,120	2/23/2023	\$260,000	101.97
135	3	09-04-228-005	WAVERLY-2	212 23RD ST NW	D	0	2023/0741	A	\$31,080	\$186,460	\$217,540	3/20/2023	\$213,000	102.13
136	3	09-03-234-001	WAVERLY-1	422 5TH ST NW	D	0	2023/1994	A	\$29,700	\$123,740	\$153,440	7/11/2023	\$150,000	102.29
* 137	3	09-03-477-017	WAVERLY-5	1024 4TH ST SW	D	0	2023/1335	A	\$49,390	\$308,060	\$357,450	5/12/2023	\$345,000	103.61
138	3	09-02-210-010	WAVERLY-1	619 E BREMER AVE	D	0	2023/3272	A	\$23,100	\$145,910	\$169,010	11/8/2023	\$163,000	103.69
139	3	09-03-380-008	WAVERLY-5	1411 ROBERTSON RD	D	0	2023/2267	A	\$42,840	\$257,970	\$300,810	8/9/2023	\$290,000	103.73
140	3	09-02-229-007	WAVERLY-1	906 1ST AVE NE	D	0	2023/0025	A	\$38,270	\$148,490	\$186,760	1/1/2023	\$180,000	103.76
* 141	3	09-11-304-020	WAVERLY-6	209 OAK RIDGE CIR	D	0	2023/1176	A	\$47,760	\$348,140	\$395,900	5/4/2023	\$381,000	103.91
142	3	05-34-176-022	WAVERLY-4	1306 GRANDVIEW AVE	D	0	2023/1278	A	\$41,720	\$429,530	\$471,250	5/10/2023	\$453,000	104.03
143	3	05-34-430-036	WAVERLY - WOODRIN	812 6TH ST NW	D	0	2023/2920	A	\$17,910	\$175,070	\$192,980	10/3/2023	\$185,000	104.31
144	3	09-03-331-007	WAVERLY-5	1410 LEITHA TER	D	0	2023/3199	A	\$43,260	\$208,260	\$251,520	11/2/2023	\$240,000	104.80
145	3	09-11-401-007	WAVERLY-6	160 EAGLE RIDGE DR	D	0	2023/1044	A	\$73,000	\$405,820	\$478,820	4/17/2023	\$455,500	105.12
146	3	05-34-451-009	WAVERLY-2	801 9TH ST NW	D	0	2023/1865	A	\$41,040	\$165,810	\$206,850	6/27/2023	\$195,000	106.08
147	3	09-02-304-018	WAVERLY-1	614 3RD ST SW	D	0	2023/2507	A	\$10,510	\$37,250	\$47,760	8/31/2023	\$45,000	106.13
148	3	09-03-379-007	WAVERLY-5	1405 MEADOW VIEW LN	D	0	2023/2181	A	\$45,740	\$266,360	\$312,100	8/4/2023	\$290,000	107.62
149	3	09-02-185-012	WAVERLY-1	112 2ND AVE SE	D	0	2023/3060	A	\$39,780	\$176,460	\$216,240	10/19/2023	\$200,000	108.12
150	3	09-02-229-020	WAVERLY-1	115 9TH ST NE	D	0	2023/2775	A	\$31,290	\$148,420	\$179,710	9/27/2023	\$166,000	108.26
151	3	09-03-102-016	WAVERLY-2	1904 3RD AVE NW	D	0	2023/1186	A	\$31,430	\$145,050	\$176,480	5/8/2023	\$160,000	110.30
152	3	05-34-452-001	WAVERLY-2	904 9TH ST NW	D	0	2023/1166	A	\$36,720	\$252,410	\$289,130	4/26/2023	\$260,000	111.20
* 153	3	09-02-210-002	WAVERLY-1	606 1ST AVE NE	D	0	2023/1217	A	\$28,110	\$126,680	\$154,790	5/8/2023	\$139,000	111.36
154	3	09-03-289-003	WAVERLY-1	713 3RD AVE SW	D	0	2023/1626	A	\$26,400	\$145,980	\$172,380	6/15/2023	\$150,000	114.92
155	3	05-34-258-005	WAVERLY-2	933 GREENFIELD AVE	D	0	2023/2704	A	\$34,750	\$97,720	\$132,470	9/22/2023	\$115,000	115.19
156	3	09-01-302-006	WAVERLY-7	506 12TH ST SE	D	0	2023/2672	A	\$30,800	\$154,440	\$185,240	9/21/2023	\$160,000	115.78
157	3	05-34-258-012	WAVERLY-2	815 GREENFIELD AVE	D	0	2023/3173	A	\$34,750	\$161,260	\$196,010	10/23/2023	\$165,000	118.79
158	3	05-34-402-003	WAVERLY-2	810 12TH AVE NW	D	0	2023/3201	A	\$32,760	\$119,150	\$151,910	11/1/2023	\$120,000	126.59
159	3	09-03-256-006	WAVERLY-1	816 1ST AVE SW	D	0	2023/2325	A	\$17,600	\$96,820	\$114,420	8/9/2023	\$85,000	134.61

\$5,987,210 \$32,755,460 \$38,742,670 \$40,082,776

Building Residual \$34,095,566  
 Indicated Map Factor N/A

\* denotes sale is part of multiparcel sale