

Bremer County Assessor

Sales Ratio Group Statistics

Thu, March 13, 2025 4:03 PM

Page 1

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

PDFs 3
 Time Adj. None
 NUTC 0

Group Tally

Number of sales in group = **130**

Deeds: 130; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	82,500	264,066	650,000	34,328,528
Land Value	16,520	38,436	116,970	4,996,700
Improvement Value	59,090	222,467	557,130	28,920,680
Total Assd Value	75,610	260,903	674,100	33,917,380

Low PIN 05-34-482-001

High PIN09-11-101-039

Statistical Measures

High Ratio	163.31
Low Ratio	83.05
Weighted Mean	98.80
Mean	100.41
Median	98.95
Coefficient of Dispersion - Median	6.42
Coefficient of Variance - Mean	11.60
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.048

Bremer County Assessor

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

Thu, March 13, 2025 4:04 PM

Page 1

Study Name 2024 SALES RATIO ANALYSIS WAVERLY PDFs 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
^ 1	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
^ 2	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
^ 3	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
^ 4	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
^ 5	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
^ 6	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
^ 7	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
^ 8	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
^ 9	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
^ 10	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
^ 11	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
^ 12	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
^ 13	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
^ 14	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
^ 15	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
^ 16	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
^ 17	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
^ 18	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
^ 19	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
^ 20	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
^ 21	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
^ 22	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
^ 23	3 09-11-154-017	WAVERLY - STONE F	101 FLINTSTONE DR UN	D	0	2024/1417	A	\$22,230	\$181,250	\$203,480	5/31/2024	\$221,000	92.07
^ 24	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
^ 25	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
^ 26	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
^ 27	3 09-01-101-022	WAVERLY - 6 HIGHP	211 12TH ST NE	D	0	2024/1383	A	\$65,730	\$443,270	\$509,000	5/25/2024	\$549,000	92.71
^ 28	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
^ 29	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
^ 30	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
^ 31	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
^ 32	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
^ 33	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

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

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Thu, March 13, 2025 4:04 PM

Page

2

Study Name 2024 SALES RATIO ANALYSIS WAVERLY PDFs 3
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Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 34	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
^ 35	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
^ 36	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
^ 37	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
^ 38	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
^ 39	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
^ 40	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
^ 41	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
^ 42	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
^ 43	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
^ 44	3 09-11-376-006	WAVERLY - FAIRWA	108 FAIRWAY DR	D	0	2024/2825	A	\$54,760	\$368,230	\$422,990	10/15/2024	\$435,000	97.24
^ 45	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
^ 46	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
^ 47	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
^ 48	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
^ 49	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
^ 50	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
^ 51	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
^ 52	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
^ 53	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
^ 54	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
^ 55	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
^ 56	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
^ 57	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
^ 58	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
^ 59	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
^ 60	3 05-34-430-021	WAVERLY - WOODRI	906 6TH ST NW	D	0	2024/3020	A	\$17,910	\$208,590	\$226,500	10/31/2024	\$229,900	98.52
^ 61	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
^ 62	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
^ 63	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
^ 64	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
^ 65	3 09-11-154-011	WAVERLY - STONE F	1601 3RD ST SW UNIT C	D	0	2024/0663	A	\$29,200	\$252,780	\$281,980	3/14/2024	\$285,000	98.94 <Median
^ 66	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 <Median

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Thu, March 13, 2025 4:04 PM

Page

3

Study Name 2024 SALES RATIO ANALYSIS WAVERLY **PDFs** 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
^ 67	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
^ 68	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
^ 69	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
^ 70	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
^ 71	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
^ 72	3 09-11-154-026	WAVERLY - STONE F	101 FLINTSTONE DR, UN	D	0	2024/1097	A	\$29,330	\$244,770	\$274,100	5/3/2024	\$275,000	99.67
^ 73	3 09-11-154-018	WAVERLY - STONE F	101 FLINTSTONE DR UN	D	0	2024/0811	A	\$22,230	\$181,250	\$203,480	4/1/2024	\$204,000	99.75
^ 74	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
^ 75	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
^ 76	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
^ 77	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
^ 78	3 09-11-131-001	WAVERLY - 5 STHV,	11205 1ST ST SE	D	0	2024/2075	A	\$55,720	\$357,540	\$413,260	8/1/2024	\$413,500	99.94
^ 79	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
^ 80	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
^ 81	3 10-07-127-029	WAVERLY - 5 ROLLIN	3701 MONAGHAN DR	D	0	2024/2791	A	\$43,650	\$317,020	\$360,670	10/7/2024	\$360,000	100.19
^ 82	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
^ 83	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
^ 84	3 09-02-130-017	WAVERLY - BIG 6 CO	93 E BREMER AVE 2B	D	0	2024/2893	A	\$5,860	\$119,720	\$125,580	10/21/2024	\$125,000	100.46
^ 85	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
^ 86	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
^ 87	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
^ 88	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
^ 89	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
^ 90	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
^ 91	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
^ 92	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
^ 93	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
^ 94	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
^ 95	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
^ 96	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
^ 97	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
^ 98	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
^ 99	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

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Thu, March 13, 2025 4:04 PM

Page

4

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Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 100	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
^ 101	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
^ 102	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
^ 103	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
^ 104	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
^ 105	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
^ 106	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
^ 107	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
^ 108	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
^ 109	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
^ 110	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
^ 111	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
^ 112	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
^ 113	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
^ 114	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
^ 115	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
^ 116	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
^ 117	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
^ 118	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
^ 119	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
^ 120	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
*^ 121	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
^ 122	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
^ 123	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
^ 124	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
^ 125	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
^ 126	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
^ 127	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
^ 128	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
129	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
^ 130	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

* 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

Thu, March 13, 2025 4:04 PM Page 5

Study Name 2024 SALES RATIO ANALYSIS WAVERLY **PDFs** 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/CNUTC Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
					\$4,996,700	\$28,920,680	\$33,917,380		\$34,328,528	
						<u>Building Residual</u>	<u>\$29,331,828</u>			
						<u>Indicated Map Factor</u>	<u>N/A</u>			

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