

Bremer County Assessor

Sales Ratio Group Statistics

Study Name WAVERLY RES
Study Date 01/01/2021-12/31/2021
Table Basis Historical (PrYr 2021)

PDFs 9
Time Adj. None
NUTC 0

Mon, January 24, 2022 3:37 PM Page 1

Group Tally Number of sales in group = **193** Deeds: 193; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	58,700	221,512	535,000	42,751,840
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	53,060	199,694	533,380	38,540,940

Low PIN 05-34-482-001

High PIN 05-35-453-009

Statistical Measures

High Ratio	169.86
Low Ratio	58.14
Weighted Mean	90.15
Mean	91.00
Median	90.34
Coefficient of Dispersion - Median	9.43
Coefficient of Variance - Mean	13.45
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.016

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Mon, January 24, 2022 3:42 PM

Page

1

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Table Basis Historical (PrYr 2021)

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	9	09-03-427-001	WAVERLY-1	620 4TH AVE SW	D	0	2021/4751		\$0	\$0	\$116,230	9/10/2021	\$199,900	58.14
2	9	09-02-131-002	WAVERLY-1	106 2ND AVE NE	D	0	2021/5567		\$0	\$0	\$78,600	11/15/2021	\$121,000	64.96
3	9	05-34-180-015	WAVERLY-5o	1003 12TH ST NW	D	0	2021/4329		\$0	\$0	\$272,650	8/24/2021	\$401,000	67.99
4	9	09-03-247-001	WAVERLY-1	122 5TH ST NW	D	0	2021/4545		\$0	\$0	\$119,740	9/8/2021	\$174,900	68.46
5	9	09-03-181-009	WAVERLY-2	204 SUNSET ST	D	0	2021/3469		\$0	\$0	\$158,760	7/1/2021	\$230,000	69.03
6	9	09-02-207-011	WAVERLY-1	716 2ND AVE NE	D	0	2021/5247		\$0	\$0	\$187,900	10/20/2021	\$270,000	69.59
7	9	09-03-477-031	WAVERLY-C2	439 8TH AVE SW	D	0	2021/4495		\$0	\$0	\$258,150	9/10/2021	\$370,000	69.77
8	9	09-03-256-008	WAVERLY-1	800 1ST AVE SW	D	0	2021/5344		\$0	\$0	\$101,160	10/29/2021	\$144,000	70.25
9	9	09-02-336-012	WAVERLY-7	307 7TH AVE SE	D	0	2021/6020		\$0	\$0	\$159,180	12/3/2021	\$223,000	71.38
10	9	09-02-109-006	WAVERLY-1	303 3RD ST NW	D	0	2021/2807		\$0	\$0	\$112,150	6/3/2021	\$155,000	72.35
* 11	9	09-02-205-008	WAVERLY-1	517 1ST AVE NE	D	0	2021/5573		\$0	\$0	\$182,120	11/12/2021	\$247,500	73.58
12	9	05-34-180-019	WAVERLY-3	1210 FRANK ST	D	0	2021/3935		\$0	\$0	\$303,840	8/3/2021	\$410,000	74.11
13	9	05-34-428-015	WAVERLY-2	1008 4TH ST NW	D	0	2021/5433		\$0	\$0	\$186,630	11/8/2021	\$250,000	74.65
14	9	09-02-109-002	WAVERLY-1	321 3RD ST NW	D	0	2021/2631		\$0	\$0	\$80,440	5/20/2021	\$107,500	74.83
15	9	09-02-301-007	WAVERLY-1	310 5TH AVE SW	D	0	2021/3634		\$0	\$0	\$103,470	7/16/2021	\$135,000	76.64
16	9	09-03-103-013	WAVERLY-2	1719 3RD AVE NW	D	0	2021/5350		\$0	\$0	\$137,410	10/25/2021	\$178,500	76.98
17	9	09-02-187-003	WAVERLY-1	322 2ND AVE SE	D	0	2022/0033		\$0	\$0	\$186,770	12/22/2021	\$242,500	77.02
18	9	09-02-227-008	WAVERLY-2	1020 3RD AVE NE	D	0	2021/4269		\$0	\$0	\$136,160	8/13/2021	\$175,000	77.81
19	9	05-34-177-002	WAVERLY-4	1508 HICKORY HEIGHTS I	D	0	2021/3626		\$0	\$0	\$226,230	7/16/2021	\$289,000	78.28
20	9	09-03-101-016	WAVERLY-2	1910 4TH AVE NW	D	0	2021/2833		\$0	\$0	\$123,110	6/3/2021	\$156,000	78.92
21	9	05-34-129-016	WAVERLY-4	1603 KNOLL RIDGE DR	D	0	2021/5014		\$0	\$0	\$274,050	10/5/2021	\$345,000	79.43
22	9	05-34-202-010	WAVERLY-5o	1810 12TH ST NW	D	0	2021/4434		\$0	\$0	\$266,110	9/3/2021	\$335,000	79.44
23	9	05-36-326-001	WAVERLY-7	100 FAIRHOLM DR	D	0	2021/5783		\$0	\$0	\$143,270	12/1/2021	\$180,000	79.59
24	9	10-06-352-018	WAVERLY-7	305 BIRCH AVE	D	0	2021/5120		\$0	\$0	\$135,650	10/4/2021	\$170,000	79.79
25	9	09-01-451-015	WAVERLY-7o	2204 E BREMER AVE	D	0	2021/3966		\$0	\$0	\$131,700	8/9/2021	\$165,000	79.82
26	9	09-03-177-009	WAVERLY-2	103 IOWA ST	D	0	2021/4408		\$0	\$0	\$109,150	8/27/2021	\$136,500	79.96
27	9	09-02-336-004	WAVERLY-7	310 6TH AVE SE	D	0	2021/4961		\$0	\$0	\$104,000	10/1/2021	\$130,000	80.00
28	9	09-03-378-012	WAVERLY-5	1106 MEADOW VIEW LN	D	0	2021/4386		\$0	\$0	\$226,680	9/3/2021	\$281,900	80.41
29	9	05-35-353-033	WAVERLY-7	820 2ND ST NW	D	0	2021/5806		\$0	\$0	\$137,670	12/3/2021	\$170,000	80.98
30	9	09-03-103-022	WAVERLY-2	1820 2ND AVE NW	D	0	2021/2946		\$0	\$0	\$148,730	5/24/2021	\$183,000	81.27
31	9	09-11-152-020	WAVERLY-C2	1401 3RD ST SW UNIT 11	D	0	2021/5430		\$0	\$0	\$117,190	11/3/2021	\$143,900	81.44
32	9	09-12-177-010	WAVERLY-5o	1701 18TH AVE SE	D	0	2021/5255		\$0	\$0	\$223,860	10/22/2021	\$274,500	81.55
* 33	9	05-36-301-008	WAVERLY-3o	1101 BREMER RD	D	0	2021/6169		\$0	\$0	\$339,750	12/23/2021	\$415,000	81.87

* denotes sale is part of multiparcel sale

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Mon, January 24, 2022 3:42 PM

Page

2

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Table Basis Historical (PrYr 2021)

NUTC 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	9	09-10-226-030	WAVERLY-1	1212 4TH ST SW	D	0	2021/4666		\$0	\$0	\$158,850	9/21/2021	\$194,000	81.88
35	9	09-04-251-004	WAVERLY-4	2414 1ST AVE NW	D	0	2021/5945		\$0	\$0	\$327,190	12/9/2021	\$399,000	82.00
36	9	09-04-251-012	WAVERLY-4	2400 1ST AVE NW	D	0	2021/2771		\$0	\$0	\$229,650	5/27/2021	\$280,000	82.02
37	9	09-02-276-015	WAVERLY-7	825 1ST AVE SE	D	0	2021/4832		\$0	\$0	\$102,560	9/28/2021	\$125,000	82.05
38	9	05-35-368-005	WAVERLY-1	87 5TH AVE NW	D	0	2021/4014		\$0	\$0	\$168,990	8/5/2021	\$205,000	82.43
39	9	10-06-352-007	WAVERLY-7	206 OAK ST	D	0	2021/4348		\$0	\$0	\$127,770	8/25/2021	\$155,000	82.43
40	9	05-34-431-002	WAVERLY-2	1010 5TH ST NW	D	0	2021/4537		\$0	\$0	\$197,930	9/10/2021	\$240,000	82.47
41	9	05-34-488-004	WAVERLY-1	316 5TH AVE NW	D	0	2021/3605		\$0	\$0	\$157,250	7/15/2021	\$190,000	82.76
42	9	09-11-304-012	WAVERLY-C3	1819 3RD ST SW	D	0	2021/2362		\$0	\$0	\$215,530	5/7/2021	\$260,000	82.90
43	9	09-02-107-006	WAVERLY-1	124 3RD AVE NW	D	0	2021/3018		\$0	\$0	\$246,110	6/15/2021	\$296,500	83.01
44	9	09-03-329-001	WAVERLY-2	309 IOWA ST	D	0	2021/5844		\$0	\$0	\$137,540	12/2/2021	\$164,900	83.41
45	9	05-34-483-001	WAVERLY-1	320 6TH AVE NW	D	0	2021/2764		\$0	\$0	\$97,740	6/1/2021	\$117,000	83.54
46	9	09-02-160-003	WAVERLY-1	302 2ND ST SW	D	0	2021/6203		\$0	\$0	\$122,860	12/17/2021	\$147,000	83.58
47	9	10-07-127-027	WAVERLY-5	3605 MONAGHAN DR	D	0	2021/5817		\$0	\$0	\$209,340	12/3/2021	\$250,000	83.74
48	9	09-01-101-009	WAVERLY-8	1205 1ST AVE NE	D	0	2021/3748		\$0	\$0	\$295,070	7/9/2021	\$352,250	83.77
49	9	09-03-377-006	WAVERLY-5	1500 MEADOW VIEW LN	D	0	2021/6159		\$0	\$0	\$200,600	12/20/2021	\$239,000	83.93
50	9	09-03-183-003	WAVERLY-2	1315 3RD AVE SW	D	0	2021/6026		\$0	\$0	\$123,570	12/14/2021	\$147,000	84.06
51	9	09-01-156-003	WAVERLY-8	1202 BRIDLE SPUR CT	D	0	2021/3102		\$0	\$0	\$290,890	6/14/2021	\$345,000	84.32
52	9	05-34-126-006	WAVERLY-4	1402 COUNTRY MEADOW	D	0	2021/5533		\$0	\$0	\$257,450	11/10/2021	\$305,000	84.41
53	9	09-03-377-011	WAVERLY-5	1400 MEADOW VIEW LN	D	0	2021/5187		\$0	\$0	\$202,370	10/18/2021	\$239,500	84.50
54	9	09-04-254-010	WAVERLY-4	2314 W BREMER AVE	D	0	2021/3864		\$0	\$0	\$215,610	7/30/2021	\$255,000	84.55
55	9	09-11-403-014	WAVERLY-6	105 AUGUSTA LN	D	0	2021/5831		\$0	\$0	\$389,170	11/23/2021	\$460,000	84.60
56	9	09-04-255-020	WAVERLY-4	2309 W BREMER AVE	D	0	2021/2494		\$0	\$0	\$228,520	5/18/2021	\$270,000	84.64
57	9	09-02-204-001	WAVERLY-1	222 4TH ST NE	D	0	2021/1595		\$0	\$0	\$97,430	3/25/2021	\$115,000	84.72
58	9	09-03-103-011	WAVERLY-2	1731 3RD AVE NW	D	0	2021/3682		\$0	\$0	\$106,460	7/20/2021	\$125,000	85.17
59	9	09-03-253-001	WAVERLY-2	201 11TH ST SW	D	0	2021/5595		\$0	\$0	\$145,080	11/5/2021	\$169,900	85.39
60	9	05-34-258-003	WAVERLY-2	1009 GREENFIELD AVE	D	0	2021/2241		\$0	\$0	\$149,710	4/30/2021	\$175,000	85.55
61	9	09-02-106-010	WAVERLY-1	202 3RD AVE NW	D	0	2021/1629		\$0	\$0	\$58,990	3/22/2021	\$68,900	85.62
62	9	09-03-257-002	WAVERLY-1	914 2ND AVE SW	D	0	2021/4790		\$0	\$0	\$124,340	9/23/2021	\$145,000	85.75
63	9	05-34-430-006	WAVERLY-2	1011 5TH ST NW	D	0	2021/3223		\$0	\$0	\$150,090	6/21/2021	\$175,000	85.77
64	9	09-03-379-008	WAVERLY-5	1403 MEADOW VIEW LN	D	0	2021/3622		\$0	\$0	\$250,740	7/18/2021	\$292,000	85.87
65	9	09-02-205-006	WAVERLY-1	505 1ST AVE NE	D	0	2021/2091		\$0	\$0	\$151,780	4/25/2021	\$176,500	85.99
66	9	09-02-165-003	WAVERLY-1	415 2ND ST SW	D	0	2021/3783		\$0	\$0	\$118,460	7/27/2021	\$137,500	86.15

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Mon, January 24, 2022 3:42 PM

Page

3

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NUTC 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
67	9	09-04-277-012	WAVERLY-4	126 WILLOW LAWN DR	D	0	2021/4597		\$0	\$0	\$242,710	9/15/2021	\$279,900	86.71
68	9	05-34-451-026	WAVERLY-C2	1002 7TH AVE NW	D	0	2021/5059		\$0	\$0	\$190,820	10/15/2021	\$220,000	86.74
69	9	05-35-362-004	WAVERLY-1	610 2ND ST NW	D	0	2021/2284		\$0	\$0	\$69,410	4/30/2021	\$80,000	86.76
70	9	09-03-101-017	WAVERLY-2	1904 4TH AVE NW	D	0	2021/4841		\$0	\$0	\$169,210	9/30/2021	\$195,000	86.77
71	9	09-02-229-020	WAVERLY-1	115 9TH ST NE	D	0	2021/5623		\$0	\$0	\$144,150	11/11/2021	\$166,000	86.84
72	9	05-35-227-013	WAVERLY-3	322 TUMBLEWEED TR	D	0	2021/5965		\$0	\$0	\$253,140	12/7/2021	\$291,000	86.99
73	9	09-11-152-022	WAVERLY-C2	1401 3RD ST SW UNIT 12	D	0	2021/5398		\$0	\$0	\$139,000	11/1/2021	\$159,500	87.15
74	9	05-35-426-019	WAVERLY-3	1109 RIVIERA PL	D	0	2021/5869		\$0	\$0	\$392,500	12/2/2021	\$450,000	87.22
* 75	9	09-11-403-015	WAVERLY-6	109 AUGUSTA LN	D	0	2021/2353		\$0	\$0	\$318,730	5/7/2021	\$365,000	87.32
76	9	09-11-403-002	WAVERLY-6	157 EAGLE RIDGE DR	D	0	2021/5331		\$0	\$0	\$354,300	10/28/2021	\$405,000	87.48
77	9	09-02-207-005	WAVERLY-1	701 1ST AVE NE	D	0	2021/5772		\$0	\$0	\$218,850	11/23/2021	\$249,900	87.58
78	9	09-04-254-013	WAVERLY-4	2308 W BREMER AVE	D	0	2021/5434		\$0	\$0	\$219,270	11/5/2021	\$250,000	87.71
79	9	09-02-205-005	WAVERLY-1	214 5TH ST NE	D	0	2021/3265		\$0	\$0	\$158,500	6/25/2021	\$180,000	88.06
80	9	10-06-351-016	WAVERLY-7	304 BIRCH AVE	D	0	2021/1242		\$0	\$0	\$153,360	3/8/2021	\$173,500	88.39
81	9	10-07-127-025	WAVERLY-5	3814 VIOLA DR	D	0	2021/3369		\$0	\$0	\$232,700	6/28/2021	\$263,000	88.48
82	9	09-03-241-013	WAVERLY-1	618 1ST AVE NW	D	0	2021/5585		\$0	\$0	\$159,450	11/10/2021	\$180,000	88.58
83	9	09-02-327-003	WAVERLY-1	422 2ND ST SE	D	0	2021/2286		\$0	\$0	\$166,310	4/30/2021	\$187,500	88.70
84	9	10-07-127-018	WAVERLY-5	3702 VIOLA DR	D	0	2021/4638		\$0	\$0	\$248,440	9/10/2021	\$280,000	88.73
85	9	09-02-129-004	WAVERLY-1	316 3RD ST NE	D	0	2021/2172		\$0	\$0	\$155,480	4/14/2021	\$175,000	88.85
86	9	05-34-179-021	WAVERLY-4	1401 HICKORY HEIGHTS I	D	0	2021/2451		\$0	\$0	\$231,020	5/8/2021	\$260,000	88.85
87	9	09-11-176-092	WAVERLY-C2	1412 STONE LANE UNIT 4	D	0	2021/6215		\$0	\$0	\$171,110	12/29/2021	\$192,500	88.89
88	9	09-03-380-015	WAVERLY-5	1313 ROBERTSON RD	D	0	2021/2695		\$0	\$0	\$222,340	5/25/2021	\$250,000	88.94
89	9	09-02-376-002	WAVERLY-1	106 7TH AVE SE	D	0	2021/0860		\$0	\$0	\$122,050	2/4/2021	\$136,500	89.41
90	9	09-01-302-004	WAVERLY-2	507 11TH ST SE	D	0	2021/0431		\$0	\$0	\$119,440	1/21/2021	\$133,000	89.80
91	9	05-34-485-008	WAVERLY-1	608 5TH AVE NW	D	0	2021/4486		\$0	\$0	\$58,390	9/9/2021	\$65,000	89.83
92	9	09-03-101-006	WAVERLY-2	1905 5TH AVE NW	D	0	2021/3972		\$0	\$0	\$126,820	8/6/2021	\$141,000	89.94
93	9	09-04-203-019	WAVERLY-2	313 23RD ST NW	D	0	2021/5570		\$0	\$0	\$172,740	11/12/2021	\$192,000	89.97
94	9	05-35-428-003	WAVERLY-3	602 BEL AIR DR	D	0	2021/2001		\$0	\$0	\$310,380	4/16/2021	\$345,000	89.97
95	9	09-03-477-032	WAVERLY-C2	437 8TH AVE SW UNIT 14	D	0	2021/0511		\$0	\$0	\$315,750	1/29/2021	\$350,000	90.21
96	9	09-03-378-006	WAVERLY-5	1308 MEADOW VIEW LN	D	0	2021/0275		\$0	\$0	\$284,330	1/15/2021	\$315,000	90.26
97	9	09-11-126-012	WAVERLY-5	1216 1ST ST SE	D	0	2021/2902		\$0	\$0	\$257,410	6/5/2021	\$284,950	90.34 <Median
98	9	05-34-482-001	WAVERLY-1	420 6TH AVE NW	D	0	2021/3752		\$0	\$0	\$53,060	7/22/2021	\$58,700	90.39
99	9	09-03-102-010	WAVERLY-2	1807 4TH AVE NW	D	0	2021/5115		\$0	\$0	\$125,750	10/15/2021	\$138,250	90.96

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Mon, January 24, 2022 3:42 PM

Page

4

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100	9	09-03-105-019	WAVERLY-2	1812 BREMER PKWY	D	0	2021/4606		\$0	\$0	\$142,930	9/13/2021	\$157,000	91.04
101	9	09-04-202-004	WAVERLY-4	300 PARK 26TH ST NW	D	0	2021/4368		\$0	\$0	\$259,570	8/31/2021	\$284,500	91.24
102	9	09-02-381-012	WAVERLY-2	1020 3RD ST SE	D	0	2021/2785		\$0	\$0	\$141,010	5/28/2021	\$153,900	91.62
103	9	09-03-127-019	WAVERLY-7	1402 WILSON AVE	D	0	2021/4336		\$0	\$0	\$57,280	8/27/2021	\$62,500	91.65
104	9	09-01-101-022	WAVERLY-6	211 12TH ST NE	D	0	2021/2983		\$0	\$0	\$431,170	6/1/2021	\$470,000	91.74
105	9	05-26-353-003	WAVERLY-4	305 SOUTHRIDGE DR	D	0	2021/2271		\$0	\$0	\$280,550	4/30/2021	\$305,000	91.98
106	9	09-02-254-004	WAVERLY-1	622 E BREMER AVE	D	0	2021/2751		\$0	\$0	\$174,820	5/24/2021	\$190,000	92.01
107	9	05-35-402-025	WAVERLY-3o	910 CEDAR LN	D	0	2021/5519		\$0	\$0	\$395,890	11/10/2021	\$429,900	92.09
108	9	09-03-379-035	WAVERLY-5	1309 MEADOW VIEW LN	D	0	2021/2976		\$0	\$0	\$279,160	6/10/2021	\$302,500	92.28
* 109	9	09-01-176-012	WAVERLY-6o	106 12TH ST NE	D	0	2021/3365		\$0	\$0	\$479,010	7/1/2021	\$519,000	92.29
110	9	09-02-202-012	WAVERLY-1	415 2ND AVE NE	D	0	2021/3714		\$0	\$0	\$166,350	7/21/2021	\$180,000	92.42
111	9	09-02-280-015	WAVERLY-5	1008 BRONSON AVE	D	0	2021/2110		\$0	\$0	\$165,950	4/22/2021	\$179,000	92.71
112	9	09-11-126-019	WAVERLY-5	1306 1ST ST SE	D	0	2021/1061		\$0	\$0	\$256,100	2/18/2021	\$276,000	92.79
113	9	09-02-202-018	WAVERLY-1	515 2ND AVE NE	D	0	2021/4455		\$0	\$0	\$146,840	9/8/2021	\$158,000	92.94
114	9	09-04-204-007	WAVERLY-C2	314 24TH ST NW	D	0	2021/2226		\$0	\$0	\$150,820	4/16/2021	\$162,000	93.10
115	9	09-11-178-028	WAVERLY-3	110 FLINTSTONE DR	D	0	2021/2985		\$0	\$0	\$287,890	6/9/2021	\$309,000	93.17
116	9	09-11-126-009	WAVERLY-5	1206 1ST ST SE	D	0	2021/5413		\$0	\$0	\$258,550	10/27/2021	\$277,000	93.34
117	9	09-04-201-039	WAVERLY-C2	2408 CARSTENSEN DR	D	0	2021/1724		\$0	\$0	\$208,040	3/25/2021	\$222,500	93.50
118	9	09-02-160-002	WAVERLY-1	213 2ND AVE SW	D	0	2021/2239		\$0	\$0	\$81,490	4/30/2021	\$87,000	93.67
119	9	09-01-126-009	WAVERLY-6	306 12TH ST NE	D	0	2021/2835		\$0	\$0	\$411,240	6/2/2021	\$439,000	93.68
120	9	09-03-102-019	WAVERLY-2	1812 3RD AVE NW	D	0	2021/1338		\$0	\$0	\$218,390	3/9/2021	\$233,000	93.73
121	9	09-04-252-002	WAVERLY-4	103 25TH ST NW	D	0	2021/0718		\$0	\$0	\$254,640	2/11/2021	\$271,000	93.96
122	9	05-34-179-005	WAVERLY-4	1301 GRANDVIEW AVE	D	0	2021/1597		\$0	\$0	\$207,010	3/24/2021	\$220,000	94.10
123	9	09-11-176-043	WAVERLY-C2	108 16TH AVE SW UNIT 3	D	0	2021/0530		\$0	\$0	\$151,080	1/28/2021	\$160,000	94.42
124	9	09-03-178-003	WAVERLY-2	107 SUNSET ST	D	0	2021/4280		\$0	\$0	\$173,960	8/25/2021	\$184,000	94.54
125	9	09-02-211-004	WAVERLY-1	710 1ST AVE NE	D	0	2021/4450		\$0	\$0	\$75,700	9/8/2021	\$80,000	94.62
126	9	09-03-183-010	WAVERLY-2	1301 3RD AVE SW	D	0	2021/2145		\$0	\$0	\$142,000	4/23/2021	\$150,000	94.67
127	9	09-02-129-012	WAVERLY-1	323 2ND AVE NE	D	0	2021/2969		\$0	\$0	\$177,200	6/8/2021	\$187,000	94.76
128	9	09-02-130-023	WAVERLY-C1	99 E BREMER AVE SUITE	D	0	2021/0284		\$0	\$0	\$142,370	1/14/2021	\$150,000	94.91
129	9	09-03-184-005	WAVERLY-2	303 IOWA ST	D	0	2021/2265		\$0	\$0	\$123,450	4/21/2021	\$130,000	94.96
130	9	09-11-179-007	WAVERLY-3	213 FLINTSTONE DR	D	0	2021/3030		\$0	\$0	\$363,930	6/14/2021	\$382,500	95.15
131	9	09-02-188-003	WAVERLY-1	414 1ST ST SE	D	0	2021/1277		\$0	\$0	\$165,620	3/10/2021	\$174,000	95.18
132	9	09-11-126-020	WAVERLY-5	1310 1ST ST SE	D	0	2021/0159		\$0	\$0	\$256,100	1/5/2021	\$269,000	95.20

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Bremer County Assessor

Sales Ratio Group Array

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Mon, January 24, 2022 3:42 PM

Page

5

Study Name WAVERLY RES

PDFs 9

Study Date 01/01/2021-12/31/2021

Time Adj. None

Table Basis Historical (PrYr 2021)

NUTC 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
133	9	09-02-226-045	WAVERLY-2	1007 3RD AVE NE	D	0	2021/0295		\$0	\$0	\$144,720	1/15/2021	\$152,000	95.21
134	9	09-11-178-017	WAVERLY-3	206 FLINTSTONE DR	D	0	2021/2899		\$0	\$0	\$343,290	6/8/2021	\$360,000	95.36
135	9	09-03-182-005	WAVERLY-2	1315 2ND AVE SW	D	0	2021/0924		\$0	\$0	\$163,670	2/12/2021	\$171,500	95.43
136	9	09-03-101-008	WAVERLY-2	1825 5TH AVE NW	D	0	2021/1627		\$0	\$0	\$152,780	3/25/2021	\$160,000	95.49
137	9	10-06-354-009	WAVERLY-7	202 ELM ST	D	0	2021/1988		\$0	\$0	\$124,460	4/9/2021	\$130,000	95.74
138	9	09-03-380-022	WAVERLY-5	1105 ROBERTSON RD	D	0	2021/2133		\$0	\$0	\$284,050	4/21/2021	\$296,500	95.80
139	9	09-11-101-028	WAVERLY-6	100 VISTA CIR	D	0	2021/4351		\$0	\$0	\$385,190	8/27/2021	\$402,000	95.82
140	9	09-03-252-001	WAVERLY-2	200 11TH ST SW	D	0	2021/2805		\$0	\$0	\$146,870	5/18/2021	\$153,000	95.99
141	9	09-02-132-001	WAVERLY-1	216 2ND ST NE	D	0	2021/1096		\$0	\$0	\$95,590	2/22/2021	\$99,500	96.07
142	9	09-02-201-011	WAVERLY-4	505 3RD AVE NE	D	0	2021/0625		\$0	\$0	\$211,850	1/28/2021	\$220,000	96.30
143	9	09-04-277-013	WAVERLY-4	130 WILLOW LAWN DR	D	0	2021/0765		\$0	\$0	\$289,120	2/5/2021	\$300,000	96.37
144	9	09-11-176-096	WAVERLY-5	1402 1ST ST SE	D	0	2021/3373		\$0	\$0	\$307,080	7/1/2021	\$317,500	96.72
145	9	09-11-179-010	WAVERLY-3	225 FLINTSTONE DR	D	0	2021/3215		\$0	\$0	\$392,260	6/23/2021	\$405,000	96.85
146	9	09-11-176-055	WAVERLY-5	1501 STONE LANE	D	0	2021/2428		\$0	\$0	\$252,160	5/8/2021	\$260,000	96.98
147	9	09-04-255-014	WAVERLY-4	2403 W BREMER AVE	D	0	2021/1340		\$0	\$0	\$374,650	3/12/2021	\$385,000	97.31
148	9	09-02-161-005	WAVERLY-1	109 2ND AVE SW	D	0	2021/1185		\$0	\$0	\$145,980	2/26/2021	\$149,900	97.38
149	9	09-11-326-006	WAVERLY-6	112 EAGLE RIDGE DR	D	0	2021/3890		\$0	\$0	\$405,190	7/30/2021	\$416,000	97.40
150	9	09-11-176-099	WAVERLY-5	1502 1ST ST SE	D	0	2021/4688		\$0	\$0	\$238,210	8/30/2021	\$244,500	97.43
151	9	09-11-178-018	WAVERLY-3	1611 RUBBLE RD	D	0	2021/2273		\$0	\$0	\$401,590	4/30/2021	\$412,000	97.47
152	9	09-04-201-046	WAVERLY-C2	309 PARK 26TH ST NW	D	0	2021/0321		\$0	\$0	\$153,170	1/18/2021	\$157,000	97.56
153	9	05-34-130-003	WAVERLY-4	1605 HILLSIDE AVE	D	0	2021/2315		\$0	\$0	\$278,780	5/7/2021	\$285,000	97.82
154	9	09-03-432-005	WAVERLY-1	520 5TH AVE SW	D	0	2021/0597		\$0	\$0	\$147,200	1/27/2021	\$150,440	97.85
155	9	09-11-152-040	WAVERLY-C2	1501 3RD ST SW UNIT 21	D	0	2021/3627		\$0	\$0	\$94,960	7/16/2021	\$97,000	97.90
156	9	09-03-379-007	WAVERLY-5	1405 MEADOW VIEW LN	D	0	2021/4466		\$0	\$0	\$251,660	9/1/2021	\$257,000	97.92
157	9	10-07-128-035	WAVERLY-5	3712 MONAGHAN DR	D	0	2021/4926		\$0	\$0	\$279,330	10/4/2021	\$285,000	98.01
158	9	09-02-205-003	WAVERLY-1	514 2ND AVE NE	D	0	2021/4830		\$0	\$0	\$153,530	9/28/2021	\$156,000	98.42
159	9	09-11-129-001	WAVERLY-5	102 ELIASSEN AVE	D	0	2021/6128		\$0	\$0	\$221,740	12/16/2021	\$225,000	98.55
160	9	05-27-326-002	WAVERLY-5o	2903 12TH ST NW	D	0	2021/0101		\$0	\$0	\$320,620	1/8/2021	\$325,000	98.65
161	9	09-03-101-003	WAVERLY-2	1923 5TH AVE NW	D	0	2021/2746		\$0	\$0	\$163,080	5/27/2021	\$165,000	98.84
162	9	09-03-104-002	WAVERLY-2	1823 2ND AVE NW	D	0	2021/3201		\$0	\$0	\$182,910	6/18/2021	\$185,000	98.87
163	9	09-03-286-006	WAVERLY-1	614 3RD AVE SW	D	0	2021/0656		\$0	\$0	\$132,830	1/26/2021	\$134,300	98.91
164	9	09-03-182-001	WAVERLY-2	1317 2ND AVE SW	D	0	2021/1815		\$0	\$0	\$114,820	4/8/2021	\$116,000	98.98
165	9	09-03-104-006	WAVERLY-2	1904 1ST AVE NW	D	0	2021/1479		\$0	\$0	\$178,180	3/23/2021	\$180,000	98.99

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Bremer County Assessor

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

Mon, January 24, 2022 3:42 PM Page 6

Study Name WAVERLY RES **PDFs** 9
Study Date 01/01/2021-12/31/2021 **Time Adj.** None
Table Basis Historical (PrYr 2021) **NUTC** 0

Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
166	9	05-34-255-004	WAVERLY-2	1309 MEADOWBROOK LN	D	0	2021/5383		\$0	\$0	\$171,300	11/1/2021	\$172,500	99.30
* 167	9	05-35-453-009	WAVERLY-3o	509 6TH ST NE	D	0	2021/2880		\$0	\$0	\$533,380	6/4/2021	\$535,000	99.70
168	9	09-12-152-008	WAVERLY-5o	1309 18TH AVE SE	D	0	2021/2893		\$0	\$0	\$270,160	5/26/2021	\$269,900	100.10
169	9	09-04-226-007	WAVERLY-2	2212 3RD AVE NW	D	0	2021/1768		\$0	\$0	\$145,700	4/1/2021	\$145,000	100.48
170	9	09-10-100-053	WAVERLY-3o	1213 16TH ST SW	D	0	2021/2280		\$0	\$0	\$366,840	5/4/2021	\$363,000	101.06
171	9	05-35-368-002	WAVERLY-1	516 1ST ST NW	D	0	2021/5576		\$0	\$0	\$119,690	11/16/2021	\$118,000	101.43
172	9	09-11-154-018	WAVERLY-C2	101 FLINTSTONE DR UNIT	D	0	2021/0232		\$0	\$0	\$173,370	1/13/2021	\$170,000	101.98
173	9	09-02-186-005	WAVERLY-1	315 2ND ST SE	D	0	2021/3424		\$0	\$0	\$152,250	7/2/2021	\$149,000	102.18
174	9	09-11-154-017	WAVERLY-C2	101 FLINTSTONE DR UNIT	D	0	2021/1083		\$0	\$0	\$173,370	3/2/2021	\$169,000	102.59
175	9	09-11-326-010	WAVERLY-6	108 MULLIGAN CIR	D	0	2021/3411		\$0	\$0	\$388,930	7/6/2021	\$375,000	103.71
176	9	09-01-156-021	WAVERLY-5	1219 E BREMER AVE	D	0	2021/1076		\$0	\$0	\$160,030	2/12/2021	\$154,250	103.75
177	9	09-03-103-020	WAVERLY-2	1904 2ND AVE NW	D	0	2021/1249		\$0	\$0	\$140,730	2/25/2021	\$135,000	104.24
178	9	05-34-176-016	WAVERLY-4	1507 HICKORY HEIGHTS I	D	0	2021/4782		\$0	\$0	\$253,300	9/27/2021	\$242,000	104.67
179	9	09-03-182-006	WAVERLY-2	1313 2ND AVE SW	D	0	2021/3002		\$0	\$0	\$146,860	6/8/2021	\$140,000	104.90
180	9	05-35-227-002	WAVERLY-2	205 EMERY DR	D	0	2021/0764		\$0	\$0	\$144,070	2/12/2021	\$136,500	105.55
181	9	09-11-305-028	WAVERLY-C3	16 EAGLE RIDGE DR	D	0	2021/1834		\$0	\$0	\$291,670	3/27/2021	\$275,000	106.06
182	9	09-03-105-010	WAVERLY-2	1927 2ND AVE NW	D	0	2021/0922		\$0	\$0	\$141,590	2/19/2021	\$133,000	106.46
183	9	09-11-326-016	WAVERLY-6	132 EAGLE RIDGE DR	D	0	2021/1879		\$0	\$0	\$351,920	4/15/2021	\$330,000	106.64
184	9	09-03-104-009	WAVERLY-2	205 18TH ST NW	D	0	2021/5364		\$0	\$0	\$185,140	11/1/2021	\$170,000	108.91
185	9	09-03-291-004	WAVERLY-1	419 6TH ST SW	D	0	2021/5563		\$0	\$0	\$79,250	11/11/2021	\$72,000	110.07
186	9	09-10-226-022	WAVERLY-1	1308 4TH ST SW	D	0	2021/3685		\$0	\$0	\$186,190	7/15/2021	\$165,000	112.84
187	9	09-03-255-008	WAVERLY-1	918 2ND AVE PL	D	0	2021/2919		\$0	\$0	\$115,140	6/7/2021	\$100,000	115.14
188	9	09-03-292-005	WAVERLY-1	410 4TH ST SW	D	0	2021/2102		\$0	\$0	\$83,370	4/20/2021	\$72,000	115.79
189	9	09-04-203-028	WAVERLY-4	204 24TH ST NW	D	0	2021/3654		\$0	\$0	\$263,460	7/20/2021	\$227,500	115.81
190	9	05-34-255-001	WAVERLY-2	1109 RIDGEWOOD BLVD	D	0	2021/3523		\$0	\$0	\$161,190	7/14/2021	\$134,000	120.29
191	9	09-03-290-004	WAVERLY-1	404 6TH ST SW	D	0	2021/5805		\$0	\$0	\$92,610	12/7/2021	\$70,000	132.30
192	9	05-35-363-001	WAVERLY-1	602 1ST ST NW	D	0	2021/2142		\$0	\$0	\$86,900	4/21/2021	\$65,000	133.69
193	9	05-36-327-001	WAVERLY-7	101 FAIRHOLM DR	D	0	2021/5051		\$0	\$0	\$203,830	10/13/2021	\$120,000	169.86
									\$0	\$0	\$38,540,940	\$42,751,840		
									Building Residual		\$42,751,840			
									Indicated Map Factor		N/A			

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