

# Bremer County Assessor

## Sales Ratio Group Statistics

Study Name 2023 SALES JAN-JUNE WAVERLY  
 Study Date 01/01/2023-06/30/2023  
 Table Basis Historical (VOS)

PDFs 3, 11  
 Time Adj. None  
 NUTC 0

**Group Tally**      Number of sales in group = **76**      Deeds: 76; 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	245,093	453,000	18,627,050
Land Value	0	0	0	0
Improvement Value	0	0	0	0
<b>Total Assd Value</b>	<b>66,900</b>	<b>223,696</b>	<b>491,790</b>	<b>17,000,910</b>

Low PIN 09-03-247-002

High PIN 05-34-176-022

### Statistical Measures

High Ratio	167.25
Low Ratio	57.04
Weighted Mean	91.27
Mean	92.92
<b>Median</b>	<b>93.35</b>
<b>Coefficient of Dispersion - Median</b>	<b>8.88</b>
Coefficient of Variance - Mean	14.29
<b>Price Related Differential (PRD)</b>	<b>1.02</b>
Price Related Bias (PRB)	-0.058

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

Wed, August 2, 2023 11:26 AM Page 1

Study Name 2023 SALES JAN-JUNE WAVERLY PDFs 3, 11  
 Study Date 01/01/2023-06/30/2023 Time Adj. None  
 Table Basis Historical (VOS) NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	3	05-35-227-004	WAVERLY-2	303 EMERY DR	D	0	2023/2016		\$0	\$0	\$213,910	6/11/2023	\$375,000	57.04
2	3	09-03-242-005	WAVERLY-1	223 5TH ST NW	D	0	2023/1561		\$0	\$0	\$117,980	6/3/2023	\$179,900	65.58
3	3	09-02-335-011	WAVERLY-1	205 7TH AVE SE	D	0	2023/1319		\$0	\$0	\$93,660	5/17/2023	\$141,500	66.19
4	3	09-03-257-004	WAVERLY MR	-CONV,222 9TH ST SW	D	0	2023/1838		\$0	\$0	\$176,280	6/29/2023	\$258,000	68.33
5	3	05-35-228-002	WAVERLY-3	405 TUMBLEWEED TR	D	0	2023/1931		\$0	\$0	\$349,030	6/29/2023	\$495,000	70.51
*6	3	05-35-353-008	WAVERLY-7	808 2ND ST NW	D	0	2023/1375		\$0	\$0	\$67,260	5/18/2023	\$88,000	76.43
7	3	09-03-243-001	WAVERLY-1	220 5TH ST NW	D	0	2023/0948		\$0	\$0	\$134,100	4/13/2023	\$170,000	78.88
*8	3	05-35-204-007	WAVERLY-2	1501 EVANS ST	D	0	2023/1751		\$0	\$0	\$342,530	6/12/2023	\$429,000	79.84
9	3	09-03-426-003	WAVERLY-1	702 4TH AVE SW	D	0	2023/1677		\$0	\$0	\$132,670	6/16/2023	\$165,500	80.16
10	3	09-02-254-003	WAVERLY-1	614 E BREMER AVE	D	0	2023/1871		\$0	\$0	\$152,710	6/29/2023	\$185,000	82.55
11	3	09-11-401-015	WAVERLY-6	192 EAGLE RIDGE DR	D	0	2023/1228		\$0	\$0	\$428,640	5/8/2023	\$515,000	83.23
12	3	09-11-451-013	WAVERLY-6	136 AUGUSTA LN	D	0	2023/1491		\$0	\$0	\$377,010	5/23/2023	\$452,000	83.41
13	3	05-34-176-019	WAVERLY-4	1508 KNOLL RIDGE DR	D	0	2023/1288		\$0	\$0	\$294,280	5/11/2023	\$350,000	84.08
14	3	09-03-182-021	WAVERLY-2	202 IOWA ST	D	0	2023/0980		\$0	\$0	\$137,500	4/10/2023	\$159,900	85.99
15	3	05-34-451-020	WAVERLY - GATEWA	1022 7TH AVE NW	D	0	2023/1781		\$0	\$0	\$201,990	6/22/2023	\$233,000	86.69
16	3	09-02-210-007	WAVERLY-1	601 E BREMER AVE	D	0	2023/1687		\$0	\$0	\$143,750	6/6/2023	\$165,000	87.12
17	3	09-11-176-097	WAVERLY-5	1406 1ST ST SE	D	0	2023/0854		\$0	\$0	\$292,040	4/3/2023	\$335,000	87.18
18	3	09-11-176-098	WAVERLY-5	1408 1ST ST SE	D	0	2023/0213		\$0	\$0	\$292,040	1/18/2023	\$335,000	87.18
19	3	09-11-131-006	WAVERLY-5	1225 1ST ST SE	D	0	2023/1820		\$0	\$0	\$381,900	6/27/2023	\$436,500	87.49
20	3	09-03-178-007	WAVERLY-2	100 IOWA ST	D	0	2023/0522		\$0	\$0	\$135,830	3/3/2023	\$155,000	87.63
21	3	05-34-128-011	WAVERLY-4	1202 COUNTRY MEADOV	D	0	2023/0950		\$0	\$0	\$227,540	4/7/2023	\$259,000	87.85
22	3	05-34-256-004	WAVERLY-2	1003 RIDGEWOOD BLVD	D	0	2023/1253		\$0	\$0	\$224,730	5/2/2023	\$254,950	88.15
23	3	09-02-106-010	WAVERLY-1	202 3RD AVE NW	D	0	2023/1406		\$0	\$0	\$119,270	5/22/2023	\$135,000	88.35
24	3	09-04-254-007	WAVERLY-2	2303 1ST AVE NW	D	0	2023/1402		\$0	\$0	\$252,470	5/26/2023	\$285,000	88.59
25	3	09-11-404-004	WAVERLY - CENT OA	112 AUGUSTA CIR	D	0	2023/1888		\$0	\$0	\$343,740	6/15/2023	\$386,000	89.05
26	3	09-11-154-020	WAVERLY - STONE H.	101 FLINTSTONE DR UNIT	D	0	2023/1694		\$0	\$0	\$183,100	6/20/2023	\$205,000	89.32
27	3	05-34-176-014	WAVERLY-4	1517 HICKORY HEIGHTS	D	0	2023/1863		\$0	\$0	\$233,130	6/28/2023	\$260,000	89.67
28	3	09-03-101-021	WAVERLY-2	1812 4TH AVE NW	D	0	2023/1389		\$0	\$0	\$202,710	5/26/2023	\$226,000	89.69
29	3	09-04-206-004	WAVERLY-4	2513 PARK 2ND AVE NW	D	0	2023/1436		\$0	\$0	\$434,930	5/24/2023	\$480,000	90.61
30	3	09-03-377-007	WAVERLY-5	1408 MEADOW VIEW LN	D	0	2023/1680		\$0	\$0	\$245,220	6/14/2023	\$270,000	90.82
31	3	09-11-152-003	WAVERLY - LEDGES	1401 3RD ST SW UNIT 10	D	0	2023/1274		\$0	\$0	\$116,490	5/12/2023	\$128,000	91.01
32	3	09-02-378-005	WAVERLY-2	909 1ST ST SE	D	0	2023/1443		\$0	\$0	\$301,680	5/30/2023	\$330,000	91.42
33	3	05-34-252-006	WAVERLY-2	1413 HILLCREST DR	D	0	2023/1082		\$0	\$0	\$251,900	4/28/2023	\$274,000	91.93

\* denotes sale is part of multiparcel sale



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Wed, August 2, 2023 11:26 AM Page 2

Study Name 2023 SALES JAN-JUNE WAVERLY PDFs 3, 11  
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 Table Basis Historical (VOS) NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	3	09-11-176-038	WAVERLY - LEDGES	1108 16TH AVE SW UNIT 3	D	0	2023/0395		\$0	\$0	\$129,210	2/10/2023	\$139,500	92.62
35	3	05-34-179-008	WAVERLY-4	1209 GRANDVIEW AVE	D	0	2023/0659		\$0	\$0	\$268,620	3/10/2023	\$290,000	92.63
36	3	09-03-237-007	WAVERLY-1	303 6TH ST NW	D	0	2023/0953		\$0	\$0	\$236,370	4/13/2023	\$255,000	92.69
37	3	09-11-304-012	WAVERLY - CENT OA	1819 3RD ST SW	D	0	2023/1555		\$0	\$0	\$255,960	6/7/2023	\$275,500	92.91
38	3	05-35-367-005	WAVERLY-1	518 2ND ST NW	D	0	2023/1621		\$0	\$0	\$147,050	6/12/2023	\$158,000	93.07 <Median
39	3	09-03-377-006	WAVERLY-5	1500 MEADOW VIEW LN	D	0	2023/0621		\$0	\$0	\$243,450	2/23/2023	\$260,000	93.63 <Median
40	3	05-34-178-004	WAVERLY-4	1307 PARK AVE	D	0	2023/0708		\$0	\$0	\$319,820	3/19/2023	\$340,500	93.93
41	3	10-06-351-009	WAVERLY-7	207 OAK ST	D	0	2023/1624		\$0	\$0	\$162,530	6/3/2023	\$173,000	93.95
42	3	09-11-176-033	WAVERLY - LEDGES	1108 16TH AVE SW UNIT 3	D	0	2023/1155		\$0	\$0	\$118,150	4/28/2023	\$124,900	94.60
43	3	09-11-152-017	WAVERLY - LEDGES	11401 3RD ST SW UNIT 11	D	0	2023/1754		\$0	\$0	\$138,220	6/20/2023	\$146,000	94.67
* 44	3	09-11-304-020	WAVERLY-6	209 OAK RIDGE CIR	D	0	2023/1176		\$0	\$0	\$360,730	5/4/2023	\$381,000	94.68
45	3	09-04-276-003	WAVERLY-2	2203 1ST AVE NW	D	0	2023/0923		\$0	\$0	\$351,250	4/7/2023	\$370,000	94.93
46	3	09-03-101-023	WAVERLY-2	1800 4TH AVE NW	D	0	2023/0264		\$0	\$0	\$191,410	1/27/2023	\$200,000	95.70
47	3	09-03-106-001	WAVERLY-2	1731 2ND AVE NW	D	0	2023/1281		\$0	\$0	\$232,510	5/3/2023	\$242,500	95.88
48	3	05-34-476-001	WAVERLY-7	822 4TH ST NW	D	0	2023/0555		\$0	\$0	\$168,200	3/6/2023	\$174,500	96.39
* 49	3	09-03-477-017	WAVERLY-5	1024 4TH ST SW	D	0	2023/1335		\$0	\$0	\$333,020	5/12/2023	\$345,000	96.53
50	3	09-02-130-025	WAVERLY - BIG 6 CO	89 E BREMER AVE UNIT 2	D	0	2023/0485		\$0	\$0	\$202,950	2/21/2023	\$210,000	96.64
51	3	05-34-429-016	WAVERLY MR -CONV	620 7TH AVE NW	D	0	2023/1847		\$0	\$0	\$182,030	6/30/2023	\$187,500	97.08
52	3	09-02-226-003	WAVERLY MR -CONV	725 2ND AVE NE	D	0	2023/1836		\$0	\$0	\$211,290	6/28/2023	\$217,000	97.37
53	3	09-03-102-023	WAVERLY-2	1720 3RD AVE NW	D	0	2023/1851		\$0	\$0	\$204,540	6/30/2023	\$209,900	97.45
54	3	09-02-211-009	WAVERLY MR -CONV	703 E BREMER AVE	D	0	2023/0341		\$0	\$0	\$107,190	2/6/2023	\$110,000	97.45
55	3	09-02-280-015	WAVERLY-5	1008 BRONSON AVE	D	0	2023/1168		\$0	\$0	\$199,280	4/28/2023	\$204,000	97.69
56	3	09-02-228-014	WAVERLY-2	1014 2ND AVE NE	D	0	2023/0879		\$0	\$0	\$212,500	4/6/2023	\$216,900	97.97
57	3	09-04-228-005	WAVERLY-2	212 23RD ST NW	D	0	2023/0741		\$0	\$0	\$209,100	3/20/2023	\$213,000	98.17
58	3	05-34-430-033	WAVERLY - WOODRIE	806 6TH ST NW	D	0	2023/1105		\$0	\$0	\$198,470	4/22/2023	\$202,000	98.25
59	3	05-27-400-024	WAVERLY-5	2516 12TH ST NW	D	0	2023/1752		\$0	\$0	\$276,980	6/21/2023	\$280,000	98.92
60	3	09-11-154-023	WAVERLY - STONE H.	101 FLINTSTONE DR, UNF	D	0	2023/1700		\$0	\$0	\$247,440	6/20/2023	\$250,000	98.98
61	3	09-02-229-007	WAVERLY-1	906 1ST AVE NE	D	0	2023/0025		\$0	\$0	\$179,540	1/1/2023	\$180,000	99.74
62	3	05-34-451-009	WAVERLY-2	801 9TH ST NW	D	0	2023/1865		\$0	\$0	\$194,780	6/27/2023	\$195,000	99.89
63	3	09-02-351-028	WAVERLY-7	202 8TH AVE SW	D	0	2023/1034		\$0	\$0	\$108,030	4/18/2023	\$108,100	99.94
64	3	09-03-126-003	WAVERLY MR -CONV	503 LYMAN ST	D	0	2023/0837		\$0	\$0	\$232,700	3/31/2023	\$231,500	100.52
65	3	09-11-401-007	WAVERLY-6	160 EAGLE RIDGE DR	D	0	2023/1044		\$0	\$0	\$461,680	4/17/2023	\$455,500	101.36
66	3	09-11-305-005	WAVERLY-6	213 OAKWOOD CIR	D	0	2023/1230		\$0	\$0	\$332,650	5/4/2023	\$325,500	102.20

\* denotes sale is part of multiparcel sale

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Wed, August 2, 2023 11:26 AM Page 3

**Study Name** 2023 SALES JAN-JUNE WAVERLY **PDFs** 3, 11  
**Study Date** 01/01/2023-06/30/2023 **Time Adj.** None  
**Table Basis** Historical (VOS) **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
67	3	09-03-289-003	WAVERLY-1	713 3RD AVE SW	D	0	2023/1626		\$0	\$0	\$155,210	6/15/2023	\$150,000	103.47
* 68	3	09-02-210-002	WAVERLY-1	606 1ST AVE NE	D	0	2023/1217		\$0	\$0	\$143,840	5/8/2023	\$139,000	103.48
69	3	09-03-101-011	WAVERLY-2	1807 5TH AVE NW	D	0	2023/1122		\$0	\$0	\$195,710	5/1/2023	\$188,500	103.82
70	3	09-02-210-005	WAVERLY-1	117 7TH ST NE	D	0	2023/0461		\$0	\$0	\$149,660	2/3/2023	\$144,000	103.93
* 71	11	09-03-279-010	WAVERLY MR -APT1	117 5TH ST SW	D	0	2023/0688		\$0	\$0	\$236,460	3/17/2023	\$225,000	105.09
72	3	05-34-452-001	WAVERLY-2	904 9TH ST NW	D	0	2023/1166		\$0	\$0	\$280,020	4/26/2023	\$260,000	107.70
73	3	05-34-176-022	WAVERLY-4	1306 GRANDVIEW AVE	D	0	2023/1278		\$0	\$0	\$491,790	5/10/2023	\$453,000	108.56
74	3	09-02-157-009	WAVERLY MR -CONV	108-114 2ND AVE SW	D	0	2023/0148		\$0	\$0	\$86,990	1/17/2023	\$80,000	108.74
75	3	09-03-102-016	WAVERLY-2	1904 3RD AVE NW	D	0	2023/1186		\$0	\$0	\$174,660	5/8/2023	\$160,000	109.16
76	3	09-03-247-002	WAVERLY-1	415 1ST AVE NW	D	0	2023/1569		\$0	\$0	\$66,900	6/7/2023	\$40,000	167.25
									\$0	\$0	\$17,000,910		\$18,627,050	
									<b>Building Residual</b>		\$18,627,050			
									<b>Indicated Map Factor</b>		N/A			

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