

Bremer County Assessor

Sales Ratio Group Statistics

Study Name WAVERLY RESIDENTIAL
Study Date 01/01/2022-12/31/2022
Table Basis Main Tables

PDFs 3
Time Adj. None
NUTC 0

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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	78,900	240,618	550,000	46,439,320
Land Value	16,250	32,121	70,300	6,199,370
Improvement Value	56,050	205,296	511,720	39,622,080
Total Assd Value	72,300	237,417	582,020	45,821,450

Low PIN 09-03-127-006

High PIN09-02-201-008

Statistical Measures

High Ratio	130.05
Low Ratio	84.21
Weighted Mean	98.67
Mean	99.29
Median	99.25
Coefficient of Dispersion - Median	5.27
Coefficient of Variance - Mean	7.13
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.016

Bremer County Assessor

Sales Ratio Group Array

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NUTC 0

Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	3 09-03-252-005	WAVERLY-2	300 11TH ST SW	D	0	2022/1546	A	\$25,220	\$113,730	\$138,950	4/22/2022	\$165,000	84.21
2	3 05-35-362-004	WAVERLY-1	610 2ND ST NW	D	0	2022/1080	A	\$10,140	\$73,010	\$83,150	3/16/2022	\$98,500	84.42
3	3 09-11-179-015	WAVERLY -3 STH IV	245 FLINTSTONE DR	D	0	2022/0761	A	\$50,600	\$389,980	\$440,580	2/28/2022	\$521,700	84.45
4	3 09-02-206-006	WAVERLY-1	609 1ST AVE NE	D	0	2022/2964	A	\$23,100	\$141,870	\$164,970	8/5/2022	\$195,000	84.60
5	3 05-35-279-001	WAVERLY-4	600 BROWN LN	D	0	2022/2577	A	\$43,070	\$268,380	\$311,450	7/13/2022	\$365,000	85.33
6	3 09-03-106-002	WAVERLY-2	210 18TH ST NW	D	0	2022/2359	A	\$21,750	\$179,660	\$201,410	6/28/2022	\$230,050	87.55
7	3 09-02-327-004	WAVERLY-1	428 2ND ST SE	D	0	2022/2442	A	\$23,100	\$106,790	\$129,890	7/1/2022	\$147,850	87.85
8	3 09-11-376-009	WAVERLY - FAIRWAY	120 FAIRWAY DR	D	0	2022/3013	A	\$38,330	\$335,680	\$374,010	8/7/2022	\$424,900	88.02
9	3 09-03-103-001	WAVERLY-2	1929 3RD AVE NW	D	0	2022/3280	A	\$24,130	\$147,560	\$171,690	8/31/2022	\$195,000	88.05
10	3 09-03-378-013	WAVERLY-5	1100 MEADOW VIEW LN	D	0	2022/2600	A	\$42,900	\$319,760	\$362,660	6/27/2022	\$410,000	88.45
11	3 09-11-179-016	WAVERLY -3 STH IV	249 FLINTSTONE DR	D	0	2022/0784	A	\$54,810	\$476,380	\$531,190	2/28/2022	\$600,000	88.53
12	3 09-10-100-022	WAVERLY-1	1523 10TH AVE SW	D	0	2022/2868	A	\$70,700	\$63,620	\$134,320	7/29/2022	\$150,000	89.55
13	3 09-03-105-013	WAVERLY-2	1928 BREMER PKWY	D	0	2022/4016	A	\$24,540	\$176,030	\$200,570	10/27/2022	\$223,750	89.64
14	3 09-11-177-001	WAVERLY-5	1401 1ST ST SE	D	0	2022/2221	A	\$52,270	\$306,890	\$359,160	6/17/2022	\$400,000	89.79
15	3 09-02-301-001	WAVERLY-1	505 4TH ST SW	D	0	2022/2830	A	\$22,490	\$135,040	\$157,530	7/13/2022	\$174,900	90.07
16	3 05-34-251-005	WAVERLY-2	1110 RIDGEWOOD BLVD	D	0	2022/3383	A	\$32,830	\$200,680	\$233,510	8/24/2022	\$259,000	90.16
17	3 09-03-289-008	WAVERLY-1	717 3RD AVE SW	D	0	2022/3575	A	\$23,100	\$170,460	\$193,560	9/22/2022	\$214,000	90.45
18	3 10-07-126-034	WAVERLY-5	404 TERRACE DR	D	0	2022/1867	A	\$33,520	\$251,080	\$284,600	5/12/2022	\$314,500	90.49
19	3 05-35-368-002	WAVERLY-1	516 1ST ST NW	D	0	2022/3509	A	\$18,850	\$123,350	\$142,200	9/8/2022	\$157,100	90.52
20	3 05-34-491-004	WAVERLY-1	519 5TH ST NW	D	0	2022/1543	A	\$22,750	\$102,680	\$125,430	4/22/2022	\$138,500	90.56
21	3 09-03-101-005	WAVERLY-2	1911 5TH AVE NW	D	0	2022/3125	A	\$26,330	\$143,530	\$169,860	8/15/2022	\$187,000	90.83
22	3 09-03-380-011	WAVERLY-5	1323 ROBERTSON RD	D	0	2022/3980	A	\$37,230	\$246,670	\$283,900	10/13/2022	\$312,000	90.99
23	3 05-34-452-002	WAVERLY-2	807 9TH AVE NW	D	0	2022/4170	A	\$28,800	\$135,520	\$164,320	11/15/2022	\$180,000	91.29
24	3 09-11-176-083	WAVERLY - LEDGES	1412 STONE LANE UNIT	D	0	2022/0591	A	\$18,010	\$155,530	\$173,540	2/14/2022	\$190,000	91.34
25	3 09-03-127-006	WAVERLY-7	1317 5TH AVE NW	D	0	2022/1680	A	\$16,250	\$56,050	\$72,300	4/25/2022	\$78,900	91.63
26	3 09-03-177-018	WAVERLY-2	121 IOWA ST	D	0	2022/1999	A	\$28,400	\$155,000	\$183,400	5/31/2022	\$200,000	91.70
27	3 09-11-152-007	WAVERLY - LEDGES	1401 3RD ST SW UNIT 1	D	0	2022/4242	A	\$17,960	\$128,950	\$146,910	11/21/2022	\$160,000	91.82
* 28	3 05-35-353-012	WAVERLY-7	905 1ST ST NW	D	0	2022/2898	A	\$21,450	\$65,820	\$87,270	7/27/2022	\$95,000	91.86
29	3 09-03-105-005	WAVERLY-2	1901 1ST AVE NW	D	0	2022/3159	A	\$22,470	\$165,810	\$188,280	8/16/2022	\$204,500	92.07
* 30	3 05-34-428-012	WAVERLY-8	1204 5TH ST NW	D	0	2022/2053	A	\$94,460	\$458,050	\$552,510	6/1/2022	\$599,900	92.10
31	3 09-03-101-032	WAVERLY-5	1704 4TH AVE NW	D	0	2022/2219	A	\$33,100	\$195,520	\$228,620	6/16/2022	\$248,175	92.12
32	3 05-35-276-015	WAVERLY-4	503 BROWN LN	D	0	2022/3667	A	\$48,070	\$247,730	\$295,800	9/21/2022	\$320,000	92.44
33	3 05-34-452-010	WAVERLY-2	901 CEDAR RIVER DR	D	0	2022/4338	A	\$30,790	\$154,010	\$184,800	11/30/2022	\$199,900	92.45

* denotes sale is part of multiparcel sale

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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 05-35-231-004	WAVERLY-3	512 TUMBLEWEED TR	D	0	2022/1135	A	\$57,070	\$291,070	\$348,140	3/22/2022	\$376,450	92.48
35	3 05-35-277-010	WAVERLY-4	1402 ROUND HORN ST	D	0	2022/2931	A	\$39,550	\$215,610	\$255,160	7/25/2022	\$275,000	92.79
36	3 05-34-430-037	WAVERLY - WOODR	1802 6TH ST NW	D	0	2022/4274	A	\$14,930	\$190,550	\$205,480	11/28/2022	\$221,000	92.98
37	3 09-02-132-004	WAVERLY-1	215 1ST AVE NE	D	0	2022/1400	A	\$34,300	\$147,180	\$181,480	4/15/2022	\$195,000	93.07
38	3 09-03-182-020	WAVERLY-2	200 IOWA ST	D	0	2022/2161	A	\$23,280	\$144,370	\$167,650	5/27/2022	\$179,900	93.19
39	3 09-02-306-008	WAVERLY MR -CON	622 1ST ST SW	D	0	2022/4236	A	\$19,680	\$73,780	\$93,460	11/22/2022	\$100,100	93.37
40	3 05-35-366-002	WAVERLY-1	209 5TH AVE NW	D	0	2022/2872	A	\$8,450	\$141,020	\$149,470	8/1/2022	\$160,000	93.42
41	3 10-07-127-031	WAVERLY-5	3709 MONAGHAN DR	D	0	2022/4282	A	\$34,560	\$231,800	\$266,360	11/18/2022	\$285,000	93.46
42	3 09-04-278-003	WAVERLY-2	2113 W BREMER AVE	D	0	2022/3120	A	\$36,550	\$110,270	\$146,820	8/10/2022	\$157,000	93.52
43	3 05-34-179-017	WAVERLY-4	1212 PARK AVE	D	0	2022/2497	A	\$30,560	\$180,280	\$210,840	7/8/2022	\$225,000	93.71
44	3 05-34-487-006	WAVERLY-1	617 4TH ST NW	D	0	2022/3531	A	\$21,450	\$152,120	\$173,570	9/16/2022	\$184,900	93.87
45	3 05-26-379-006	WAVERLY-4	101 SUMMIT DR	D	0	2022/4469	A	\$51,380	\$238,720	\$290,100	12/14/2022	\$309,000	93.88
46	3 09-03-276-002	WAVERLY-1	709 W BREMER AVE	D	0	2022/3706	A	\$25,860	\$176,340	\$202,200	10/3/2022	\$215,000	94.05
47	3 09-04-254-005	WAVERLY-2	2307 1ST AVE NW	D	0	2022/2712	A	\$33,660	\$199,820	\$233,480	7/22/2022	\$248,000	94.15
48	3 10-07-127-026	WAVERLY-5	3601 MONAGHAN DR	D	0	2022/1590	A	\$37,320	\$217,960	\$255,280	4/25/2022	\$271,000	94.20
49	3 09-11-451-011	WAVERLY-6	144 AUGUSTA LN	D	0	2022/3007	A	\$69,700	\$401,800	\$471,500	8/8/2022	\$499,900	94.32
50	3 09-10-100-042	WAVERLY-1	1423 10TH AVE SW	D	0	2022/2433	A	\$71,000	\$193,210	\$264,210	6/30/2022	\$279,900	94.39
51	3 09-02-186-008	WAVERLY-1	308 3RD ST SE	D	0	2022/3501	A	\$12,430	\$110,490	\$122,920	9/12/2022	\$130,000	94.55
52	3 09-03-277-008	WAVERLY-1	606 1ST AVE SW	D	0	2022/2453	A	\$18,790	\$161,840	\$180,630	7/5/2022	\$191,000	94.57
53	3 05-34-410-016	WAVERLY-2	1103 9TH ST NW	D	0	2022/3396	A	\$28,800	\$176,060	\$204,860	8/30/2022	\$216,090	94.80
54	3 09-02-186-003	WAVERLY-1	214 2ND AVE SE	D	0	2022/3807	A	\$23,100	\$204,550	\$227,650	10/11/2022	\$240,000	94.85
55	3 05-34-427-003	WAVERLY-2	1118 WOODRING DR	D	0	2022/2200	A	\$39,470	\$259,400	\$298,870	6/17/2022	\$315,000	94.88
56	3 09-02-304-008	WAVERLY-1	602 3RD ST SW	D	0	2022/4384	A	\$32,800	\$119,180	\$151,980	11/29/2022	\$160,000	94.99
57	3 09-03-103-020	WAVERLY-2	1904 2ND AVE NW	D	0	2022/3565	A	\$21,390	\$135,360	\$156,750	9/14/2022	\$165,000	95.00
58	3 09-04-251-006	WAVERLY-4	2410 1ST AVE NW	D	0	2022/1873	A	\$40,610	\$290,310	\$330,920	5/17/2022	\$347,500	95.23
59	3 09-03-380-018	WAVERLY-5	1211 ROBERTSON RD	D	0	2022/0774	A	\$30,600	\$245,540	\$276,140	2/28/2022	\$289,900	95.25
60	3 05-34-179-006	WAVERLY-4	1213 GRANDVIEW AVE	D	0	2022/2959	A	\$37,200	\$282,830	\$320,030	8/5/2022	\$334,750	95.60
61	3 09-02-304-010	WAVERLY-1	623 4TH ST SW	D	0	2022/3758	A	\$22,280	\$109,260	\$131,540	10/7/2022	\$137,500	95.67
62	3 09-03-103-027	WAVERLY-2	1730 2ND AVE NW	D	0	2022/3895	A	\$21,390	\$137,990	\$159,380	10/17/2022	\$166,000	96.01
63	3 05-36-303-005	WAVERLY-3	608 CATALINA AVE	D	0	2022/2458	A	\$51,820	\$392,640	\$444,460	6/23/2022	\$460,000	96.62
64	3 09-03-182-012	WAVERLY-2	1314 3RD AVE SW	D	0	2022/1151	A	\$25,350	\$134,550	\$159,900	3/22/2022	\$165,000	96.91
65	3 09-02-130-016	WAVERLY - BIG 6 CO	93 E BREMER AVE UNIT	D	0	2022/3224	A	\$2,030	\$109,420	\$111,450	8/22/2022	\$115,000	96.91
66	3 09-11-404-012	WAVERLY - CENT O	144 AUGUSTA CIR	D	0	2022/2979	A	\$41,010	\$293,890	\$334,900	8/7/2022	\$345,000	97.07

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Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
67	3	09-02-328-001	WAVERLY-1	423 2ND ST SE	D	0	2022/2347	A	\$23,100	\$219,590	\$242,690	6/27/2022	\$250,000	97.08
68	3	09-02-184-002	WAVERLY-1	302 1ST ST SE	D	0	2022/2614	A	\$19,640	\$160,020	\$179,660	7/12/2022	\$185,000	97.11
69	3	09-03-183-009	WAVERLY-2	1303 3RD AVE SW	D	0	2022/4025	A	\$26,640	\$155,520	\$182,160	9/28/2022	\$186,900	97.46
70	3	09-11-131-007	WAVERLY-5	1229 1ST ST SE	D	0	2022/2009	A	\$49,920	\$257,440	\$307,360	5/25/2022	\$315,000	97.57
71	3	09-11-178-027	WAVERLY -3 STH IV	114 FLINTSTONE DR	D	0	2022/2314	A	\$48,480	\$335,350	\$383,830	6/27/2022	\$392,900	97.69
72	3	09-04-251-004	WAVERLY-4	2414 1ST AVE NW	D	0	2022/3700	A	\$46,270	\$369,410	\$415,680	9/29/2022	\$425,000	97.81
73	3	05-35-361-006	WAVERLY-1	619 2ND ST NW	D	0	2022/1643	A	\$10,730	\$118,940	\$129,670	4/15/2022	\$132,500	97.86
74	3	05-34-257-012	WAVERLY-2	1307 CEDAR RIVER DR	D	0	2022/3149	A	\$33,690	\$260,240	\$293,930	8/19/2022	\$300,000	97.98
75	3	05-34-327-006	WAVERLY-3	1207 DALTON DR	D	0	2022/4437	A	\$51,320	\$326,380	\$377,700	12/15/2022	\$385,000	98.10
76	3	05-34-488-003	WAVERLY MR -CON	610 4TH ST NW	D	0	2022/3704	A	\$18,660	\$104,040	\$122,700	9/30/2022	\$125,000	98.16
77	3	09-11-154-011	WAVERLY - STONE F	1601 3RD ST SW UNIT C	D	0	2022/2992	A	\$25,950	\$224,550	\$250,500	8/4/2022	\$255,000	98.24
78	3	09-04-204-011	WAVERLY - WILLOW	318 24TH ST NW	D	0	2022/0313	A	\$14,660	\$206,450	\$221,110	1/14/2022	\$225,000	98.27
79	3	05-34-404-005	WAVERLY-2	1115 CEDAR RIVER DR	D	0	2022/1571	A	\$32,170	\$196,860	\$229,030	4/27/2022	\$233,000	98.30
80	3	09-04-201-040	WAVERLY - LENORE	2406 CARSTENSEN DR	D	0	2022/3775	A	\$27,980	\$186,790	\$214,770	10/11/2022	\$218,000	98.52
81	3	09-02-303-005	WAVERLY-1	517 2ND ST SW	D	0	2022/3087	A	\$23,100	\$164,210	\$187,310	8/12/2022	\$190,000	98.58
82	3	09-11-303-003	WAVERLY-6	212 OAK RIDGE CIR	D	0	2022/2068	A	\$66,300	\$473,460	\$539,760	5/25/2022	\$547,000	98.68
83	3	09-02-190-003	WAVERLY-1	417 2ND ST SE	D	0	2022/2379	A	\$32,200	\$234,300	\$266,500	6/27/2022	\$270,000	98.70
84	3	09-11-152-025	WAVERLY - LEDGES	1501 3RD ST SW UNIT 2	D	0	2022/1526	A	\$15,900	\$102,080	\$117,980	4/22/2022	\$119,500	98.73
85	3	10-07-126-060	WAVERLY-5	3815 SPRING CT	D	0	2022/2730	A	\$28,230	\$211,710	\$239,940	7/22/2022	\$243,000	98.74
86	3	09-03-477-041	WAVERLY - SOUTH	409 8TH AVE SW	D	0	2022/1655	A	\$17,420	\$259,070	\$276,490	5/2/2022	\$280,000	98.75
87	3	09-01-101-007	WAVERLY-8	1201 1ST AVE NE	D	0	2022/3241	A	\$50,730	\$240,640	\$291,370	7/7/2022	\$295,000	98.77
88	3	09-04-254-008	WAVERLY-2	107 23RD ST NW	D	0	2022/2962	A	\$37,930	\$177,550	\$215,480	7/27/2022	\$218,000	98.84
89	3	09-11-176-052	WAVERLY-5	1403 STONE LANE	D	0	2022/1990	A	\$50,490	\$320,370	\$370,860	5/24/2022	\$375,000	98.90
90	3	09-11-176-074	WAVERLY - LEDGES	1412 STONE LANE UNIT	D	0	2022/1665	A	\$20,950	\$168,940	\$189,890	4/22/2022	\$192,000	98.90
91	3	09-02-332-019	WAVERLY-5	99 7TH AVE SE	D	0	2022/2882	A	\$44,960	\$293,390	\$338,350	7/25/2022	\$342,000	98.93
92	3	09-11-154-019	WAVERLY - STONE F	101 FLINTSTONE DR UN	D	0	2022/3078	A	\$19,760	\$163,340	\$183,100	6/8/2022	\$184,900	99.03
93	3	09-02-377-002	WAVERLY-1	208 7TH AVE SE	D	0	2022/1333	A	\$19,800	\$118,920	\$138,720	4/8/2022	\$140,000	99.09
94	3	09-02-226-045	WAVERLY-2	1007 3RD AVE NE	D	0	2022/4548	A	\$29,420	\$143,900	\$173,320	12/21/2022	\$174,900	99.10
95	3	05-34-131-019	WAVERLY-8	1611 12TH ST NW	D	0	2022/0800	A	\$52,000	\$394,090	\$446,090	2/28/2022	\$450,000	99.13
96	3	05-34-429-024	WAVERLY-2	815 6TH ST NW	D	0	2022/2224	A	\$23,280	\$174,340	\$197,620	6/17/2022	\$199,250	99.18
97	3	09-02-203-009	WAVERLY-1	615 2ND AVE NE	D	0	2022/1424	A	\$53,650	\$392,960	\$446,610	4/14/2022	\$450,000	99.25 <Median
98	3	05-34-431-018	WAVERLY-7	907 4TH ST NW	D	0	2022/0388	A	\$20,160	\$138,700	\$158,860	1/28/2022	\$160,000	99.29
99	3	09-11-176-075	WAVERLY - LEDGES	1412 STONE LANE UNIT	D	0	2022/2002	A	\$22,610	\$173,530	\$196,140	6/1/2022	\$197,500	99.31

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100	3 09-03-106-001	WAVERLY-2	1731 2ND AVE NW	D	0	2022/3844	A	\$24,020	\$208,490	\$232,510	10/12/2022	\$234,000	99.36
101	3 05-34-179-008	WAVERLY-4	1209 GRANDVIEW AVE	D	0	2022/0152	A	\$33,950	\$234,670	\$268,620	1/7/2022	\$269,900	99.53
102	3 09-04-276-008	WAVERLY-2	100 23RD ST NW	D	0	2022/1217	A	\$39,740	\$161,330	\$201,070	3/23/2022	\$202,000	99.54
103	3 09-04-201-006	WAVERLY - LENORE	2403 CARSTENSEN DR	D	0	2022/0986	A	\$27,980	\$201,120	\$229,100	3/11/2022	\$230,000	99.61
104	3 05-26-379-034	WAVERLY-4	2309 HORTON RD	D	0	2022/3708	A	\$73,750	\$424,280	\$498,030	9/28/2022	\$500,000	99.61
105	3 10-07-127-023	WAVERLY-5	3806 VIOLA DR	D	0	2022/3380	A	\$32,740	\$259,190	\$291,930	9/7/2022	\$293,000	99.63
106	3 09-03-104-004	WAVERLY-2	1811 2ND AVE NW	D	0	2022/3936	A	\$22,870	\$198,350	\$221,220	10/20/2022	\$222,000	99.65
107	3 09-03-178-019	WAVERLY-2	1304 2ND AVE SW	D	0	2022/4332	A	\$25,600	\$123,910	\$149,510	11/30/2022	\$149,900	99.74
108	3 09-02-376-002	WAVERLY-1	106 7TH AVE SE	D	0	2022/3714	A	\$20,700	\$127,470	\$148,170	9/21/2022	\$148,500	99.78
109	3 09-02-152-011	WAVERLY-1	122 2ND ST SW	D	0	2022/1659	A	\$26,530	\$208,190	\$234,720	5/2/2022	\$235,000	99.88
110	3 09-04-201-005	WAVERLY - LENORE	2401 CARSTENSEN DR	D	0	2022/4532	A	\$27,980	\$252,340	\$280,320	12/23/2022	\$280,500	99.94
111	3 09-11-176-091	WAVERLY - LEDGES	1412 STONE LANE UNIT	D	0	2022/2165	A	\$20,950	\$168,940	\$189,890	6/10/2022	\$190,000	99.94
112	3 09-02-254-002	WAVERLY-1	610 E BREMER AVE	D	0	2022/3130	A	\$21,450	\$353,490	\$374,940	8/12/2022	\$375,000	99.98
113	3 05-34-327-007	WAVERLY-3	1312 SHEPHERD AVE	D	0	2022/3046	A	\$53,790	\$356,390	\$410,180	8/10/2022	\$410,000	100.04
114	3 05-34-131-005	WAVERLY-4	1203 COUNTRY MEADO'	D	0	2022/1649	A	\$31,500	\$263,760	\$295,260	5/2/2022	\$295,000	100.09
115	3 09-04-201-036	WAVERLY - LENORE	2414 CARSTENSEN DR	D	0	2022/1397	A	\$27,980	\$212,280	\$240,260	4/15/2022	\$240,000	100.11
116	3 05-34-177-001	WAVERLY-4	1510 HICKORY HEIGHTS	D	0	2022/2754	A	\$41,150	\$259,560	\$300,710	7/20/2022	\$300,000	100.24
117	3 09-02-110-005	WAVERLY-1	321 2ND ST NW	D	0	2022/2077	A	\$21,450	\$286,550	\$308,000	6/6/2022	\$307,000	100.33
118	3 09-03-377-014	WAVERLY-5	1402 MEADOW VIEW LN	D	0	2022/2351	A	\$30,860	\$150,010	\$180,870	6/27/2022	\$180,000	100.48
119	3 09-02-376-005	WAVERLY-1	116 7TH AVE SE	D	0	2022/3148	A	\$19,800	\$138,730	\$158,530	8/18/2022	\$157,500	100.65
120	3 09-02-211-010	WAVERLY-1	707 E BREMER AVE	D	0	2022/3612	A	\$13,980	\$116,860	\$130,840	9/22/2022	\$130,000	100.65
* 121	3 09-03-245-005	WAVERLY MR -CON	111 6TH ST NW	D	0	2022/0822	A	\$18,200	\$122,710	\$140,910	2/15/2022	\$140,000	100.65
122	3 05-34-451-015	WAVERLY - GATEWA	1016 7TH AVE NW	D	0	2022/3892	A	\$25,530	\$236,180	\$261,710	10/19/2022	\$260,000	100.66
123	3 05-34-428-005	WAVERLY-2	1112 5TH ST NW	D	0	2022/2870	A	\$25,110	\$205,840	\$230,950	7/23/2022	\$229,000	100.85
124	3 09-02-379-002	WAVERLY-2	910 1ST ST SE	D	0	2022/4547	A	\$25,920	\$137,770	\$163,690	12/28/2022	\$162,250	100.89
125	3 05-34-178-002	WAVERLY-4	1311 PARK AVE	D	0	2022/2604	A	\$31,820	\$193,310	\$225,130	7/14/2022	\$223,000	100.96
126	3 05-34-178-003	WAVERLY-4	1309 PARK AVE	D	0	2022/1499	A	\$31,820	\$303,650	\$335,470	4/22/2022	\$332,150	101.00
127	3 09-03-286-006	WAVERLY-1	614 3RD AVE SW	D	0	2022/1091	A	\$23,100	\$186,190	\$209,290	3/22/2022	\$207,000	101.11
128	3 09-02-332-013	WAVERLY-1	121 7TH AVE SE	D	0	2022/1007	A	\$19,800	\$127,610	\$147,410	3/14/2022	\$145,000	101.66
129	3 09-11-176-030	WAVERLY - LEDGES	108 16TH AVE SW UNIT	D	0	2022/4280	A	\$18,850	\$108,350	\$127,200	11/27/2022	\$125,000	101.76
130	3 09-04-228-011	WAVERLY-2	301 22ND ST NW	D	0	2022/3577	A	\$31,080	\$172,640	\$203,720	9/19/2022	\$200,000	101.86
131	3 05-34-427-020	WAVERLY-2	1113 5TH ST NW	D	0	2022/2377	A	\$25,380	\$202,940	\$228,320	6/28/2022	\$224,000	101.93
132	3 09-11-126-009	WAVERLY-5	1206 1ST ST SE	D	0	2022/2640	A	\$31,580	\$274,100	\$305,680	7/8/2022	\$299,900	101.93

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Study Name WAVERLY RESIDENTIAL **PDFs** 3
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Table Basis Main Tables **NUTC** 0

Sale #PDF PIN		Map Area	Address	D/CNUTC		Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
133	3 05-34-409-001	WAVERLY-8	1105 GATEWAY BLVD	D	0	2022/1010	A	\$38,200	\$406,030	\$444,230	3/10/2022	\$435,000	102.12
134	3 05-35-101-005	WAVERLY-4	1701 HORTON RD	D	0	2022/2261	A	\$59,150	\$295,940	\$355,090	6/14/2022	\$347,500	102.18
135	3 09-04-203-019	WAVERLY-2	313 23RD ST NW	D	0	2022/3259	A	\$31,080	\$179,940	\$211,020	8/17/2022	\$206,500	102.19
136	3 05-34-431-009	WAVERLY-2	900 5TH ST NW	D	0	2023/0014	A	\$23,370	\$156,040	\$179,410	12/30/2022	\$175,500	102.23
137	3 05-34-431-009	WAVERLY-2	900 5TH ST NW	D	0	2022/3618	A	\$23,370	\$156,040	\$179,410	9/26/2022	\$175,500	102.23
138	3 05-34-131-020	WAVERLY-8	1609 12TH ST NW	D	0	2022/2276	A	\$52,000	\$344,670	\$396,670	6/10/2022	\$387,900	102.26
139	3 05-35-177-010	WAVERLY-2	1413 CEDAR LN DR	D	0	2022/1678	A	\$67,050	\$153,090	\$220,140	5/2/2022	\$215,000	102.39
140	3 09-01-104-013	WAVERLY-6	1201 2ND AVE NE	D	0	2022/3040	A	\$64,970	\$439,870	\$504,840	8/8/2022	\$492,000	102.61
141	3 05-35-277-005	WAVERLY-4	1412 ROUND HORN ST	D	0	2022/1970	A	\$39,810	\$247,820	\$287,630	5/16/2022	\$280,000	102.72
142	3 05-34-131-001	WAVERLY-4	1211 COUNTRY MEADO'	D	0	2022/0335	A	\$31,500	\$258,450	\$289,950	1/24/2022	\$282,100	102.78
143	3 09-03-176-007	WAVERLY-2	113 16TH ST SW	D	0	2022/1261	A	\$38,380	\$249,880	\$288,260	3/31/2022	\$280,000	102.95
144	3 05-36-325-001	WAVERLY-7	920 BREMER RD	D	0	2022/2629	A	\$45,410	\$193,160	\$238,570	7/15/2022	\$231,500	103.05
145	3 10-06-353-005	WAVERLY-7	210 PINE ST	D	0	2022/3890	A	\$25,450	\$139,330	\$164,780	10/13/2022	\$159,900	103.05
146	3 09-04-228-006	WAVERLY-2	208 23RD ST NW	D	0	2022/3066	A	\$31,080	\$185,720	\$216,800	8/3/2022	\$210,000	103.24
* 147	3 09-01-127-002	WAVERLY-6	217 CARSON CIR	D	0	2022/2357	A	\$98,350	\$444,340	\$542,690	6/27/2022	\$525,000	103.37
148	3 09-02-187-005	WAVERLY-1	323 3RD ST SE	D	0	2022/0859	A	\$18,920	\$130,490	\$149,410	2/25/2022	\$144,500	103.40
149	3 09-02-129-010	WAVERLY-1	311 2ND AVE NE	D	0	2022/2283	A	\$23,100	\$137,370	\$160,470	6/20/2022	\$155,000	103.53
* 150	3 09-03-378-003	WAVERLY-5	715 SUNNY SLOPE DR	D	0	2022/1884	A	\$40,680	\$228,530	\$269,210	5/20/2022	\$260,000	103.54
151	3 09-03-101-012	WAVERLY-2	1801 5TH AVE NW	D	0	2022/3989	A	\$25,920	\$117,560	\$143,480	10/27/2022	\$138,500	103.60
152	3 09-11-126-023	WAVERLY-5	1210 1ST ST SE	D	0	2022/1145	A	\$29,060	\$263,760	\$292,820	3/15/2022	\$282,000	103.84
153	3 05-34-329-003	WAVERLY-3	1112 FRANK ST	D	0	2022/3447	A	\$51,000	\$287,410	\$338,410	9/12/2022	\$325,500	103.97
154	3 05-35-280-010	WAVERLY-4	1403 ROUND HORN ST	D	0	2022/0873	A	\$38,120	\$377,760	\$415,880	2/28/2022	\$399,900	104.00
155	3 09-11-128-005	WAVERLY-5	207 ELIASSEN AVE	D	0	2022/2295	A	\$38,070	\$222,250	\$260,320	6/22/2022	\$250,000	104.13
156	3 09-03-128-013	WAVERLY-5	504 17TH ST NW	D	0	2022/1064	A	\$28,080	\$221,040	\$249,120	3/18/2022	\$239,000	104.23
157	3 09-02-308-001	WAVERLY-1	703 4TH ST SW	D	0	2022/3720	A	\$19,800	\$193,040	\$212,840	10/4/2022	\$204,000	104.33
158	3 05-34-176-015	WAVERLY-4	1509 HICKORY HEIGHTS	D	0	2022/4214	A	\$42,890	\$288,010	\$330,900	11/10/2022	\$317,000	104.38
159	3 09-02-105-005	WAVERLY-1	314 3RD AVE NW	D	0	2022/0920	A	\$21,450	\$184,560	\$206,010	2/28/2022	\$197,000	104.57
160	3 05-34-327-009	WAVERLY-3	1304 SHEPHERD AVE	D	0	2022/2398	A	\$47,030	\$371,800	\$418,830	6/30/2022	\$400,000	104.71
161	3 09-11-126-021	WAVERLY-5	1314 1ST ST SE	D	0	2022/2099	A	\$49,950	\$301,300	\$351,250	5/26/2022	\$335,000	104.85
162	3 09-02-201-002	WAVERLY-4	413 3RD AVE NE	D	0	2022/2480	A	\$42,210	\$162,360	\$204,570	7/7/2022	\$195,000	104.91
163	3 09-11-152-019	WAVERLY - LEDGES	1401 3RD ST SW UNIT 1	D	0	2022/4017	A	\$23,600	\$139,050	\$162,650	10/22/2022	\$155,000	104.94
* 164	3 09-02-228-008	WAVERLY-2	902 2ND AVE NE	D	0	2022/3199	A	\$43,590	\$171,700	\$215,290	8/19/2022	\$205,000	105.02
165	3 05-34-427-015	WAVERLY-2	504 10TH AVE NW	D	0	2022/3216	A	\$30,940	\$275,770	\$306,710	8/12/2022	\$292,000	105.04

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Study Name WAVERLY RESIDENTIAL **PDFs** 3
Study Date 01/01/2022-12/31/2022 **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	
166	3 09-03-178-009	WAVERLY-2	104 IOWA ST	D	0	2022/1890	A	\$28,400	\$146,730	\$175,130	5/12/2022	\$166,000	105.50
167	3 05-34-402-002	WAVERLY-2	812 12TH AVE NW	D	0	2022/0583	A	\$27,300	\$154,820	\$182,120	2/3/2022	\$172,500	105.58
168	3 09-02-185-007	WAVERLY MR -CON	115 3RD AVE SE	D	0	2022/2388	A	\$14,170	\$128,630	\$142,800	6/29/2022	\$135,000	105.78
169	3 09-02-201-008	WAVERLY-4	415 3RD AVE NE	D	0	2022/2829	A	\$70,300	\$511,720	\$582,020	7/27/2022	\$550,000	105.82
170	3 09-03-177-013	WAVERLY-2	111 IOWA CT	D	0	2022/1758	A	\$28,580	\$153,310	\$181,890	5/6/2022	\$171,755	105.90
171	3 09-02-132-001	WAVERLY-1	216 2ND ST NE	D	0	2022/1829	A	\$22,460	\$92,120	\$114,580	5/16/2022	\$108,000	106.09
172	3 09-11-152-036	WAVERLY - LEDGES	1501 3RD ST SW UNIT 2	D	0	2022/2598	A	\$17,900	\$108,610	\$126,510	7/12/2022	\$119,000	106.31
173	3 05-35-227-004	WAVERLY-2	303 EMERY DR	D	0	2022/2918	A	\$47,740	\$166,170	\$213,910	8/1/2022	\$200,000	106.96
174	3 09-02-165-002	WAVERLY-1	411 2ND ST SW	D	0	2022/0306	A	\$14,000	\$141,190	\$155,190	1/21/2022	\$144,900	107.10
175	3 09-02-157-006	WAVERLY-1	202 1ST ST SW	D	0	2022/1648	A	\$16,650	\$72,500	\$89,150	5/1/2022	\$83,000	107.41
176	3 09-03-104-008	WAVERLY-2	1812 1ST AVE NW	D	0	2022/2360	A	\$24,140	\$164,780	\$188,920	6/23/2022	\$174,900	108.02
177	3 09-02-308-002	WAVERLY-1	709 4TH ST SW	D	0	2022/0253	A	\$19,800	\$139,600	\$159,400	1/14/2022	\$147,000	108.44
178	3 09-02-379-006	WAVERLY-2	1014 1ST ST SE	D	0	2022/1026	A	\$23,770	\$108,400	\$132,170	3/15/2022	\$121,000	109.23
179	3 09-02-189-010	WAVERLY-1	110 3RD AVE SE	D	0	2022/0570	A	\$22,900	\$152,390	\$175,290	2/10/2022	\$160,000	109.56
180	3 09-02-229-010	WAVERLY-1	807 E BREMER AVE	D	0	2022/1675	A	\$22,740	\$182,400	\$205,140	4/25/2022	\$187,000	109.70
181	3 09-03-128-006	WAVERLY-2	433 16TH ST NW	D	0	2022/0524	A	\$19,500	\$131,890	\$151,390	2/9/2022	\$138,000	109.70
* 182	3 09-02-114-005	WAVERLY-1	217 2ND ST NW	D	0	2022/3986	A	\$34,910	\$130,430	\$165,340	10/19/2022	\$150,000	110.23
183	3 09-03-105-020	WAVERLY-2	1804 BREMER PKWY	D	0	2022/2646	A	\$25,660	\$210,440	\$236,100	7/15/2022	\$212,000	111.37
184	3 05-34-258-011	WAVERLY-2	821 GREENFIELD AVE	D	0	2022/3838	A	\$25,100	\$97,630	\$122,730	10/6/2022	\$110,000	111.57
185	3 09-11-404-008	WAVERLY - CENT OA	128 AUGUSTA CIR	D	0	2022/3579	A	\$41,010	\$290,000	\$331,010	9/23/2022	\$295,000	112.21
186	3 09-03-102-023	WAVERLY-2	1720 3RD AVE NW	D	0	2022/2324	A	\$25,040	\$179,500	\$204,540	6/23/2022	\$182,000	112.38
187	3 09-02-207-007	WAVERLY-1	715 1ST AVE NE	D	0	2022/0425	A	\$23,100	\$112,140	\$135,240	2/2/2022	\$120,000	112.70
188	3 05-34-258-008	WAVERLY-2	915 GREENFIELD AVE	D	0	2022/3939	A	\$25,100	\$73,880	\$98,980	10/20/2022	\$87,500	113.12
189	3 09-03-432-006	WAVERLY-1	514 5TH AVE SW	D	0	2022/1535	A	\$23,100	\$113,660	\$136,760	4/25/2022	\$120,000	113.97
190	3 09-02-256-001	WAVERLY-1	203 4TH ST SE	D	0	2022/0571	A	\$22,960	\$62,790	\$85,750	2/9/2022	\$73,000	117.47
191	3 09-02-202-021	WAVERLY-4	418 3RD AVE NE	D	0	2022/0831	A	\$43,870	\$270,030	\$313,900	2/28/2022	\$260,000	120.73
192	3 09-03-182-004	WAVERLY-2	1316 3RD AVE SW	D	0	2022/3697	A	\$27,260	\$127,130	\$154,390	9/29/2022	\$124,000	124.51
193	3 09-04-276-011	WAVERLY-2	2120 W BREMER AVE	D	0	2022/2665	A	\$33,380	\$170,800	\$204,180	7/15/2022	\$157,000	130.05
								\$6,199,370	\$39,622,080	\$45,821,450			
								Building Residual		\$40,239,950			
								Indicated Map Factor		N/A			

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