

Bremer County Assessor

Sales Ratio Group Statistics

Study Name 2025 SALES RATIO ANALYSIS PLAINFIELD
 Study Date 01/01/2025-12/31/2025
 Options Main Tables, Adjusted Sale Amt.

PDFs 1
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **8** Deeds: 8; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	66,000	130,125	222,500	1,041,000
Land Value	12,240	19,300	13,580	154,400
Improvement Value	57,610	105,788	210,130	846,300
Total Assd Value	69,850	125,088	223,710	1,000,700

Low PIN 01-29-154-005

High PIN 01-29-154-008

Statistical Measures

High Ratio	119.30
Low Ratio	80.09
Weighted Mean	96.13
Mean	97.83
Median	97.86
Coefficient of Dispersion - Median	11.86
Coefficient of Variance - Mean	14.57
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.070

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

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Sale #	PDF	PN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	1	01-29-156-002	PLAINFIELD-1	110 RAILROAD ST	D	0	2025/3932	A	\$20,400	\$83,720	\$104,120	12/5/2025	\$130,000	80.09
^ 2	1	01-29-156-006	PLAINFIELD-1	103 LINCOLN ST	D	0	2025/2486	A	\$20,810	\$75,780	\$96,590	8/4/2025	\$119,000	81.17
^ 3	1	01-29-103-005	PLAINFIELD-1	509 EAST ST	D	0	2025/0097	A	\$24,710	\$108,830	\$133,540	1/9/2025	\$151,000	88.44
^ 4	1	01-30-229-002	PLAINFIELD-2	624 WEST ST	D	0	2025/2944	A	\$20,400	\$146,170	\$166,570	9/5/2025	\$175,000	95.18 <Median
^ 5	1	01-29-154-008	PLAINFIELD-1	221 STEWART ST	D	0	2025/2775	A	\$13,580	\$210,130	\$223,710	8/18/2025	\$222,500	100.54 <Median
^ 6	1	01-29-154-005	PLAINFIELD-1	204 LINCOLN ST	D	0	2025/3489	A	\$12,240	\$57,610	\$69,850	10/29/2025	\$66,000	105.83
^ 7	1	01-30-238-001	PLAINFIELD-1	430 MAIN ST	D	0	2025/1550	A	\$17,820	\$66,220	\$84,040	5/8/2025	\$75,000	112.05
^ 8	1	01-30-226-010	PLAINFIELD-2	724 2ND ST	D	0	2025/1888	A	\$24,440	\$97,840	\$122,280	6/10/2025	\$102,500	119.30
									\$154,400	\$846,300	\$1,000,700		\$1,041,000	
									Building Residual		\$886,600			
									Indicated Map Factor		N/A			

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