

Bremer County Assessor

Sales Ratio Group Statistics

Study Name PLAINFIELD RES
 Study Date 01/01/2021-12/31/2022
 Table Basis Main Tables

PDFs 1
 Time Adj. None
 NUTC 0

Group Tally Number of sales in group = **16** Deeds: 16; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	50,000	111,275	182,000	1,780,400
Land Value	28,130	18,597	12,430	297,550
Improvement Value	22,910	94,068	195,330	1,505,090
Total Assd Value	51,040	112,665	207,760	1,802,640

Low PIN 01-20-353-005

High PIN01-29-154-008

Statistical Measures

High Ratio	136.89
Low Ratio	83.63
Weighted Mean	101.25
Mean	102.14
Median	101.88
Coefficient of Dispersion - Median	7.05
Coefficient of Variance - Mean	11.52
Price Related Differential (PRD)	1.01
Price Related Bias (PRB)	-0.023

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

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Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
* 1	1 01-20-352-002	PLAINFIELD-2	328 1ST ST	D	0	2022/3062	A	\$30,810	\$102,920	\$133,730	8/11/2022	\$159,900	83.63
2	1 01-30-230-006	PLAINFIELD-2	628 3RD ST	D	0	2022/3360	A	\$16,500	\$86,020	\$102,520	8/31/2022	\$115,000	89.15
3	1 01-29-102-002	PLAINFIELD-1	602 CENTER ST	D	0	2021/5542	A	\$20,030	\$93,540	\$113,570	11/3/2021	\$121,500	93.47
4	1 01-29-103-004	PLAINFIELD-1	309 3RD ST	D	0	2021/2583	A	\$12,180	\$98,150	\$110,330	5/21/2021	\$117,500	93.90
5	1 01-30-233-002	PLAINFIELD-1	613 3RD ST	D	0	2022/3091	A	\$31,620	\$74,370	\$105,990	8/11/2022	\$107,500	98.60
6	1 01-30-277-013	PLAINFIELD-1	324 MAIN ST	D	0	2021/6197	A	\$12,890	\$51,600	\$64,490	12/27/2021	\$65,000	99.22
7	1 01-29-152-002	PLAINFIELD-1	316 LINCOLN ST	D	0	2021/2891	A	\$11,030	\$103,950	\$114,980	6/8/2021	\$115,000	99.98
8	1 01-29-152-005	PLAINFIELD-1	304 LINCOLN ST	D	0	2021/4327	A	\$11,030	\$102,850	\$113,880	8/27/2021	\$112,000	101.68 <Median
9	1 01-20-353-005	PLAINFIELD-2	200 CEDAR ST	D	0	2022/1542	A	\$28,130	\$22,910	\$51,040	4/26/2022	\$50,000	102.08 <Median
10	1 01-30-229-005	PLAINFIELD-2	412 WEST ST	D	0	2021/3641	A	\$23,590	\$106,050	\$129,640	7/19/2021	\$127,000	102.08
11	1 01-30-230-011	PLAINFIELD-2	715 2ND ST	D	0	2021/2913	A	\$27,650	\$159,750	\$187,400	6/2/2021	\$183,000	102.40
12	1 01-30-234-002	PLAINFIELD-1	514 MAIN ST	D	0	2022/3608	A	\$11,550	\$46,900	\$58,450	9/26/2022	\$56,000	104.38
13	1 01-19-477-006	PLAINFIELD-1	808 MAIN ST	D	0	2022/0024	A	\$11,550	\$50,120	\$61,670	12/1/2021	\$59,000	104.53
14	1 01-30-229-004	PLAINFIELD-2	514 WEST ST	D	0	2021/4387	A	\$20,460	\$130,910	\$151,370	8/31/2021	\$140,000	108.12
15	1 01-29-154-008	PLAINFIELD-1	221 STEWART ST	D	0	2021/3255	A	\$12,430	\$195,330	\$207,760	6/25/2021	\$182,000	114.15
16	1 01-19-478-004	PLAINFIELD-1	404 1ST ST	D	0	2021/3382	A	\$16,100	\$79,720	\$95,820	6/26/2021	\$70,000	136.89
								\$297,550	\$1,505,090	\$1,802,640			\$1,780,400

Building Residual \$1,482,850
 Indicated Map Factor N/A

* denotes sale is part of multiparcel sale