

Bremer County Assessor
Sales Ratio Group Statistics

Study Name PLAINFIELD RES PDFs 1
 Study Date 01/01/2023-12/31/2023 Time Adj. None
 Table Basis Main Tables NUTC 0

Group Tally Number of sales in group = **12** Deeds: 12; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	64,000	130,000	215,000	1,560,000
Land Value	21,650	21,222	34,650	254,660
Improvement Value	49,940	105,565	216,340	1,266,780
Total Assd Value	71,590	126,787	250,990	1,521,440

Low PIN 01-29-151-007

High PIN 01-30-233-003

Statistical Measures

High Ratio	116.74
Low Ratio	74.48
Weighted Mean	97.53
Mean	96.35
Median	100.90
Coefficient of Dispersion - Median	12.18
Coefficient of Variance - Mean	15.42
Price Related Differential (PRD)	0.99
Price Related Bias (PRB)	0.092

Bremer County Assessor

Sales Ratio Group Array

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

Wed, March 6, 2024 1:00 PM

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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	01-30-238-003	PLAINFIELD-1	412 MAIN ST	D	0	2023/1755	A	\$18,040	\$62,400	\$80,440	6/21/2023	\$108,000	74.48
2	1	01-30-229-018	PLAINFIELD-1	740 4TH ST	D	0	2023/1689	A	\$20,700	\$66,690	\$87,390	6/14/2023	\$112,500	77.68
3	1	01-29-102-001	PLAINFIELD-1	620 CENTER ST	D	0	2023/3226	A	\$21,540	\$85,840	\$107,380	11/3/2023	\$135,000	79.54
* 4	1	01-30-202-010	PLAINFIELD-2	513 WEST ST	D	0	2023/2339	A	\$24,420	\$111,570	\$135,990	8/18/2023	\$164,000	82.92
5	1	01-30-234-002	PLAINFIELD-1	514 MAIN ST	D	0	2023/2174	A	\$13,200	\$62,720	\$75,920	8/3/2023	\$85,000	89.32
6	1	01-30-230-007	PLAINFIELD-2	614 3RD ST	D	0	2023/1867	A	\$21,170	\$72,710	\$93,880	6/28/2023	\$93,500	100.41 <Median
7	1	01-30-229-004	PLAINFIELD-2	514 WEST ST	D	0	2023/0905	A	\$20,600	\$138,590	\$159,190	3/31/2023	\$157,000	101.39 <Median
8	1	01-29-103-005	PLAINFIELD-2	509 EAST ST	D	0	2023/0561	A	\$24,710	\$98,530	\$123,240	2/28/2023	\$120,000	102.70
9	1	01-30-229-003	PLAINFIELD-2	516 WEST ST	D	0	2023/0332	A	\$20,400	\$100,000	\$120,400	2/3/2023	\$110,000	109.45
10	1	01-29-154-008	PLAINFIELD-1	221 STEWART ST	D	0	2023/1351	A	\$13,580	\$201,450	\$215,030	5/16/2023	\$196,000	109.71
11	1	01-29-151-007	PLAINFIELD-1	307 DIVISION ST	D	0	2023/0365	A	\$21,650	\$49,940	\$71,590	1/31/2023	\$64,000	111.86
12	1	01-30-233-003	PLAINFIELD-1	638 4TH ST	D	0	2023/3179	A	\$34,650	\$216,340	\$250,990	11/2/2023	\$215,000	116.74
									\$254,660	\$1,266,780	\$1,521,440			\$1,560,000

Building Residual \$1,305,340
 Indicated Map Factor N/A

* denotes sale is part of multiparcel sale