

Bremer County Assessor

Sales Ratio Group Statistics

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Study Name 2024 SALES RATIO ANALYSIS-PLAINFIELD
 Study Date 01/01/2024-12/31/2024
 Table Basis Main Tables

PDFs 1
 Time Adj. None
 NUTC 0

Group Tally

Number of sales in group = **5**

Deeds: 5; Contracts: 0; Other: 0

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

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	136,000	143,600	200,000	718,000
Land Value	22,600	19,750	23,260	98,750
Improvement Value	106,030	126,214	160,060	631,070
Total Assd Value	128,630	145,964	183,320	729,820

Low PIN 01-30-202-006

High PIN01-30-226-011

Statistical Measures

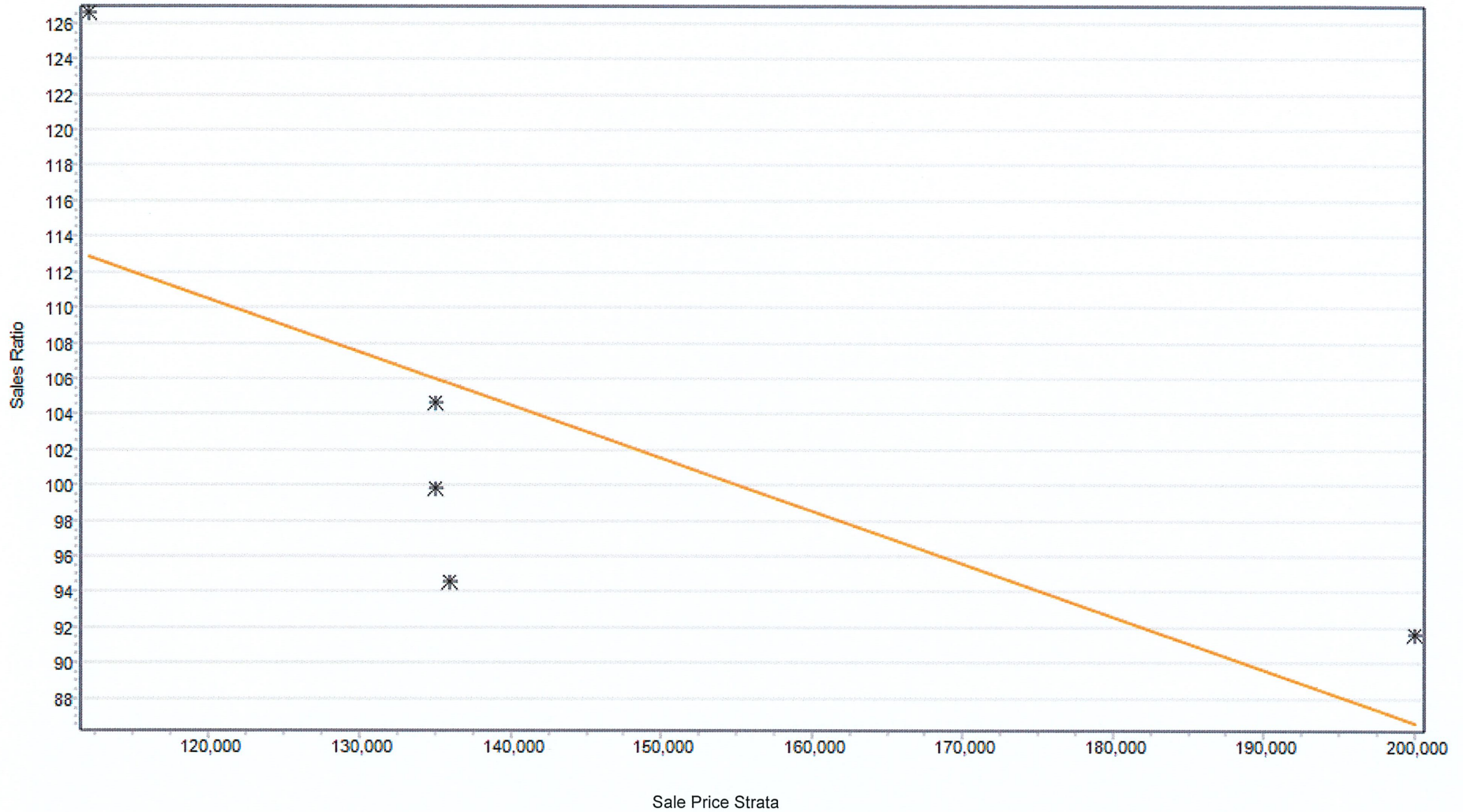
High Ratio	126.61
Low Ratio	91.66
Weighted Mean	101.65
Mean	103.47
Median	99.84
Coefficient of Dispersion - Median	9.02
Coefficient of Variance - Mean	13.40
Price Related Differential (PRD)	1.02
Price Related Bias (PRB)	-0.336

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Weighted Mean	101.65	Coefficient of Dispersion - Median	9.02
Mean	103.47	Coefficient of Dispersion - Mean	9.40
Median	99.84	Coefficient of Variance - Mean	13.40
		Price Related Differential (PRD)	1.02

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

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Study Name 2024 SALES RATIO ANALYSIS-PLAINFIELD **PDFs** 1
Study Date 01/01/2024-12/31/2024 **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
^ 1 1 01-30-226-011	PLAINFIELD-2	722 2ND ST	D	0 2024/0722	A	\$23,260	\$160,060	\$183,320	3/14/2024	\$200,000	91.66
*^ 2 1 01-30-202-006	PLAINFIELD-2	633 WEST ST	D	0 2024/1113	A	\$22,600	\$106,030	\$128,630	5/3/2024	\$136,000	94.58
^ 3 1 01-30-229-008	PLAINFIELD-2	721 2ND ST	D	0 2024/0104	A	\$19,400	\$115,390	\$134,790	1/8/2024	\$135,000	99.84 <Median
^ 4 1 01-30-235-007	PLAINFIELD-1	400 4TH ST	D	0 2024/0767	A	\$9,900	\$131,380	\$141,280	4/1/2024	\$135,000	104.65
^ 5 1 01-30-229-005	PLAINFIELD-2	412 WEST ST	D	0 2024/3362	A	\$23,590	\$118,210	\$141,800	11/26/2024	\$112,000	126.61
						\$98,750	\$631,070	\$729,820			
							<u>Building Residual</u>	\$619,250			
							<u>Indicated Map Factor</u>	N/A			

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