

Boone County Assessors Office

Sales Ratio Group Array

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

Mon, March 25, 2024 3:21 PM

Page

1

Study Name Terri's Study.scfg **PDFs** 29
Study Date 01/01/2023-12/31/2023 **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	29 08-8426-21-23-82-140	BOONE	224 17TH ST	D 0	232179	A	\$15,876	\$37,706	\$53,582	6/23/2023	\$158,000	33.91
2	29 08-8426-27-24-82-100	BOONE	1544 3RD ST	D 0	231843	A	\$14,700	\$31,645	\$46,345	6/9/2023	\$101,000	45.89
3	29 08-8426-29-11-82-080	BOONE	314 W 7TH ST	D 0	232755	A	\$14,700	\$83,474	\$98,174	8/14/2023	\$191,000	51.40
4	29 08-8426-29-23-82-075	BOONE	1324 W 1ST ST	D 0	232500	A	\$19,008	\$23,510	\$42,518	7/21/2023	\$80,800	52.62
5	29 08-8426-28-11-82-011	BOONE	708 BENTON ST	D 0	2023-1583	A	\$7,314	\$83,488	\$90,802	5/19/2023	\$156,500	58.02
6	29 08-8426-28-24-82-075	BOONE	623 3RD ST	D 0	233191	A	\$10,620	\$84,186	\$94,806	9/13/2023	\$159,000	59.63
7	29 08-8426-28-23-82-002	BOONE	405 MONONA ST	D 0	232474	A	\$19,080	\$104,513	\$123,593	7/9/2023	\$205,000	60.29
8	29 08-8426-27-23-82-125	BOONE	122 CLINTON ST	D 0	2023-0334	A	\$16,560	\$65,041	\$81,601	1/27/2023	\$131,900	61.87
9	29 08-8426-28-22-82-092	BOONE	509 MONONA ST	D 0	233587	A	\$19,080	\$103,277	\$122,357	10/12/2023	\$195,000	62.75
10	29 08-8426-28-24-82-002	BOONE	409 GREENE ST	D 0	232862	A	\$16,038	\$75,575	\$91,613	8/18/2023	\$135,000	67.86
11	29 08-8426-27-32-82-097	BOONE	1427 GARST AVE	D 0	231732	A	\$23,814	\$179,155	\$202,969	5/31/2023	\$294,900	68.83
12	29 08-8426-27-32-82-151	BOONE	1311 ALDRICH AVE	D 0	2023-1466	A	\$23,814	\$47,865	\$71,679	5/12/2023	\$102,500	69.93
13	29 08-8426-21-24-82-092	BOONE	1616 CRAWFORD ST	D 0	233540	A	\$19,080	\$82,542	\$101,622	10/23/2023	\$145,000	70.08
14	29 08-8426-21-42-82-040	BOONE	1409 BOONE ST	D 0	2023-1191	A	\$19,080	\$81,022	\$100,102	4/24/2023	\$141,900	70.54
15	29 08-8426-21-31-82-054	BOONE	1322 MONONA ST	D 0	232759	A	\$19,080	\$28,285	\$47,365	8/11/2023	\$66,000	71.77
16	29 08-8426-29-22-82-129	BOONE	420 RINGOLD ST	D 0	232066	A	\$33,454	\$99,337	\$132,791	6/27/2023	\$185,000	71.78
17	29 08-8426-34-24-82-021	BOONE	1540 HANCOCK DR	D 0	2023-1311	A	\$60,772	\$441,131	\$501,903	4/30/2023	\$697,000	72.01
18	29 08-8426-21-44-82-082	BOONE	1207 8TH ST	D 0	2023-1300	A	\$8,500	\$103,155	\$111,655	5/4/2023	\$155,000	72.04
19	29 08-8426-27-22-82-131	BOONE	1503 7TH ST	D 0	232442	A	\$12,420	\$80,505	\$92,925	7/26/2023	\$125,000	74.34
20	29 08-8426-29-12-82-082	BOONE	526 W 5TH ST	D 0	234038	A	\$19,008	\$88,919	\$107,927	12/5/2023	\$145,000	74.43
21	29 08-8426-28-11-82-110	BOONE	515 TAMA ST	D 0	232631	A	\$19,080	\$81,190	\$100,270	8/7/2023	\$133,500	75.11
22	29 08-8426-28-11-82-164	BOONE	1220 5TH ST	D 0	2023-0071	A	\$10,620	\$82,703	\$93,323	1/4/2023	\$124,000	75.26
23	29 08-8426-21-12-82-145	BOONE	2002 STORY ST	D 0	2023-0606	A	\$19,080	\$161,559	\$180,639	3/2/2023	\$240,000	75.27
24	29 08-8426-27-21-82-035	BOONE	1555 5TH ST	D 0	232816	A	\$8,280	\$73,213	\$81,493	8/4/2023	\$108,000	75.46
25	29 08-8426-22-32-82-134	BOONE	1309 13TH ST	D 0	233995	A	\$14,220	\$111,261	\$125,481	12/3/2023	\$165,300	75.91
26	29 08-8426-21-44-82-083	BOONE	1211 8TH ST	D 0	233617	A	\$13,596	\$80,730	\$94,326	10/27/2023	\$124,000	76.07
27	29 08-8426-21-32-82-104	BOONE	222 14TH ST	D 0	240012	A	\$15,876	\$86,244	\$102,120	12/20/2023	\$134,000	76.21
28	29 08-8426-28-21-82-063	BOONE	521 CRAWFORD ST	D 0	2023-0804	A	\$8,142	\$90,191	\$98,333	3/14/2023	\$128,620	76.45
29	29 08-8426-21-31-82-165	BOONE	1116 CARROLL ST	D 0	233427	A	\$19,080	\$89,299	\$108,379	10/10/2023	\$140,000	77.41
30	29 08-8426-22-33-82-052	BOONE	1003 MERIDIAN ST	D 0	231952	A	\$38,711	\$57,030	\$95,741	6/20/2023	\$123,000	77.84
31	29 08-8426-29-21-82-020	BOONE	411 FREMONT ST	D 0	233974	A	\$12,672	\$109,591	\$122,263	12/1/2023	\$157,000	77.87
32	29 08-8426-28-14-82-071	BOONE	312 BENTON ST	D 0	232166	A	\$19,080	\$177,431	\$196,511	6/28/2023	\$252,000	77.98
33	29 08-8426-29-13-82-059	BOONE	210 MARION ST	D 0	232857	A	\$25,750	\$146,655	\$172,405	8/21/2023	\$220,000	78.37

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Mon, March 25, 2024 3:21 PM

Page

2

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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	
34	29 08-8426-21-14-82-024	BOONE	1233 18TH ST	D	0	233798	A	\$23,782	\$151,021	\$174,803	10/25/2023	\$221,000	79.10
35	29 08-8426-33-34-82-018	BOONE	1702 KATE SHELLEY DR	D	0	233772	A	\$65,558	\$256,919	\$322,477	11/13/2023	\$407,000	79.23
36	29 08-8426-21-42-82-095	BOONE	1315-1317 MARSHALL S	D	0	240062	A	\$19,080	\$128,768	\$147,848	12/22/2023	\$186,000	79.49
37	29 08-8426-34-21-82-027	BOONE	929 S JACKSON ST	D	0	2023-0143	A	\$60,481	\$444,642	\$505,123	1/10/2023	\$635,000	79.55
38	29 08-8426-22-31-82-078	BOONE	1711 13TH ST	D	0	233268	A	\$16,170	\$106,477	\$122,647	9/24/2023	\$153,000	80.16
39	29 08-8426-27-23-82-057	BOONE	315 CLINTON ST	D	0	2023-1652	A	\$19,080	\$97,463	\$116,543	5/31/2023	\$145,000	80.37
40	29 08-8426-21-13-82-012	BOONE	1815 STORY ST	D	0	232429	A	\$18,444	\$156,702	\$175,146	7/24/2023	\$215,000	81.46
41	29 08-8426-27-22-82-063	BOONE	614 CEDAR ST	D	0	233238	A	\$19,080	\$143,264	\$162,344	9/23/2023	\$198,000	81.99
42	29 08-8426-28-14-82-022	BOONE	409 TAMA ST	D	0	2023-1213	A	\$15,300	\$120,575	\$135,875	4/26/2023	\$165,000	82.35
43	29 08-8426-28-21-82-113	BOONE	620 5TH ST	D	0	2023-1052	A	\$18,922	\$94,332	\$113,254	4/7/2023	\$137,500	82.37
44	29 08-8426-21-33-82-020	BOONE	901 MONONA ST	D	0	232570	A	\$12,060	\$70,398	\$82,458	7/24/2023	\$99,995	82.46
45	29 08-8426-27-24-82-235	BOONE	1531 2ND ST	D	0	232115	A	\$29,400	\$158,808	\$188,208	6/24/2023	\$226,000	83.28
46	29 08-8426-20-44-82-043	BOONE	809 DIVISION ST	D	0	233939	A	\$15,840	\$80,878	\$96,718	11/29/2023	\$115,000	84.10
47	29 08-8426-28-23-82-056	BOONE	310 3RD ST	D	0	232296	A	\$24,851	\$151,850	\$176,701	6/30/2023	\$210,000	84.14
48	29 08-8426-21-13-82-026	BOONE	1804 STORY ST	D	0	2023-0985	A	\$19,080	\$69,716	\$88,796	4/2/2023	\$105,000	84.57
49	29 08-8426-28-42-82-025	BOONE	719 UNION ST	D	0	232168	A	\$15,930	\$121,942	\$137,872	6/27/2023	\$163,000	84.58
50	29 08-8426-20-43-82-045	BOONE	511 W 9TH ST	C	0	2023-0991	A	\$20,580	\$51,323	\$71,903	2/6/2023	\$85,000	84.59
51	29 08-8426-28-11-82-070	BOONE	626 BENTON ST	D	0	232761	A	\$16,020	\$132,254	\$148,274	8/6/2023	\$175,000	84.73
52	29 08-8426-28-21-82-083	BOONE	515 CARROLL ST	D	0	2023-0941	A	\$19,080	\$201,569	\$220,649	3/29/2023	\$260,000	84.87
53	29 08-8426-21-31-82-096	BOONE	1217 GREENE ST	D	0	232518	A	\$19,080	\$199,492	\$218,572	7/29/2023	\$257,500	84.88
54	29 08-8426-29-14-82-028	BOONE	116 W 3RD ST	D	0	233851	A	\$19,404	\$107,913	\$127,317	11/15/2023	\$149,900	84.93
55	29 08-8426-21-23-82-202	BOONE	223 16TH ST	D	0	234139	A	\$30,482	\$110,549	\$141,031	12/11/2023	\$165,000	85.47
56	29 08-8426-28-22-82-046	BOONE	218 7TH ST	D	0	2023-1521	A	\$18,360	\$143,004	\$161,364	5/4/2023	\$187,000	86.29
57	29 08-8426-27-23-82-016	BOONE	417 CEDAR ST	D	0	232811	A	\$19,080	\$175,368	\$194,448	8/17/2023	\$225,000	86.42
58	29 08-8426-33-11-82-047	BOONE	1209 COUNTRY CLUB DR	D	0	233401	A	\$58,800	\$304,226	\$363,026	10/9/2023	\$420,000	86.43
59	29 08-8426-27-23-82-152	BOONE	1320 2ND ST	D	0	232324	A	\$10,620	\$169,326	\$179,946	7/16/2023	\$208,000	86.51
60	29 08-8426-21-34-82-141	BOONE	509 8TH ST	D	0	232504	A	\$18,612	\$95,741	\$114,353	7/31/2023	\$132,000	86.63
61	29 08-8426-21-31-82-053	BOONE	1316 MONONA ST	D	0	232945	A	\$19,080	\$107,469	\$126,549	8/28/2023	\$146,000	86.68
62	29 08-8426-29-21-82-006	BOONE	817 W 4TH ST	D	0	2023-1032	A	\$19,008	\$98,030	\$117,038	4/4/2023	\$135,000	86.69
63	29 08-8426-29-11-82-072	BOONE	212 W 7TH ST	D	0	2023-0923	A	\$16,758	\$147,859	\$164,617	4/2/2023	\$189,900	86.69
64	29 08-8426-21-42-82-030	BOONE	1428 BOONE ST	D	0	2023-1265	A	\$16,560	\$99,739	\$116,299	4/20/2023	\$134,000	86.79
65	29 08-8426-27-23-82-034	BOONE	210 LINN ST	D	0	2023-0925	A	\$19,080	\$158,856	\$177,936	3/21/2023	\$205,000	86.80
66	29 08-8426-28-42-82-146	BOONE	242 S GREENE ST	D	0	233930	A	\$23,850	\$165,624	\$189,474	11/22/2023	\$218,000	86.91

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Mon, March 25, 2024 3:21 PM

Page

3

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67	29	08-8426-28-23-82-050	BOONE	221 MONONA ST	D	0	233918	A	\$19,080	\$107,020	\$126,100	11/20/2023	\$145,000	86.97
68	29	08-8426-27-23-82-127	BOONE	110 CLINTON ST	D	0	232026	A	\$16,740	\$154,184	\$170,924	6/22/2023	\$195,000	87.65
69	29	08-8426-28-43-82-012	BOONE	417 S STORY ST	D	0	2023-1209	A	\$28,620	\$135,495	\$164,115	4/25/2023	\$187,000	87.76
70	29	08-8426-28-14-82-055	BOONE	1115 3RD ST	D	0	2023-0612	A	\$16,815	\$106,080	\$122,895	3/1/2023	\$139,500	88.10
71	29	08-8426-28-13-82-138	BOONE	915 1ST ST	D	0	234214	A	\$21,353	\$123,575	\$144,928	12/26/2023	\$164,000	88.37
72	29	08-8426-27-42-82-040	BOONE	2021 ALDRICH AVE	D	0	2023-1430	A	\$43,921	\$155,382	\$199,303	5/10/2023	\$225,000	88.58
73	29	08-8426-21-14-82-017	BOONE	1816 TAMA ST	D	0	232507	A	\$19,080	\$128,733	\$147,813	7/21/2023	\$164,900	89.64
74	29	08-8426-21-34-82-016	BOONE	521 11TH ST	D	0	233961	A	\$15,930	\$111,636	\$127,566	11/30/2023	\$142,000	89.84
75	29	08-8426-21-21-82-057	BOONE	2009 GREENE ST	D	0	2023-0800	A	\$19,080	\$145,851	\$164,931	3/14/2023	\$183,500	89.88
76	29	08-8426-20-44-82-041	BOONE	819 DIVISION ST	D	0	2023-1497	A	\$18,144	\$149,993	\$168,137	4/28/2023	\$186,900	89.96
* 77	29	08-8426-29-31-82-076	BOONE	322 S MAIN ST	D	0	231921	A	\$29,257	\$157,966	\$187,223	6/6/2023	\$208,000	90.01
78	29	08-8426-21-42-82-136	BOONE	811 12TH ST	D	0	2023-0613	A	\$22,080	\$142,734	\$164,814	2/24/2023	\$182,900	90.11
79	29	08-8426-27-33-82-077	BOONE	1505 SE LINN ST	D	0	2023-0356	A	\$33,750	\$181,915	\$215,665	2/1/2023	\$239,000	90.24
80	29	08-8426-21-34-82-128	BOONE	616 9TH ST	D	0	2023-0930	A	\$15,930	\$79,138	\$95,068	3/31/2023	\$105,000	90.54
81	29	08-8426-28-42-82-045	BOONE	204 S GREENE ST	D	0	232276	A	\$36,036	\$136,908	\$172,944	7/12/2023	\$190,000	91.02
82	29	08-8426-28-41-82-151	BOONE	1124 ALDRICH AVE	D	0	230802	A	\$33,696	\$209,914	\$243,610	3/13/2023	\$264,900	91.96
83	29	08-8426-27-34-82-011	BOONE	538 LINDEN LN	D	0	232809	A	\$33,075	\$193,178	\$226,253	8/18/2023	\$246,000	91.97
84	29	08-8426-29-12-82-030	BOONE	604 MARION ST	D	0	2023-1420	A	\$20,736	\$182,183	\$202,919	5/11/2023	\$220,000	92.24
85	29	08-8426-29-11-82-013	BOONE	517 MORTON ST	D	0	2023-0168	A	\$16,632	\$132,799	\$149,431	1/12/2023	\$162,000	92.24
86	29	08-8426-27-21-82-013	BOONE	1549 6TH ST	D	0	2023-0734	A	\$11,760	\$103,776	\$115,536	3/8/2023	\$125,000	92.43
87	29	08-8426-28-13-82-087	BOONE	209 MARSHALL ST	D	0	2023-1274	A	\$19,080	\$99,027	\$118,107	5/1/2023	\$127,000	93.00
88	29	08-8426-27-42-82-112	BOONE	204 MORNINGSIDE ST	D	0	2023-1590	A	\$51,840	\$329,934	\$381,774	5/20/2023	\$410,500	93.00
89	29	08-8426-28-14-82-052	BOONE	309 BENTON ST	D	0	233369	A	\$19,080	\$151,959	\$171,039	10/8/2023	\$182,500	93.72
90	29	08-8426-29-13-82-013	BOONE	704 W 1ST ST	D	0	231913	A	\$26,136	\$123,723	\$149,859	6/15/2023	\$159,900	93.72 <Median
91	29	08-8426-22-23-82-026	BOONE	1628 LINN ST	D	0	233734	A	\$41,310	\$183,901	\$225,211	11/6/2023	\$240,000	93.84 <Median
92	29	08-8426-21-23-82-150	BOONE	211 16TH ST	D	0	2023-1535	A	\$15,876	\$139,193	\$155,069	4/25/2023	\$165,000	93.98
93	29	08-8426-27-24-82-052	BOONE	1634 MAMIE EISENHOW	D	0	233684	A	\$14,700	\$122,660	\$137,360	11/2/2023	\$146,000	94.08
94	29	08-8426-28-11-82-133	BOONE	1109 5TH ST	D	0	232065	A	\$15,456	\$156,779	\$172,235	6/28/2023	\$182,900	94.17
95	29	08-8426-21-11-82-032	BOONE	2109 TAMA ST	D	0	233612	A	\$20,988	\$142,944	\$163,932	10/6/2023	\$173,505	94.48
96	29	08-8426-21-23-82-102	BOONE	212 18TH ST	D	0	2023-1587	A	\$21,168	\$202,189	\$223,357	5/23/2023	\$235,000	95.05
97	29	08-8426-28-42-82-059	BOONE	215 S MARSHALL ST	D	0	233528	A	\$28,458	\$171,189	\$199,647	10/20/2023	\$210,000	95.07
98	29	08-8426-21-24-82-121	BOONE	603 15TH ST	D	0	233395	A	\$24,851	\$193,121	\$217,972	10/12/2023	\$229,000	95.18
99	29	08-8426-29-42-82-098	BOONE	704 COLLEGE ST	D	0	232123	A	\$39,674	\$143,787	\$183,461	5/30/2023	\$192,500	95.30

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Mon, March 25, 2024 3:21 PM

Page

4

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100	29	08-8426-22-22-82-072	BOONE	1400 22ND ST, #5	D	0	232228	A	\$6,603	\$76,365	\$82,968	7/7/2023	\$87,000	95.37
101	29	08-8426-22-23-82-028	BOONE	1612 LINN ST	D	0	232255	A	\$41,310	\$92,463	\$133,773	4/12/2023	\$139,900	95.62
102	29	08-8426-29-23-82-181	BOONE	1222 W 1ST ST	D	0	2023-0172	A	\$44,621	\$256,597	\$301,218	1/13/2023	\$315,000	95.62
103	29	08-8426-22-23-82-059	BOONE	1615 CLINTON ST	D	0	233270	A	\$41,895	\$300,353	\$342,248	9/29/2023	\$355,000	96.41
104	29	08-8426-22-31-82-198	BOONE	1621 13TH ST	D	0	2023-0943	A	\$28,812	\$135,253	\$164,065	3/30/2023	\$170,000	96.51
105	29	08-8426-27-42-82-018	BOONE	1928 1ST ST	D	0	2023-0853	A	\$35,280	\$275,512	\$310,792	3/22/2023	\$320,250	97.05
106	29	08-8426-28-11-82-152	BOONE	1215 5TH ST	D	0	233120	A	\$24,840	\$154,923	\$179,763	9/14/2023	\$185,000	97.17
107	29	08-8426-21-42-82-010	BOONE	1412 STORY ST	D	0	2023-0722	A	\$19,080	\$199,354	\$218,434	3/9/2023	\$224,000	97.52
108	29	08-8426-21-24-82-143	BOONE	1515 CRAWFORD ST	D	0	232710	A	\$19,080	\$119,506	\$138,586	8/9/2023	\$142,000	97.60
109	29	08-8426-27-42-82-010	BOONE	211 AURORA ST	D	0	2023-0813	A	\$30,672	\$214,041	\$244,713	3/21/2023	\$250,000	97.89
110	29	08-8426-34-23-82-021	BOONE	1414 S LINN ST	D	0	2023-1118	A	\$30,318	\$216,501	\$246,819	4/20/2023	\$252,000	97.94
111	29	08-8426-28-14-82-048	BOONE	327 BENTON ST	D	0	232891	A	\$14,220	\$199,352	\$213,572	8/3/2023	\$218,000	97.97
112	29	08-8426-27-42-82-056	BOONE	227 AURORA ST	D	0	2023-0476	A	\$50,976	\$339,238	\$390,214	2/10/2023	\$398,000	98.04
113	29	08-8426-29-42-82-048	BOONE	221 EAST ST	D	0	231955	A	\$33,454	\$219,692	\$253,146	6/20/2023	\$258,000	98.12
114	29	08-8426-27-22-82-097	BOONE	1510 5TH ST	D	0	232898	A	\$18,300	\$182,937	\$201,237	8/24/2023	\$205,000	98.16
115	29	08-8426-29-11-82-016	BOONE	217 W 5TH ST	D	0	233091	A	\$19,008	\$117,454	\$136,462	9/11/2023	\$139,000	98.17
116	29	08-8426-28-12-82-197	BOONE	804 5TH ST	D	0	233949	A	\$15,930	\$150,963	\$166,893	11/29/2023	\$169,500	98.46
117	29	08-8426-28-41-82-144	BOONE	1139 ALDRICH AVE	D	0	233732	A	\$23,814	\$176,632	\$200,446	11/2/2023	\$203,500	98.50
118	29	08-8426-28-24-82-126	BOONE	228 MONONA ST	D	0	232331	A	\$19,080	\$194,294	\$213,374	7/14/2023	\$214,900	99.29
119	29	08-8426-28-42-82-114	BOONE	927 ALDRICH AVE	D	0	232088	A	\$26,460	\$231,861	\$258,321	6/29/2023	\$260,000	99.35
120	29	08-8426-28-41-82-088	BOONE	1127 GARST AVE	D	0	231680	A	\$23,814	\$172,373	\$196,187	5/31/2023	\$197,000	99.59
121	29	08-8426-21-14-82-093	BOONE	1615 BENTON ST	D	0	2023-0158	A	\$19,080	\$195,046	\$214,126	1/12/2023	\$215,000	99.59
* 122	29	08-8426-28-14-82-190	BOONE	321 TAMA ST	D	0	231276	A	\$24,480	\$115,503	\$139,983	4/28/2023	\$139,900	100.06
123	29	08-8426-21-14-82-034	BOONE	1717 LINN ST	D	0	2023-1624	A	\$16,740	\$159,613	\$176,353	5/11/2023	\$176,000	100.20
124	29	08-8426-29-11-82-196	BOONE	125 W 5TH ST	D	0	232937	A	\$33,454	\$167,676	\$201,130	8/24/2023	\$200,000	100.56
125	29	08-8426-33-11-82-046	BOONE	1213 COUNTRY CLUB DR	D	0	2023-0969	A	\$57,000	\$338,818	\$395,818	3/16/2023	\$390,000	101.49
126	29	08-8426-33-11-82-046	BOONE	1213 COUNTRY CLUB DR	D	0	2023-0968	A	\$57,000	\$338,818	\$395,818	2/1/2023	\$390,000	101.49
127	29	08-8426-21-11-82-052	BOONE	2020 TAMA ST	D	0	2023-0567	A	\$19,080	\$129,538	\$148,618	1/30/2023	\$146,000	101.79
128	29	08-8426-21-42-82-012	BOONE	1422 STORY ST	D	0	2023-1023	A	\$19,080	\$118,384	\$137,464	4/1/2023	\$135,000	101.83
129	29	08-8426-28-24-82-103	BOONE	217 CARROLL ST	D	0	2023-1575	A	\$19,080	\$138,806	\$157,886	5/23/2023	\$155,000	101.86
130	29	08-8426-21-41-82-058	BOONE	1315 BENTON ST	D	0	233499	A	\$19,080	\$42,239	\$61,319	10/16/2023	\$60,000	102.20
* 131	29	08-8426-33-34-82-020	BOONE	1712 KATE SHELLEY DR	D	0	2023-1157	A	\$90,969	\$351,957	\$442,926	4/25/2023	\$430,000	103.01
132	29	08-8426-21-41-82-062	BOONE	1103 13TH ST	D	0	231746	A	\$15,930	\$108,193	\$124,123	5/31/2023	\$120,000	103.44

* denotes sale is part of multiparcel sale

Boone County Assessors Office

Sales Ratio Group Array

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

Mon, March 25, 2024 3:21 PM

Page

5

Study Name Terri's Study.scfg PDFs 29
 Study Date 01/01/2023-12/31/2023 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	
133	29	08-8426-30-41-82-086	BOONE	321 SW RINGOLD ST	D	0	2023-0579	A	\$49,896	\$150,769	\$200,665	2/11/2023	\$194,000	103.44
134	29	08-8426-27-43-82-001	BOONE	1813 SE LINN ST	D	0	2023-1231	A	\$50,322	\$365,066	\$415,388	4/20/2023	\$400,000	103.85
135	29	08-8426-21-24-82-043	BOONE	1721 CARROLL ST	D	0	232866	A	\$22,260	\$170,347	\$192,607	8/23/2023	\$185,000	104.11
136	29	08-8426-28-42-82-064	BOONE	227 S MARSHALL ST	D	0	233987	A	\$24,570	\$215,017	\$239,587	12/7/2023	\$230,000	104.17
137	29	08-8426-29-12-82-143	BOONE	515 MCPHERSON ST	D	0	233112	A	\$19,159	\$181,592	\$200,751	9/12/2023	\$192,500	104.29
138	29	08-8426-20-43-82-012	BOONE	524 W 9TH ST	D	0	231737	A	\$34,887	\$164,194	\$199,081	6/5/2023	\$190,000	104.78
139	29	08-8426-27-32-82-162	BOONE	1233 ALDRICH AVE	D	0	233829	A	\$23,814	\$166,005	\$189,819	11/14/2023	\$179,900	105.51
140	29	08-8426-34-21-82-022	BOONE	827 S JACKSON ST	D	0	232051	A	\$60,000	\$352,144	\$412,144	6/13/2023	\$390,000	105.68
* 141	29	08-8426-29-24-82-116	BOONE	812 W 2ND ST	D	0	2023-0304	A	\$19,246	\$108,734	\$127,980	1/20/2023	\$120,000	106.65
142	29	08-8426-27-32-82-069	BOONE	1322 UNION ST	D	0	2023-0828	A	\$36,162	\$193,391	\$229,553	3/19/2023	\$215,000	106.77
143	29	08-8426-27-31-82-020	BOONE	1704 1ST ST	D	0	2023-0343	A	\$42,750	\$209,631	\$252,381	1/31/2023	\$236,000	106.94
144	29	08-8426-28-42-82-078	BOONE	209 S STORY ST	D	0	232333	A	\$42,930	\$225,128	\$268,058	7/6/2023	\$249,900	107.27
145	29	08-8426-22-23-82-065	BOONE	1602 CLINTON ST	D	0	2023-1432	A	\$44,100	\$263,435	\$307,535	5/8/2023	\$284,900	107.94
146	29	08-8426-21-21-82-121	BOONE	408 22ND ST	D	0	233341	A	\$47,085	\$361,192	\$408,277	10/3/2023	\$378,000	108.01
147	29	08-8426-28-24-82-025	BOONE	415 CRAWFORD ST	D	0	233322	A	\$19,080	\$113,005	\$132,085	9/21/2023	\$122,000	108.27
148	29	08-8426-29-11-82-176	BOONE	322 W 5TH ST	D	0	2023-0332	A	\$20,580	\$107,597	\$128,177	1/30/2023	\$118,000	108.62
149	29	08-8426-33-12-82-023	BOONE	927 PARK AVE	D	0	2023-0488	A	\$45,806	\$144,690	\$190,496	2/7/2023	\$175,000	108.85
150	29	08-8426-27-32-82-154	BOONE	327 S CEDAR ST	D	0	232118	A	\$48,340	\$224,456	\$272,796	6/28/2023	\$250,000	109.12
151	29	08-8426-28-34-82-036	BOONE	410 LINWOOD DR	D	0	2023-0756	A	\$42,930	\$238,971	\$281,901	3/2/2023	\$255,000	110.55
152	29	08-8426-28-14-82-041	BOONE	322 MARSHALL ST	D	0	231923	A	\$19,080	\$175,515	\$194,595	6/15/2023	\$175,000	111.20
153	29	08-8426-28-12-82-202	BOONE	427 BOONE ST	D	0	232943	A	\$19,080	\$214,345	\$233,425	8/11/2023	\$209,000	111.69
154	29	08-8426-28-42-82-095	BOONE	327 S BOONE ST	D	0	2023-0560	A	\$28,620	\$164,148	\$192,768	2/7/2023	\$172,000	112.07
155	29	08-8426-28-14-82-107	BOONE	224 TAMA ST	D	0	2023-0330	A	\$19,080	\$162,244	\$181,324	2/1/2023	\$160,200	113.19
156	29	08-8426-28-43-82-036	BOONE	416 S GREENE ST	D	0	2023-1695	A	\$23,850	\$175,013	\$198,863	5/28/2023	\$173,005	114.95
* 157	29	08-8426-21-11-82-124	BOONE	1928 MARSHALL ST	D	0	231438	A	\$46,555	\$436,381	\$482,936	5/12/2023	\$415,000	116.37
158	29	08-8426-28-31-82-019	BOONE	219 S GREENE ST	D	0	234123	A	\$28,620	\$165,452	\$194,072	12/13/2023	\$165,000	117.62
159	29	08-8426-28-12-82-143	BOONE	528 GREENE ST	D	0	233709	A	\$19,080	\$81,320	\$100,400	11/1/2023	\$85,000	118.12
160	29	08-8426-29-23-82-030	BOONE	1222 W MAMIE EISENH	D	0	232560	A	\$12,384	\$8,079	\$20,463	7/31/2023	\$17,000	120.37
161	29	08-8426-21-24-82-070	BOONE	1627 CRAWFORD ST	D	0	231936	A	\$19,080	\$73,517	\$92,597	6/5/2023	\$75,000	123.46
162	29	08-8426-21-14-82-158	BOONE	1504 MARSHALL ST	D	0	2023-0671	A	\$19,080	\$222,632	\$241,712	2/28/2023	\$190,000	127.22
163	29	08-8426-22-31-82-194	BOONE	1632 13TH ST	D	0	232238	A	\$21,462	\$208,194	\$229,656	7/11/2023	\$176,000	130.49
164	29	08-8426-20-44-82-013	BOONE	1022 HANLEY ST	D	0	233889	A	\$18,444	\$66,830	\$85,274	11/22/2023	\$64,000	133.24
165	29	08-8426-29-23-82-020	BOONE	210 FRANKLIN ST	D	0	233004	A	\$15,360	\$55,514	\$70,874	9/6/2023	\$49,765	142.42

* denotes sale is part of multiparcel sale

Boone County Assessors Office

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

Study Name Terri's Study.scfg **PDFs** 29
Study Date 01/01/2023-12/31/2023 **Time Adj.** None
Table Basis Main Tables **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
166	29	08-8426-28-21-82-115	BOONE	612 5TH ST	D	0	233569	A	\$16,560	\$64,857	\$81,417	10/25/2023	\$57,000	142.84
167	29	08-8426-27-23-82-162	BOONE	1316 2ND ST	D	0	233390	A	\$16,560	\$66,854	\$83,414	10/13/2023	\$57,000	146.34
168	29	08-8426-28-23-82-037	BOONE	307 MONONA ST	C	0	2023-0058	A	\$19,080	\$76,303	\$95,383	1/3/2023	\$65,000	146.74
169	29	08-8426-21-13-82-110	BOONE	921 16TH ST	D	0	232198	A	\$15,930	\$189,487	\$205,417	6/28/2023	\$134,800	152.39
170	29	08-8426-27-23-82-145	BOONE	128 CEDAR ST	D	0	234193	A	\$16,020	\$126,490	\$142,510	12/21/2023	\$91,500	155.75
171	29	08-8426-29-14-82-019	BOONE	207 W 2ND ST	D	0	233183	A	\$14,652	\$129,116	\$143,768	9/25/2023	\$90,000	159.74
172	29	08-8426-29-24-82-081	BOONE	1117 W 2ND ST	D	0	232141	A	\$19,008	\$77,208	\$96,216	6/20/2023	\$55,000	174.94
173	29	08-8426-28-22-82-029	BOONE	612 HARRISON ST	D	0	2023-0639	A	\$18,900	\$119,285	\$138,185	3/1/2023	\$74,000	186.74
174	29	08-8426-27-22-82-038	BOONE	1322 8TH ST	C	0	2023-0538	A	\$22,080	\$90,775	\$112,855	2/20/2023	\$55,000	205.19
175	29	08-8426-21-34-82-140	BOONE	515 8TH ST	D	0	2023-1673	A	\$19,620	\$115,249	\$134,869	5/28/2023	\$63,000	214.08
176	29	08-8426-27-24-82-052	BOONE	1634 MAMIE EISENHOW	D	0	2023-0934	A	\$14,700	\$122,660	\$137,360	3/30/2023	\$55,000	249.75
177	29	08-8426-20-44-82-095	BOONE	149 W 9TH ST	D	0	232473	A	\$32,264	\$55,774	\$88,038	7/26/2023	\$35,000	251.54
178	29	08-8426-28-22-82-029	BOONE	612 HARRISON ST	D	0	2023-0590	A	\$18,900	\$119,285	\$138,185	2/23/2023	\$52,000	265.74
179	29	08-8426-29-23-82-029	BOONE	1218 W MAMIE EISENH	D	0	232965	A	\$11,808	\$33,569	\$45,377	8/31/2023	\$16,500	275.01
180	29	08-8426-29-42-82-048	BOONE	221 EAST ST	D	0	2023-0239	A	\$33,454	\$219,692	\$253,146	1/2/2023	\$75,000	337.53
									\$4,435,797	\$27,093,798	\$31,529,595			\$33,350,040

Building Residual \$28,914,243
Indicated Map Factor N/A

* denotes sale is part of multiparcel sale