

# Boone County Assessors Office

## Sales Ratio Group Array

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

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Study Name Terri's Study.scfg PDFs 31  
 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	31	08-8226-36-12-86-111	MADRID	118 N STATE ST	D	0	232539	A	\$18,802	\$68,630	\$87,432	7/28/2023	\$229,900	38.03
2	31	08-8226-36-13-86-032	MADRID	411 S MAIN ST	D	0	231480	A	\$15,840	\$93,380	\$109,220	5/11/2023	\$170,000	64.25
3	31	08-8226-36-21-86-057	MADRID	630 W FIRST ST	D	0	232999	A	\$15,515	\$117,674	\$133,189	9/3/2023	\$187,500	71.03
4	31	08-8226-36-14-86-080	MADRID	208 E 6TH ST	D	0	234088	A	\$20,952	\$112,033	\$132,985	12/14/2023	\$184,000	72.27
5	31	08-8225-31-22-86-163	MADRID	505 E 3RD ST	D	0	2023-0403	A	\$15,840	\$178,140	\$193,980	2/2/2023	\$250,000	77.59
6	31	08-8226-36-21-86-092	MADRID	717 W FIRST ST	D	0	232385	A	\$14,935	\$118,834	\$133,769	7/19/2023	\$170,000	78.69
7	31	08-8226-36-11-86-088	MADRID	402 E FIRST ST	D	0	232619	A	\$16,080	\$101,406	\$117,486	8/5/2023	\$149,000	78.85
8	31	08-8225-31-23-86-100	MADRID	614 S WASHINGTON ST	D	0	2023-0209	A	\$13,125	\$128,308	\$141,433	1/11/2023	\$172,500	81.99
9	31	08-8226-36-12-86-063	MADRID	136 W 2ND ST	D	0	233054	A	\$10,320	\$130,773	\$141,093	9/11/2023	\$170,000	83.00
10	31	08-8226-25-44-86-137	MADRID	217 E NORTH ST	D	0	232913	A	\$15,130	\$138,870	\$154,000	8/28/2023	\$185,000	83.24
11	31	08-8226-36-24-86-014	MADRID	602 W FOURTH ST	D	0	231862	A	\$15,840	\$157,754	\$173,594	6/9/2023	\$204,500	84.89
12	31	08-8226-36-14-86-111	MADRID	303 E EIGHTH ST	D	0	233231	A	\$26,414	\$264,011	\$290,425	9/25/2023	\$341,000	85.17
13	31	08-8226-25-44-86-148	MADRID	315 E 21ST ST	D	0	234092	A	\$17,280	\$156,724	\$174,004	12/10/2023	\$200,360	86.85
14	31	08-8226-36-21-86-005	MADRID	117 N WALNUT ST	D	0	232383	A	\$20,304	\$129,452	\$149,756	7/19/2023	\$172,000	87.07
15	31	08-8226-25-44-86-072	MADRID	206 N UNION ST	D	0	232536	A	\$15,840	\$139,203	\$155,043	7/21/2023	\$174,000	89.11
16	31	08-8225-30-33-86-225	MADRID	306 SPRINGER CT	D	0	2023-0212	A	\$44,352	\$259,717	\$304,069	1/11/2023	\$330,000	92.14
17	31	08-8226-36-12-86-136	MADRID	113 N MARKET ST	D	0	232093	A	\$15,840	\$205,382	\$221,222	6/24/2023	\$240,000	92.18
18	31	08-8226-36-41-86-143	MADRID	421 SOUTHERN PRAIRIE	D	0	2023-0840	A	\$30,400	\$243,338	\$273,738	3/22/2023	\$295,000	92.79
19	31	08-8226-36-21-86-125	MADRID	516 W 2ND ST	D	0	2023-0765	A	\$17,820	\$242,665	\$260,485	2/28/2023	\$280,000	93.03
20	31	08-8226-36-24-86-025	MADRID	517 W 5TH ST	D	0	233645	A	\$15,840	\$156,867	\$172,707	10/26/2023	\$184,000	93.86
21	31	08-8226-36-41-86-140	MADRID	428 SOUTHERN PRAIRIE	D	0	240015	A	\$39,366	\$261,901	\$301,267	12/21/2023	\$320,000	94.15 <Median
22	31	08-8226-25-43-86-004	MADRID	208 N MAIN ST	D	0	2023-1666	A	\$15,840	\$230,255	\$246,095	5/29/2023	\$255,000	96.51
23	31	08-8226-36-41-86-126	MADRID	236 SOUTHERN PRAIRIE	D	0	2023-1671	A	\$22,200	\$209,673	\$231,873	6/1/2023	\$239,000	97.02
24	31	08-8226-36-41-86-124	MADRID	228 SOUTHERN PRAIRIE	D	0	2023-1708	A	\$22,200	\$230,617	\$252,817	5/17/2023	\$260,000	97.24
25	31	08-8226-36-14-86-065	MADRID	221 E SIXTTH ST	D	0	2023-1261	A	\$21,150	\$161,375	\$182,525	4/27/2023	\$187,000	97.61
26	31	08-8226-25-44-86-012	MADRID	407 NEWTON RD	D	0	2023-1284	A	\$23,854	\$183,680	\$207,534	4/28/2023	\$210,000	98.83
27	31	08-8225-30-33-86-105	MADRID	707 KINGMAN BLVD	D	0	230775	A	\$43,884	\$254,745	\$298,629	3/13/2023	\$295,000	101.23
28	31	08-8226-36-42-86-034	MADRID	205 PARK VIEW LN	D	0	233317	A	\$39,900	\$342,708	\$382,608	10/4/2023	\$377,500	101.35
29	31	08-8225-31-22-86-021	MADRID	715 E FIRST ST	D	0	233290	A	\$25,827	\$107,160	\$132,987	9/28/2023	\$130,000	102.30
30	31	08-8226-36-41-86-118	MADRID	204 SOUTHERN PRAIRIE	D	0	232658	A	\$22,200	\$200,375	\$222,575	8/8/2023	\$217,000	102.57
31	31	08-8226-36-21-86-010	MADRID	515 W FIRST ST	D	0	234031	A	\$16,995	\$163,598	\$180,593	12/1/2023	\$172,000	105.00
* 32	31	08-8226-36-42-86-003	MADRID	802 S STATE ST	D	0	233625	A	\$32,064	\$167,483	\$199,547	10/30/2023	\$190,000	105.02
33	31	08-8226-25-43-86-158	MADRID	325 N MARKET ST	D	0	2023-1196	A	\$21,600	\$189,577	\$211,177	4/25/2023	\$200,000	105.59

\* denotes sale is part of multiparcel sale

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

**Study Name** Terri's Study.scfg **PDFs** 31  
**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	
34	31	08-8226-25-41-86-027	MADRID	102 MAPLE RIDGE DR	D	0	2023-1424	A	\$33,872	\$256,618	\$290,490	5/1/2023	\$275,000	105.63
35	31	08-8226-36-42-86-029	MADRID	218 PARK VIEW LN	D	0	233083	A	\$47,291	\$399,706	\$446,997	9/13/2023	\$400,000	111.75
* 36	31	08-8226-25-43-86-149	MADRID	312 N MAIN ST	D	0	231895	A	\$33,600	\$135,139	\$168,739	6/14/2023	\$150,000	112.49
37	31	08-8226-36-41-86-080	MADRID	402 E 9TH ST	D	0	232928	A	\$20,304	\$21,010	\$41,314	8/23/2023	\$30,000	137.71
38	31	08-8226-36-14-86-080	MADRID	208 E 6TH ST	D	0	233040	A	\$20,952	\$112,033	\$132,985	9/8/2023	\$92,500	143.77
39	31	08-8225-31-23-86-043	MADRID	613 S MADISON ST	D	0	232837	A	\$16,900	\$55,723	\$72,623	8/10/2023	\$48,000	151.30
40	31	08-8226-36-21-86-095	MADRID	705 W FIRST ST	D	0	2023-0830	A	\$14,935	\$74,051	\$88,986	3/21/2023	\$50,000	177.97
41	31	08-8225-31-23-86-099	MADRID	618 S WASHINGTON ST	D	0	2023-0824	A	\$13,125	\$80,190	\$93,315	3/22/2023	\$30,000	311.05
								\$924,528	\$6,980,778	\$7,905,306		\$8,416,760		
								<u>Building Residual</u>		\$7,492,232				
								<u>Indicated Map Factor</u>		N/A				

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