

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 30
 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	30	08-8427-32-34-87-084	OGDEN	532 E WALNUT ST	D	0	234118	A	\$16,408	\$59,308	\$75,716	11/29/2023	\$134,400	56.34
2	30	08-8427-32-31-87-034	OGDEN	449 E WALNUT ST	D	0	232888	A	\$22,200	\$70,444	\$92,644	8/22/2023	\$140,000	66.17
3	30	08-8327-06-10-87-182	OGDEN	508 W DIVISION ST	D	0	233056	A	\$15,345	\$69,417	\$84,762	9/12/2023	\$123,000	68.91
4	30	08-8427-31-42-87-054	OGDEN	601 W LOCUST ST	D	0	233423	A	\$12,038	\$101,948	\$113,986	10/12/2023	\$162,529	70.13
5	30	08-8427-31-44-87-122	OGDEN	313 SW 4TH ST	D	0	232902	A	\$14,725	\$160,709	\$175,434	8/23/2023	\$244,900	71.63
6	30	08-8427-32-31-87-063	OGDEN	201 NE 4TH ST PL	D	0	232603	A	\$32,100	\$143,262	\$175,362	7/29/2023	\$225,000	77.94
7	30	08-8427-32-23-87-023	OGDEN	519 NE 3RD ST	D	0	233694	A	\$18,992	\$202,142	\$221,134	11/2/2023	\$280,000	78.98
8	30	08-8427-31-44-87-050	OGDEN	250 SW 3RD ST	D	0	232642	A	\$16,030	\$59,066	\$75,096	8/8/2023	\$93,000	80.75
9	30	08-8427-31-42-87-067	OGDEN	505 W LOCUST ST	D	0	233073	A	\$14,446	\$113,805	\$128,251	9/13/2023	\$158,000	81.17
10	30	08-8427-31-44-87-155	OGDEN	332 S 1ST ST	D	0	232310	A	\$23,562	\$145,259	\$168,821	7/17/2023	\$205,000	82.35
11	30	08-8427-31-14-87-110	OGDEN	320 W ELM ST	D	0	233990	A	\$12,038	\$99,333	\$111,371	12/8/2023	\$135,000	82.50
12	30	08-8327-05-20-87-074	OGDEN	414 SE 2ND ST	D	0	234162	A	\$19,206	\$157,276	\$176,482	12/19/2023	\$204,000	86.51
13	30	08-8427-32-23-87-089	OGDEN	519 NE 2ND ST	D	0	232137	A	\$18,945	\$297,015	\$315,960	6/21/2023	\$365,000	86.56
14	30	08-8427-31-13-87-107	OGDEN	513 W MAPLE ST	D	0	2023-1278	A	\$12,038	\$139,661	\$151,699	4/13/2023	\$170,000	89.23
15	30	08-8427-31-13-87-110	OGDEN	508 W ELM ST	D	0	232045	A	\$16,252	\$154,669	\$170,921	6/26/2023	\$190,000	89.96
16	30	08-8427-31-13-87-101	OGDEN	420 NW 5TH ST	D	0	232380	A	\$12,038	\$96,706	\$108,744	7/19/2023	\$120,000	90.62
17	30	08-8427-32-34-87-073	OGDEN	432 E WALNUT ST	D	0	233272	A	\$22,150	\$114,700	\$136,850	9/25/2023	\$148,500	92.15
18	30	08-8427-32-23-87-078	OGDEN	419 NE 3RD ST	D	0	231613	A	\$10,055	\$139,025	\$149,080	5/24/2023	\$159,900	93.23
19	30	08-8427-31-41-87-180	OGDEN	205 W WALNUT ST	D	0	2023-0808	A	\$2,700	\$131,682	\$134,382	3/21/2023	\$143,000	93.97
20	30	08-8327-06-10-87-124	OGDEN	537 SW 5TH ST	D	0	2023-0659	A	\$22,623	\$277,694	\$300,317	3/1/2023	\$319,000	94.14
21	30	08-8427-31-44-87-071	OGDEN	208 SW 4TH ST	D	0	233254	A	\$16,653	\$119,954	\$136,607	9/15/2023	\$145,000	94.21
22	30	08-8427-31-41-87-175	OGDEN	205 W WALNUT ST #202	D	0	2023-1255	A	\$1,330	\$85,189	\$86,519	4/28/2023	\$89,500	96.67
23	30	08-8427-31-14-87-133	OGDEN	113 W MAPLE ST	D	0	240083	A	\$14,902	\$247,846	\$262,748	12/21/2023	\$265,000	99.15
24	30	08-8427-31-41-87-005	OGDEN	120 W MAPLE ST	D	0	231729	A	\$12,038	\$198,012	\$210,050	6/5/2023	\$210,000	100.02
25	30	08-8427-32-32-87-143	OGDEN	108 E SYCAMORE ST	D	0	234144	A	\$18,616	\$78,324	\$96,940	12/13/2023	\$95,000	102.04
26	30	08-8427-31-14-87-095	OGDEN	414 W CHERRY ST	D	0	232835	A	\$12,038	\$142,329	\$154,367	8/18/2023	\$150,000	102.91 <Median
27	30	08-8427-31-44-87-134	OGDEN	313 SW 3RD ST	D	0	232048	A	\$16,653	\$197,363	\$214,016	6/27/2023	\$207,500	103.14
28	30	08-8427-31-14-87-115	OGDEN	420 NW 3RD ST	D	0	2023-0785	A	\$17,117	\$190,193	\$207,310	3/16/2023	\$200,000	103.66
29	30	08-8427-31-13-87-073	OGDEN	708 W CHERRY ST	D	0	2023-1373	A	\$13,471	\$148,396	\$161,867	5/9/2023	\$153,000	105.80
30	30	08-8427-31-43-87-052	OGDEN	701 W OAK ST	D	0	2023-0662	A	\$22,597	\$221,881	\$244,478	3/8/2023	\$230,000	106.29
* 31	30	08-8427-31-14-87-135	OGDEN	513 NW 3RD ST	D	0	2023-0831	A	\$4,048	\$60,741	\$64,789	3/23/2023	\$60,000	107.98
32	30	08-8427-32-23-87-077	OGDEN	413 NE 3RD ST	D	0	2023-1309	A	\$11,172	\$172,469	\$183,641	5/2/2023	\$169,900	108.09
33	30	08-8427-32-33-87-074	OGDEN	237 S 1ST ST	D	0	2023-0498	A	\$15,092	\$147,852	\$162,944	2/7/2023	\$150,000	108.63

* denotes sale is part of multiparcel sale

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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
34	30 08-8427-31-44-87-064	OGDEN	225 SW 4TH ST	D	0	2023-0181	A	\$18,247	\$163,113	\$181,360	1/6/2023	\$163,200	111.13
35	30 08-8427-31-41-87-006	OGDEN	319 NW 2ND ST	D	0	2023-1282	A	\$12,038	\$192,048	\$204,086	4/29/2023	\$182,830	111.63
36	30 08-8327-06-10-87-181	OGDEN	502 W DIVISION ST	D	0	231909	A	\$22,032	\$114,409	\$136,441	5/30/2023	\$119,000	114.66
37	30 08-8427-31-14-87-137	OGDEN	513 NW 3RD ST	D	0	2023-1415	A	\$2,899	\$47,150	\$50,049	5/12/2023	\$43,000	116.39
38	30 08-8327-06-10-87-012	OGDEN	502 S 1ST ST	D	0	233458	A	\$16,117	\$181,502	\$197,619	10/18/2023	\$169,000	116.93
39	30 08-8427-32-32-87-131	OGDEN	120 SE 4TH ST	D	0	231774	A	\$16,826	\$159,132	\$175,958	6/8/2023	\$150,000	117.31
40	30 08-8427-31-41-87-149	OGDEN	114 W WALNUT ST	D	0	231875	A	\$18,818	\$215,288	\$234,106	6/15/2023	\$190,000	123.21
41	30 08-8327-06-10-87-042	OGDEN	125 W VETERANS DR	D	0	232833	A	\$25,181	\$214,232	\$239,413	8/21/2023	\$190,000	126.01
42	30 08-8327-06-10-87-187	OGDEN	614 W DIVISION ST	D	0	232343	A	\$17,850	\$219,268	\$237,118	7/17/2023	\$187,500	126.46
43	30 08-8327-06-10-87-185	OGDEN	602 W DIVISION ST	D	0	232776	A	\$17,850	\$220,148	\$237,998	8/16/2023	\$188,000	126.59
44	30 08-8427-32-33-87-067	OGDEN	219 S 1ST ST	D	0	233094	A	\$17,895	\$194,333	\$212,228	9/6/2023	\$149,000	142.43
45	30 08-8427-32-23-87-061	OGDEN	420 NE 3RD ST	D	0	2023-0545	A	\$11,172	\$35,113	\$46,285	2/14/2023	\$30,000	154.28
46	30 08-8427-32-33-87-019	OGDEN	325 E DIVISION ST	D	0	232707	A	\$26,208	\$70,210	\$96,418	8/10/2023	\$48,000	200.87
47	30 08-8427-32-34-87-039	OGDEN	602 E OAK ST	D	0	233100	A	\$20,637	\$41,505	\$62,142	9/15/2023	\$30,000	207.14
48	30 08-8427-32-32-87-053	OGDEN	208 NE 3RD ST	C	0	2023-1136	A	\$18,992	\$108,105	\$127,097	4/4/2023	\$55,000	231.09
49	30 08-8427-32-32-87-024	OGDEN	313 NE 2ND ST	D	0	232970	A	\$11,172	\$52,853	\$64,025	8/31/2023	\$23,500	272.45
50	30 08-8427-32-32-87-024	OGDEN	313 NE 2ND ST	D	0	232969	A	\$11,172	\$52,853	\$64,025	8/31/2023	\$13,500	474.26
51	30 08-8427-32-33-87-015	OGDEN	313 E DIVISION ST	D	0	232707	A	\$23,688	\$239,086	\$262,774	8/10/2023	\$48,000	547.45
								\$818,412	\$7,264,018	\$8,082,430			\$7,824,659

Building Residual \$7,006,247
 Indicated Map Factor N/A

* denotes sale is part of multiparcel sale