

Boone County Assessors Office

Sales Ratio Group Array

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

Mon, March 25, 2024 3:25 PM

Page

1

Study Name Terri's Study.scfg **PDFs** 2
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
1	2	08-8225-12-21-00-002	GARDEN TWP	2336 290TH ST	D	0	234029	A	\$67,500	\$188,978	\$256,478	12/2/2023	\$389,000	65.93
2	2	08-8425-29-43-00-004	JACKSON TWP	1953 210TH ST	D	0	2023-1242	A	\$61,250	\$151,900	\$213,150	4/29/2023	\$322,000	66.20
3	2	08-8325-11-23-00-003	COLFAX TWP	1338 W AVE	D	0	232472	A	\$55,000	\$214,534	\$269,534	7/27/2023	\$395,000	68.24
4	2	08-8326-25-14-00-002	WORTH TWP	1639 S AVE	D	0	233819	A	\$55,000	\$160,346	\$215,346	11/14/2023	\$313,000	68.80
5	2	08-8325-34-23-00-003	COLFAX TWP	1748 V AVE	D	0	233438	A	\$56,250	\$217,373	\$273,623	10/2/2023	\$385,000	71.07
6	2	08-8227-10-41-00-002	PEOPLES TWP	1975 K AVE	D	0	233503	A	\$46,000	\$148,102	\$194,102	10/20/2023	\$240,000	80.88
7	2	08-8426-22-11-00-003	DES MOINES TWP	2108 22ND ST	D	0	2023-1616	A	\$68,750	\$235,890	\$304,640	5/12/2023	\$367,000	83.01
8	2	08-8326-27-34-00-005	WORTH TWP	1691 PEACH AVE	D	0	2023-1179	A	\$53,000	\$215,648	\$268,648	4/19/2023	\$310,000	86.66
9	2	08-8428-30-11-00-002	AMAQUA TWP	1023 B AVE	D	0	231858	A	\$40,400	\$145,939	\$186,339	6/12/2023	\$210,000	88.73
10	2	08-8225-27-33-00-004	GARDEN TWP	2117 330TH ST	D	0	2023-1468	A	\$72,500	\$183,057	\$255,557	5/12/2023	\$288,000	88.74
11	2	08-8427-34-33-00-007	YELL TWP	907 222ND DR	D	0	232979	A	\$42,800	\$286,590	\$329,390	8/30/2023	\$367,000	89.75 <Median
12	2	08-8426-16-22-00-002	DES MOINES TWP	1414 180TH RD	D	0	2023-0846	A	\$53,000	\$184,902	\$237,902	3/23/2023	\$260,000	91.50
13	2	08-8427-12-23-00-003	YELL TWP	708 LEAF RD	D	0	233992	A	\$52,000	\$208,825	\$260,825	12/6/2023	\$275,000	94.85
14	2	08-8525-08-22-00-003	HARRISON TWP	102 T AVE	D	0	231958	A	\$75,000	\$259,089	\$334,089	6/20/2023	\$352,000	94.91
15	2	08-8327-21-21-00-001	MARCY TWP	828 250TH ST	D	0	2023-0598	A	\$50,000	\$224,044	\$274,044	2/2/2023	\$285,000	96.16
16	2	08-8526-06-33-00-003	DODGE TWP	1213 110TH ST	D	0	232226	A	\$61,250	\$250,368	\$311,618	7/6/2023	\$320,000	97.38
17	2	08-8526-32-34-00-003	DODGE TWP	1325 160TH ST	D	0	232736	A	\$55,000	\$286,386	\$341,386	8/9/2023	\$350,000	97.54
18	2	08-8425-03-22-00-010	JACKSON TWP	622 V AVE	D	0	234125	A	\$50,500	\$196,953	\$247,453	12/14/2023	\$235,000	105.30
19	2	08-8528-08-22-00-002	GRANT TWP	112 110TH ST	D	0	232919	A	\$42,400	\$52,411	\$94,811	8/28/2023	\$89,900	105.46
20	2	08-8526-16-44-00-002	DODGE TWP	291 P AVE	D	0	2023-0183	A	\$67,500	\$140,492	\$207,992	1/16/2023	\$197,000	105.58
21	2	08-8526-10-44-00-002	DODGE TWP	1597 120TH ST	D	0	233160	A	\$50,000	\$189,114	\$239,114	9/18/2023	\$206,000	116.07
									\$1,175,100	\$4,140,941	\$5,316,041			\$6,155,900

Building Residual \$4,980,800
 Indicated Map Factor N/A

* denotes sale is part of multiparcel sale