

Boone County Assessors Office

Sales Ratio Group Array

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

Mon, March 25, 2024 3:50 PM

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Study Name Terri's Study.scfg **PDFs** 26
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	26	08-8526-18-13-50-026	RURAL SUBDIVISION	247 NATURE RD	D	0	2023-0855	A	\$35,000	\$93,713	\$128,713	3/6/2023	\$168,500	76.39
2	26	08-8225-28-33-50-010	RURAL SUBDIVISION	2292 UMBRELLA PL	D	0	233127	A	\$65,000	\$424,204	\$489,204	9/8/2023	\$636,000	76.92
* 3	26	08-8426-16-43-50-151	RURAL SUBDIVISION	2218 BOONE ST	D	0	233849	A	\$10,335	\$100,665	\$111,000	11/10/2023	\$141,230	78.60
4	26	08-8326-32-24-50-002	RURAL SUBDIVISION	1341 274TH LN	D	0	232597	A	\$60,400	\$210,870	\$271,270	7/31/2023	\$345,000	78.63
5	26	08-8427-34-41-50-013	RURAL SUBDIVISION	985 214TH LN	D	0	233583	A	\$45,000	\$261,769	\$306,769	10/26/2023	\$387,000	79.27
* 6	26	08-8226-35-22-50-006	RURAL SUBDIVISION	1601 331ST DR	D	0	234002	A	\$48,000	\$187,047	\$235,047	12/7/2023	\$295,000	79.68
7	26	08-8226-34-11-50-013	RURAL SUBDIVISION	2305 PECAN DR	D	0	2023-1377	A	\$42,000	\$244,225	\$286,225	5/8/2023	\$333,000	85.95
8	26	08-8327-03-20-50-006	RURAL SUBDIVISION	1229 JASMINE PL	D	0	2023-0866	A	\$42,400	\$342,273	\$384,673	3/23/2023	\$443,000	86.83
9	26	08-8326-03-44-50-014	RURAL SUBDIVISION	1281 PULLMAN PL	D	0	232957	A	\$45,000	\$333,113	\$378,113	8/23/2023	\$425,000	88.97
10	26	08-8425-27-42-50-018	RURAL SUBDIVISION	2159 206TH PL	D	0	233667	A	\$76,500	\$484,454	\$560,954	10/18/2023	\$620,000	90.48
11	26	08-8226-34-11-50-036	RURAL SUBDIVISION	1593 334TH RD	D	0	231829	A	\$38,000	\$269,477	\$307,477	6/12/2023	\$334,000	92.06
12	26	08-8425-01-12-50-013	RURAL SUBDIVISION	657 XENIA PL	D	0	233917	A	\$86,520	\$538,989	\$625,509	11/26/2023	\$675,000	92.67
13	26	08-8326-05-10-50-022	RURAL SUBDIVISION	1231 NOBLE HILLS PL	D	0	232395	A	\$45,000	\$246,126	\$291,126	7/13/2023	\$308,000	94.52
14	26	08-8425-01-12-50-014	RURAL SUBDIVISION	2366 167TH PL	D	0	2023-1687	A	\$85,680	\$692,623	\$778,303	5/31/2023	\$820,000	94.92 <Median
15	26	08-8327-02-44-50-008	RURAL SUBDIVISION	1248 KNAP PL	D	0	232420	A	\$41,200	\$338,655	\$379,855	7/21/2023	\$400,000	94.96
16	26	08-8228-34-13-50-014	RURAL SUBDIVISION	360 332ND PL	D	0	232103	A	\$53,000	\$267,698	\$320,698	6/21/2023	\$330,000	97.18
17	26	08-8326-05-20-50-009	RURAL SUBDIVISION	1213 NIGHTINGALE PL	D	0	233970	A	\$58,750	\$394,068	\$452,818	11/29/2023	\$461,500	98.12
18	26	08-8226-34-11-50-017	RURAL SUBDIVISION	2310 PECAN DR	D	0	233385	A	\$30,000	\$174,672	\$204,672	10/10/2023	\$208,500	98.16
19	26	08-8327-03-10-50-053	RURAL SUBDIVISION	958 JAXSEN PL	D	0	232511	A	\$40,800	\$269,589	\$310,389	8/1/2023	\$315,000	98.54
20	26	08-8426-16-43-50-155	RURAL SUBDIVISION	2228 BOONE ST	D	0	2023-1532	A	\$5,738	\$138,678	\$144,416	5/5/2023	\$146,000	98.92
21	26	08-8425-01-12-50-049	RURAL SUBDIVISION	2373 167TH PL	D	0	232727	A	\$85,680	\$519,587	\$605,267	7/21/2023	\$610,000	99.22
22	26	08-8425-01-12-50-049	RURAL SUBDIVISION	2373 167TH PL	D	0	232728	A	\$85,680	\$519,587	\$605,267	8/10/2023	\$610,000	99.22
23	26	08-8228-34-13-50-005	RURAL SUBDIVISION	355 332ND PL	D	0	232279	A	\$54,500	\$682,778	\$737,278	6/29/2023	\$730,000	101.00
* 24	26	08-8225-31-21-50-007	RURAL SUBDIVISION	109 N COUNTY LINE RD	D	0	233043	A	\$31,602	\$273,910	\$305,512	8/23/2023	\$297,000	102.87
25	26	08-8425-06-14-50-005	RURAL SUBDIVISION	645 SYCAMORE PL	D	0	2023-1418	A	\$53,500	\$417,827	\$471,327	5/4/2023	\$432,500	108.98
26	26	08-8325-02-33-50-020	RURAL SUBDIVISION	2216 228TH PL	D	0	2023-0610	A	\$41,000	\$324,451	\$365,451	3/3/2023	\$335,000	109.09
27	26	08-8425-27-42-50-003	RURAL SUBDIVISION	1084 VIXEN PL	D	0	232263	A	\$73,500	\$473,126	\$546,626	7/12/2023	\$490,000	111.56
									\$1,379,785	\$9,224,174	\$10,603,959			\$11,296,230
									Building Residual		\$9,916,445			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale