

Boone County Assessors Office

Sales Ratio Group Array

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

Mon, March 25, 2024 4:03 PM

Page

1

Study Name Terri's Study.scfg **PDFs** 4-5
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	4 08-8226-36-12-86-103	MADRID C/I	232 W SECOND ST	D	0	232217	A	\$4,224	\$48,562	\$52,786	7/7/2023	\$175,000	30.16
2	4 08-8226-36-12-86-005	MADRID C/I	117 S WATER ST	D	0	2023-0440	A	\$8,870	\$92,021	\$100,891	2/6/2023	\$255,000	39.57
3	4 08-8226-25-44-86-121	MADRID C/I	202 N KENNEDY AVE	D	0	2023-1015	A	\$49,682	\$131,265	\$180,947	4/11/2023	\$390,000	46.40
* 4	4 08-8426-29-24-82-034	BOONE C/I	901 W MAMIE EISENHOWER	D	0	233550	A	\$35,482	\$127,875	\$163,357	10/24/2023	\$348,000	46.94
5	4 08-8427-31-41-87-128	OGDEN C/I	118 SW 3RD ST	D	0	232091	A	\$7,589	\$114,498	\$122,087	6/26/2023	\$240,000	50.87
* 6	4 08-8426-27-14-82-001	BOONE C/I	2039 KNEZEVICH RD	D	0	233202	A	\$11,100	\$106,618	\$117,718	8/25/2023	\$220,000	53.51
7	4 08-8426-27-24-82-062	BOONE C/I	1736 MAMIE EISENHOWER	D	0	231860	A	\$10,584	\$26,124	\$36,708	6/15/2023	\$60,000	61.18 <Median
8	4 08-8426-28-12-82-221	BOONE C/I	926 8TH ST	D	0	2023-1150	A	\$9,243	\$34,012	\$43,255	4/18/2023	\$66,000	65.54
9	4 08-8426-21-44-82-043	BOONE C/I	1021 10TH ST	D	0	232991	A	\$16,560	\$33,173	\$49,733	9/1/2023	\$70,000	71.05
10	4 08-8426-21-43-82-096	BOONE C/I	909 8TH ST	D	0	2023-1005	A	\$5,700	\$53,132	\$58,832	4/7/2023	\$80,000	73.54
11	4 08-8426-28-21-82-045	BOONE C/I	608 CARROLL ST	D	0	234009	A	\$50,880	\$91,384	\$142,264	12/6/2023	\$175,000	81.29
12	5 08-8528-18-33-00-001	GRANT TWP C/I	19 130TH ST	D	0	2023-1422	A	\$1,386,125	\$0	\$1,386,125	5/15/2023	\$1,200,000	115.51
13	5 08-8226-13-32-00-005	DOUGLAS TWP C/I	2077 ROSE RD	D	0	2023-0317	A	\$46,750	\$124,272	\$171,022	1/25/2023	\$100,000	171.02
								\$1,642,789	\$982,936	\$2,625,725		\$3,379,000	
								Building Residual		\$1,736,211			
								Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale