

Boone County Assessors Office

Sales Ratio Group Array

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

Tue, March 25, 2025 7:52 AM

Page

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Study Name 2025 Res Sales

PDFs 31

Study Date 01/01/2024-01/01/2025

Time Adj. None

Table Basis Historical (VOS)

NUTC 0,0,3,2,4,2,6,2,8,1,9,1,10,3,14,2,20,3,20,4,20,5,23,2,24,25,2,27,29,1,34,2,34,3,35,1,43,44,3,49,1,000

Sale #	PDF	RouteNum	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	31	070-310-200	MADRID	613 S MADISON ST	D	0	241185		\$0	\$0	\$72,623	4/19/2024	\$175,000	41.50
^ 2	31	070-220-260	MADRID	226 S WATER ST	D	0	242900		\$0	\$0	\$70,235	8/26/2024	\$159,000	44.17
^ 3	31	070-270-280	MADRID	717 E SECOND ST	D	0	243104		\$0	\$0	\$127,448	9/5/2024	\$207,500	61.42
^ 4	31	070-230-100	MADRID	102 N LOCUST ST	D	0	240464		\$0	\$0	\$188,193	2/16/2024	\$288,000	65.34
^ 5	31	070-410-120	MADRID	408 S MARKET ST	D	0	241103		\$0	\$0	\$124,468	4/12/2024	\$176,000	70.72
^ 6	31	070-090-140	MADRID	211 E NORTH ST	D	0	242541		\$0	\$0	\$240,214	7/28/2024	\$329,900	72.81
^ 7	31	070-420-350	MADRID	602 W FOURTH ST	D	0	241159		\$0	\$0	\$173,594	4/2/2024	\$235,000	73.87
^ 8	31	070-010-050	MADRID	515 KINGMAN BLVD	D	0	242206		\$0	\$0	\$185,686	6/26/2024	\$250,000	74.27
^ 9	31	070-120-030	MADRID	313 N WATER ST	D	0	244032		\$0	\$0	\$154,209	11/14/2024	\$207,500	74.32
^ 10	31	070-330-200	MADRID	505 S UNION ST	D	0	243440		\$0	\$0	\$80,228	10/2/2024	\$105,000	76.41
^ 11	31	070-240-300	MADRID	804 W SECOND ST	D	0	241018		\$0	\$0	\$282,972	3/18/2024	\$368,000	76.89
^ 12	31	070-410-110	MADRID	412 S MARKET ST	D	0	243548		\$0	\$0	\$117,235	10/14/2024	\$152,000	77.13
^ 13	31	070-340-160	MADRID	412 E SIXTH ST	D	0	242489		\$0	\$0	\$86,947	7/25/2024	\$103,500	84.01
^ 14	31	070-390-190	MADRID	202 PARK VIEW LN	D	0	240210		\$0	\$0	\$363,986	1/23/2024	\$429,900	84.67
^ 15	31	301-050-410	MADRID	101 E SIXTH ST	D	0	240945		\$0	\$0	\$69,200	4/2/2024	\$80,000	86.50
^ 16	31	070-300-280	MADRID	623 S WASHINGTON ST	D	0	243130		\$0	\$0	\$260,712	9/12/2024	\$299,900	86.93
^ 17	31	070-310-310	MADRID	601 S KENNEDY AVE	D	0	243509		\$0	\$0	\$233,685	10/8/2024	\$265,000	88.18
^ 18	31	070-070-250	MADRID	414 FAIRVIEW DR	D	0	243479		\$0	\$0	\$218,096	10/10/2024	\$246,800	88.37
^ 19	31	070-260-140	MADRID	112 S WALNUT ST	D	0	242403		\$0	\$0	\$230,181	7/17/2024	\$260,000	88.53 <Median
^ 20	31	070-390-190	MADRID	214 PARK VIEW LN	D	0	250042		\$0	\$0	\$331,903	12/29/2024	\$372,500	89.10 <Median
^ 21	31	070-280-250	MADRID	510 E FIRST ST	D	0	242780		\$0	\$0	\$147,074	8/14/2024	\$165,000	89.14
^ 22	31	070-400-060	MADRID	208 SOUTHERN PRAIRIE C	D	0	241756		\$0	\$0	\$240,976	6/3/2024	\$269,500	89.42
^ 23	31	070-350-110	MADRID	809 S UNION ST	D	0	241927		\$0	\$0	\$202,096	6/12/2024	\$224,500	90.02
^ 24	31	070-330-340	MADRID	403 E SIXTH ST	D	0	242535		\$0	\$0	\$171,350	7/25/2024	\$190,000	90.18
^ 25	31	070-230-090	MADRID	505 W FIRST ST	D	0	244326		\$0	\$0	\$93,807	12/2/2024	\$104,000	90.20
^ 26	31	070-260-160	MADRID	711 W SECOND ST	D	0	2444024		\$0	\$0	\$188,273	11/14/2024	\$206,000	91.39
^ 27	31	070-040-220	MADRID	114 JONATHAN DR	D	0	244401		\$0	\$0	\$322,105	12/9/2024	\$350,000	92.03
^ 28	31	070-300-160	MADRID	717 E SIXTH ST	D	0	241750		\$0	\$0	\$235,740	6/4/2024	\$255,000	92.45
^ 29	31	070-150-060	MADRID	208 N MAIN ST	D	0	240699		\$0	\$0	\$246,095	3/11/2024	\$265,000	92.87
^ 30	31	070-340-130	MADRID	624 S KENNEDY AVE	D	0	240576		\$0	\$0	\$219,277	2/28/2024	\$234,000	93.71
^ 31	31	070-010-150	MADRID	803 KINGMAN BLVD	D	0	243035		\$0	\$0	\$314,262	8/24/2024	\$334,500	93.95
^ 32	31	070-400-180	MADRID	256 SOUTHERN PRAIRIE C	D	0	243276		\$0	\$0	\$214,152	9/20/2024	\$225,000	95.18
^ 33	31	070-330-210	MADRID	201 E SIXTH ST	D	0	240726		\$0	\$0	\$236,202	3/18/2024	\$245,000	96.41

* denotes sale is part of multiparcel sale; ^ denotes DOV transferred

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Sale #	PDF	RouteNum	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 34	31	070-070-280	MADRID	424 FAIRVIEW DR	D	0	242860		\$0	\$0	\$210,053	8/19/2024	\$215,965	97.26
^ 35	31	070-400-170	MADRID	252 SOUTHERN PRAIRIE C	D	0	242372		\$0	\$0	\$186,283	7/11/2024	\$190,000	98.04
^ 36	31	070-010-150	MADRID	813 KINGMAN BLVD	D	0	240789		\$0	\$0	\$305,396	3/14/2024	\$301,650	101.24
^ 37	31	070-370-060	MADRID	506 S MAIN ST	D	0	240041		\$0	\$0	\$85,485	1/3/2024	\$40,000	213.71
^ 38	31	070-080-130	MADRID	213 E 21ST ST	D	0	240256		\$0	\$0	\$169,899	1/27/2024	\$36,500	465.48
									\$0	\$0	\$7,400,340		\$8,562,115	

Building Residual	\$8,562,115
Indicated Map Factor	N/A

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