

Boone County Assessors Office

Sales Ratio Group Array

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

Tue, March 25, 2025 7:50 AM

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Study Name 2025 Res Sales

PDFs 30

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	30	400-200-340	OGDEN	214 SE 4TH ST	D	0	241196		\$0	\$0	\$181,900	4/8/2024	\$355,000	51.24
^ 2	30	400-270-150	OGDEN	208 SW 2ND ST	D	0	240773		\$0	\$0	\$82,588	3/19/2024	\$136,500	60.50
^ 3	30	400-020-180	OGDEN	443 E SYCAMORE ST	D	0	244343		\$0	\$0	\$82,577	11/23/2024	\$135,000	61.17
^ 4	30	400-050-090	OGDEN	326 NE 4TH ST	D	0	241747		\$0	\$0	\$117,531	5/30/2024	\$169,000	69.54
^ 5	30	400-080-220	OGDEN	513 NW 3RD ST	D	0	242946		\$0	\$0	\$56,499	8/28/2024	\$79,900	70.71
^ 6	30	400-010-320	OGDEN	872 N 1ST ST	D	0	242303		\$0	\$0	\$274,914	7/17/2024	\$368,000	74.70
^ 7	30	400-230-180	OGDEN	120 E DIVISION ST	D	0	241256		\$0	\$0	\$326,550	4/25/2024	\$420,000	77.75
^ 8	30	400-050-050	OGDEN	310 NE 4TH ST	D	0	241970		\$0	\$0	\$230,007	6/19/2024	\$294,000	78.23
^ 9	30	400-270-160	OGDEN	301 SW 3RD ST	D	0	242135		\$0	\$0	\$98,401	6/28/2024	\$125,000	78.72
^ 10	30	400-170-170	OGDEN	414 E WALNUT ST	D	0	243243		\$0	\$0	\$121,382	9/18/2024	\$153,000	79.33
^ 11	30	400-200-260	OGDEN	308 SE 4TH ST	D	0	244513		\$0	\$0	\$244,916	12/17/2024	\$308,000	79.52
^ 12	30	400-230-050	OGDEN	507 S 1ST ST	D	0	244470		\$0	\$0	\$137,636	12/18/2024	\$170,000	80.96
^ 13	30	400-060-010	OGDEN	302 E SYCAMORE ST	D	0	241194		\$0	\$0	\$170,961	4/18/2024	\$210,000	81.41
^ 14	30	400-210-180	OGDEN	113 E DIVISION ST	D	0	243899		\$0	\$0	\$244,475	11/4/2024	\$300,000	81.49
^ 15	30	400-210-350	OGDEN	208 SE 2ND ST	D	0	241806		\$0	\$0	\$296,771	6/4/2024	\$356,500	83.25
^ 16	30	400-270-180	OGDEN	313 SW 3RD ST	D	0	241936		\$0	\$0	\$214,016	6/18/2024	\$253,000	84.59
^ 17	30	400-300-170	OGDEN	632 W MULBERRY	D	0	241296		\$0	\$0	\$320,755	4/24/2024	\$376,000	85.31
^ 18	30	400-140-190	OGDEN	506 W SYCAMORE ST	D	0	240911		\$0	\$0	\$218,154	4/1/2024	\$255,000	85.55 <Median
^ 19	30	400-170-280	OGDEN	438 PETERSON DR	D	0	241718		\$0	\$0	\$327,768	5/26/2024	\$375,000	87.40
^ 20	30	400-100-070	OGDEN	620 W ELM ST	D	0	241810		\$0	\$0	\$161,732	6/5/2024	\$185,000	87.42
^ 21	30	400-070-220	OGDEN	614 N 1ST ST	D	0	242671		\$0	\$0	\$198,720	8/12/2024	\$225,000	88.32
^ 22	30	400-170-340	OGDEN	219 SE 4TH ST	D	0	243761		\$0	\$0	\$230,001	11/1/2024	\$260,000	88.46
^ 23	30	400-360-180	OGDEN	208 HAWS CIR	D	0	242293		\$0	\$0	\$251,223	7/17/2024	\$283,000	88.77
^ 24	30	400-080-270	OGDEN	201 W ELM ST	D	0	2400975		\$0	\$0	\$232,063	4/3/2024	\$243,000	95.50
^ 25	30	00-000-000	OGDEN	426 N 1ST ST	D	0	242182		\$0	\$0	\$249,973	7/2/2024	\$260,000	96.14
^ 26	30	400-070-350	OGDEN	301 W CHERRY ST	D	0	240387		\$0	\$0	\$294,878	1/18/2024	\$299,900	98.33
^ 27	30	400-200-230	OGDEN	350 SE 4TH ST	D	0	242949		\$0	\$0	\$504,732	8/28/2024	\$488,000	103.43
^ 28	30	400-210-070	OGDEN	243 S 1ST ST	D	0	243654		\$0	\$0	\$120,383	10/23/2024	\$116,000	103.78
^ 29	30	400-280-060	OGDEN	213 SW 4TH ST	D	0	243445		\$0	\$0	\$93,009	10/8/2024	\$85,000	109.42
^ 30	30	400-320-090	OGDEN	249 SW 7TH ST	D	0	242349		\$0	\$0	\$242,950	7/18/2024	\$220,000	110.43
^ 31	30	400-170-330	OGDEN	213 SE 4TH ST	D	0	243201		\$0	\$0	\$207,090	9/15/2024	\$185,000	111.94
^ 32	30	400-370-250	OGDEN	526 SW 4TH ST	D	0	243481		\$0	\$0	\$264,382	10/10/2024	\$235,000	112.50
^ 33	30	400-090-290	OGDEN	107 W SYCAMORE ST	D	0	242221		\$0	\$0	\$39,162	7/1/2024	\$32,500	120.50

* 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	30	400-210-040	OGDEN	225 S 1ST ST	D	0	243101		\$0	\$0	\$187,727	9/3/2024	\$150,000	125.15
^ 35	30	400-170-340	OGDEN	219 SE 4TH ST	D	0	241482		\$0	\$0	\$230,001	5/10/2024	\$170,000	135.29
									\$0	\$0	\$7,255,827		\$8,276,300	

Building Residual	\$8,276,300
Indicated Map Factor	N/A

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