

# Boone County Assessors Office

## Sales Ratio Group Array

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

Tue, March 25, 2025 8:01 AM

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Study Name 2025 Res Sales

PDFs 2

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	2	903-001-280	CASS TWP		D	0	244317		\$0	\$0	\$45,523	11/18/2024	\$166,000	27.42
^ 2	2	903-001-280	CASS TWP	1496 300TH ST	D	0	244317		\$0	\$0	\$45,523	11/18/2024	\$166,000	27.42
^ 3	2	911-001-520	JACKSON TWP	2011 180TH ST	D	0	244008		\$0	\$0	\$244,836	11/8/2024	\$525,000	46.64
^ 4	2	907-003-220	DOUGLAS TWP	1610 334TH RD	D	0	241715		\$0	\$0	\$125,762	5/29/2024	\$196,800	63.90
^ 5	2	917-002-220	YELL TWP	773 200TH ST	D	0	241612		\$0	\$0	\$200,378	5/21/2024	\$292,500	68.51
^ 6	2	000-000-000	AMAQUA TWP	391 220TH ST	D	0	240065		\$0	\$0	\$325,229	1/8/2024	\$470,000	69.20
^ 7	2	914-001-590	PILOT MOUND TWP	416 H AVE	D	0	241449		\$0	\$0	\$97,967	5/9/2024	\$140,000	69.98
^ 8	2	901-001-300	AMAQUA TWP	521 180TH ST	D	0	241665		\$0	\$0	\$341,355	5/20/2024	\$465,000	73.41
^ 9	2	905-007-870	RURAL SUBDIVISIONS	1803 W 3RD ST EXT	D	0	243748		\$0	\$0	\$44,382	10/29/2024	\$60,000	73.97
^ 10	2	911-002-650	JACKSON TWP	1128 T AVE	D	0	240578		\$0	\$0	\$195,687	3/4/2024	\$263,000	74.41
^ 11	2	917-002-530	YELL TWP	1047 H AVE	D	0	241729		\$0	\$0	\$289,845	5/30/2024	\$380,000	76.28
^ 12	2	906-001-570	DODGE TWP	291 P AVE	D	0	240954		\$0	\$0	\$207,992	3/28/2024	\$270,000	77.03
^ 13	2	905-004-040	DES MOINES TWP	857 NATURE RD	D	0	242925		\$0	\$0	\$256,631	8/26/2024	\$322,500	79.58
^ 14	2	905-007-650	RURAL SUBDIVISIONS	1041 MAIZE AVE	D	0	240746		\$0	\$0	\$276,100	3/13/2024	\$332,000	83.16
^ 15	2	910-001-250	HARRISON TWP	102 T AVE	D	0	244062		\$0	\$0	\$334,089	11/18/2024	\$397,000	84.15 <Median
^ 16	2	917-002-550	YELL TWP	607 210TH ST	D	0	241619		\$0	\$0	\$212,749	5/29/2024	\$250,000	85.10
^ 17	2	904-002-180	COLFAX TWP	1576 W AVE	D	0	243071		\$0	\$0	\$331,798	9/6/2024	\$384,000	86.41
^ 18	2	913-001-010	PEOPLES TWP	1830 L AVE	D	0	242285		\$0	\$0	\$315,966	7/22/2024	\$365,000	86.57
^ 19	2	000-000-000	MARCY TWP	1707 L AVE	D	0	240433		\$0	\$0	\$332,308	2/16/2024	\$355,000	93.61
^ 20	2	907-001-690	DOUGLAS TWP	1777 315TH ST	C	0	241902		\$0	\$0	\$329,285	6/6/2024	\$350,000	94.08
^ 21	2	901-001-100	AMAQUA TWP	648 D AVE	D	0	242377		\$0	\$0	\$269,637	7/16/2024	\$274,945	98.07
^ 22	2	000-000-000	MARCY TWP	1724 K AVE	D	0	242752		\$0	\$0	\$220,554	8/2/2024	\$220,000	100.25
^ 23	2	000-000-000	YELL TWP	1038 192ND ST	D	0	241298		\$0	\$0	\$361,578	4/25/2024	\$360,000	100.44
^ 24	2	901-001-220	AMAQUA TWP	729 D AVE	D	0	243860		\$0	\$0	\$246,192	10/27/2024	\$240,000	102.58
^ 25	2	904-001-64A	COLFAX TWP	1345 Y AVE	D	0	242800		\$0	\$0	\$409,723	8/20/2024	\$390,000	105.06
^ 26	2	915-003-360	UNION TWP	414 335TH ST	D	0	244565		\$0	\$0	\$263,076	12/26/2024	\$250,000	105.23
^ 27	2	905-001-680	DES MOINES TWP	1786 180TH ST	D	0	242992		\$0	\$0	\$309,642	9/3/2024	\$290,000	106.77
^ 28	2	908-001-700	GARDEN TWP	2131 T AVE	C	0	241645		\$0	\$0	\$160,891	5/22/2024	\$149,500	107.62
^ 29	2	906-001-590	DODGE TWP	1357 130TH ST	D	0	243697		\$0	\$0	\$413,662	10/17/2024	\$332,000	124.60
									\$0	\$0	\$7,208,360			\$8,656,245

Building Residual \$8,656,245  
 Indicated Map Factor N/A

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

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