

Boone County Assessors Office

Sales Ratio Group Array

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

Tue, March 25, 2025 8:12 AM

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Study Name 2025 Res Sales

PDFs 4-5

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	4	102-050-320	BOONE C/I	904 W 4TH ST	D	0	241599		\$0	\$0	\$51,601	5/23/2024	\$230,000	22.44
^ 2	4	150-050-120	BOXHOLM C/I	416 SECOND ST	D	0	242340		\$0	\$0	\$10,485	7/15/2024	\$35,000	29.96
^ 3	5	907-050-030	DES MOINES TWP C/I	221 W 22ND ST	C	0	240031		\$0	\$0	\$154,831	1/3/2024	\$395,000	39.20
^ 4	4	351-050-250	OGDEN C/I	346 W WALNUT ST	D	0	244176		\$0	\$0	\$66,390	11/25/2024	\$160,000	41.49
^ 5	4	105-050-250	BOONE C/I	2121 MAMIE EISENHOWE	C	0	243854		\$0	\$0	\$173,936	10/25/2024	\$382,597	45.46
6	4	102-050-430	BOONE C/I	1424 W MAMIE EISENHOV	D	0			\$0	\$0	\$151,517	12/23/2024	\$321,400	47.14
^ 7	4	101-050-470	BOONE C/I	927 STORY ST	D	0	242374		\$0	\$0	\$79,125	7/17/2024	\$155,000	51.05
^ 8	4	102-050-46F	BOONE C/I	1503 W MAMIE EISENHOV	C	0	243859		\$0	\$0	\$191,607	10/25/2024	\$334,083	57.35
^ 9	4	103-050-180	BOONE C/I	715 STORY ST	D	0	241828		\$0	\$0	\$68,229	6/7/2024	\$112,500	60.65
10	4	100-050-460	BOONE C/I	911 8TH ST	D	0			\$0	\$0	\$68,356	12/23/2024	\$111,200	61.47
^ 11	4	101-050-120	BOONE C/I	1113 STORY ST	C	0	243856		\$0	\$0	\$158,510	10/25/2024	\$249,043	63.65
^ 12	4	103-050-250	BOONE C/I	802 8TH ST	D	0	242499		\$0	\$0	\$64,312	7/29/2024	\$100,000	64.31
^ 13	4	101-050-440	BOONE C/I	702 10TH ST	D	0	242801		\$0	\$0	\$68,514	8/14/2024	\$100,000	68.51
14	4	104-050-300	BOONE C/I	720 STORY ST	D	0			\$0	\$0	\$47,574	12/23/2024	\$66,300	71.76
15	4	100-050-510	BOONE C/I	935 8TH ST	D	0			\$0	\$0	\$274,277	12/23/2024	\$373,800	73.38
^ 16	4	104-050-360	BOONE C/I	708 STORY ST	D	0	240378		\$0	\$0	\$84,416	2/9/2024	\$115,000	73.41 <Median
^ 17	4	100-050-060	BOONE C/I	1102 STORY ST	D	0	244491		\$0	\$0	\$67,617	12/19/2024	\$90,000	75.13 <Median
^ 18	4	100-050-350	BOONE C/I	822 STORY ST	D	0	244237		\$0	\$0	\$46,562	12/2/2024	\$60,000	77.60
^ 19	4	105-050-010	BOONE C/I	420 DELAWARE ST	C	0	243855		\$0	\$0	\$298,651	10/25/2024	\$382,597	78.06
20	4	104-050-700	BOONE C/I	422 STORY ST	D	0			\$0	\$0	\$383,047	12/23/2024	\$469,000	81.67
21	4	350-050-330	OGDEN C/I	305 W WALNUT ST	D	0			\$0	\$0	\$42,378	12/23/2024	\$51,200	82.77
22	5	909-050-200	COLFAX TWP C/I	2213 229TH PL	D	0			\$0	\$0	\$324,983	12/23/2024	\$385,700	84.26
23	4	301-050-45D	MADRID C/I	232 S MAIN ST	D	0			\$0	\$0	\$156,952	12/23/2024	\$183,300	85.63
^ 24	4	106-050-210	BOONE C/I	1810 S LINN ST	C	0	243857		\$0	\$0	\$622,993	10/25/2024	\$698,119	89.24
25	4	107-050-690	BOONE C/I	1207 S MARSHALL ST	D	0			\$0	\$0	\$439,081	12/23/2024	\$478,200	91.82
^ 26	4	103-050-600	BOONE C/I	615 STORY ST	D	0	242317		\$0	\$0	\$328,836	7/18/2024	\$350,000	93.95
27	4	104-050-820	BOONE C/I	310 STORY ST	D	0			\$0	\$0	\$1,432,600	12/23/2024	\$1,495,600	95.79
28	4	101-050-150	BOONE C/I	1127 STORY ST	D	0			\$0	\$0	\$646,744	12/23/2024	\$660,200	97.96
^ 29	4	00-000-000	MADRID C/I	503 MILWAUKEE ST	C	0	243852		\$0	\$0	\$499,582	10/25/2024	\$475,349	105.10
^ 30	4	030-297-012	BOONE C/I	1111 HAWKEYE DR	C	0	243853		\$0	\$0	\$1,442,845	10/25/2024	\$1,238,766	116.47
^ 31	4	103-050-580	BOONE C/I	605 STORY ST	D	0	243046		\$0	\$0	\$264,399	9/6/2024	\$200,000	132.20
^ 32	4	103-050-130	BOONE C/I	705 STORY ST	D	0	241657		\$0	\$0	\$71,661	5/28/2024	\$45,000	159.25

* 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
									\$0	\$0	\$8,782,611		\$10,503,954	

Building Residual \$10,503,954

Indicated Map Factor 0.000

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