

Boone County Assessors Office

Sales Ratio Group Array

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

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Study Name Residential Study

PDFs 31

Study Date 01/01/2025-01/01/2026

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	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
^ 1	31	08-8226-36-21-86-151	MADRID	708 W SECOND ST	D	0	20252834		\$0	\$0	\$259,070	7/29/2025	\$350,000	74.02
^ 2	31	08-8226-25-43-86-213	MADRID	105 W 22ND ST	D	0	251999		\$0	\$0	\$170,600	6/6/2025	\$229,000	74.50
^ 3	31	08-8226-36-14-86-048	MADRID	501 S UNION ST	D	0	250190		\$0	\$0	\$159,860	1/16/2025	\$205,000	77.98
^ 4	31	08-8225-31-22-86-046	MADRID	728 E FIRST ST	D	0	251000		\$0	\$0	\$143,620	3/26/2025	\$175,000	82.07
^ 5	31	08-8226-25-41-86-046	MADRID	119 PETERSON PKWY	D	0	20253123		\$0	\$0	\$236,640	8/28/2025	\$285,000	83.03
^ 6	31	08-8226-36-14-86-003	MADRID	403 S STATE ST	D	0	20254662		\$0	\$0	\$207,590	12/28/2025	\$250,000	83.04
^ 7	31	08-8226-36-21-86-150	MADRID	703 W SECOND ST	D	0	20252907		\$0	\$0	\$197,520	7/31/2025	\$237,050	83.32
^ 8	31	08-8225-31-23-86-031	MADRID	615 E SIXTH ST	D	0	251246		\$0	\$0	\$229,170	4/1/2025	\$273,500	83.79
^ 9	31	08-8226-36-12-86-136	MADRID	113 N MARKET ST	D	0	20253645		\$0	\$0	\$261,030	9/28/2025	\$310,000	84.20
^ 10	31	08-8226-36-21-86-021	MADRID	516 W FIRST ST	D	0	20254209		\$0	\$0	\$211,680	11/14/2025	\$250,000	84.67
^ 11	31	08-8226-36-41-86-131	MADRID	256 SOUTHERN PRAIRIE	D	0	251630		\$0	\$0	\$220,290	5/7/2025	\$259,900	84.76
^ 12	31	08-8226-36-42-86-026	MADRID	206 PARK VIEW LN	D	0	251692		\$0	\$0	\$387,630	5/13/2025	\$449,900	86.16
^ 13	31	08-8225-30-33-86-009	MADRID	515 KINGMAN BLVD	D	0	20254319		\$0	\$0	\$221,600	11/24/2025	\$257,000	86.23
^ 14	31	08-8226-25-44-86-023	MADRID	465 FAIRVIEW DR	D	0	251555		\$0	\$0	\$201,230	5/2/2025	\$225,000	89.44
^ 15	31	08-8226-25-41-86-099	MADRID	114 MADELYN LN	D	0	20252854		\$0	\$0	\$559,330	8/1/2025	\$625,000	89.49
^ 16	31	08-8225-30-33-86-002	MADRID	625 KINGMAN BLVD	D	0	20253344		\$0	\$0	\$267,760	9/11/2025	\$295,000	90.77
^ 17	31	08-8226-25-44-86-015	MADRID	408 NEWTON RD	D	0	20253989		\$0	\$0	\$239,400	11/3/2025	\$255,000	93.88
^ 18	31	08-8226-25-43-86-158	MADRID	325 N MARKET ST	D	0	251964		\$0	\$0	\$224,260	5/30/2025	\$235,000	95.43
^ 19	31	08-8225-30-33-86-170	MADRID	421 SPRINGER CT	D	0	251637		\$0	\$0	\$359,850	5/8/2025	\$371,000	96.99
^ 20	31	08-8225-30-33-86-071	MADRID	703 E NORTH ST	D	0	252234		\$0	\$0	\$223,690	6/18/2025	\$230,000	97.26
^ 21	31	08-8226-36-41-86-003	MADRID	801 SYCAMORE ST	D	0	250814		\$0	\$0	\$277,930	3/17/2025	\$285,450	97.37
^ 22	31	08-8226-36-13-86-158	MADRID	603 S WATER ST	D	0	250224		\$0	\$0	\$259,290	1/17/2025	\$263,900	98.25 <Median
^ 23	31	08-8226-36-13-86-033	MADRID	415 S MAIN ST	D	0	251617		\$0	\$0	\$230,970	5/6/2025	\$235,000	98.29 <Median
^ 24	31	08-8226-36-13-86-121	MADRID	314 W SIXTH ST	D	0	250729		\$0	\$0	\$136,420	3/13/2025	\$138,000	98.86
^ 25	31	08-8225-31-23-86-017	MADRID	613 S GREEN ST	D	0	252053		\$0	\$0	\$313,500	6/5/2025	\$316,900	98.93
^ 26	31	08-8226-36-24-86-030	MADRID	615 W FIFTH ST	D	0	20254686		\$0	\$0	\$268,120	12/22/2025	\$269,900	99.34
^ 27	31	08-8225-30-33-86-290	MADRID	424 SPRINGER CT	D	0	252018		\$0	\$0	\$440,100	5/29/2025	\$435,000	101.17
^ 28	31	08-8225-31-23-86-025	MADRID	606 S GREEN ST	D	0	20254597		\$0	\$0	\$248,010	12/17/2025	\$245,000	101.23
^ 29	31	08-8226-36-41-86-062	MADRID	212 E NINTH ST	D	0	250929		\$0	\$0	\$295,730	3/26/2025	\$292,000	101.28
^ 30	31	08-8226-25-44-86-083	MADRID	212 E 21ST ST	D	0	250391		\$0	\$0	\$227,860	1/27/2025	\$220,000	103.57
^ 31	31	08-8226-36-13-86-114	MADRID	405 W SEVENTH ST	D	0	250824		\$0	\$0	\$210,740	3/17/2025	\$199,275	105.75
^ 32	31	08-8226-36-12-86-119	MADRID	105 W FIRST ST	D	0	20252435		\$0	\$0	\$276,280	6/27/2025	\$259,000	106.67
^ 33	31	08-8226-36-14-86-023	MADRID	601 S STATE ST	D	0	251283		\$0	\$0	\$160,180	4/16/2025	\$150,024	106.77

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

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^ 34	31	08-8226-25-44-86-145	MADRID	309 E 21ST ST	D	0	250960	\$0	\$0	\$321,030	3/25/2025	\$300,000	107.01
^ 35	31	08-8226-36-41-86-033	MADRID	202 E EIGHTH ST	D	0	20260085	\$0	\$0	\$231,830	12/29/2025	\$214,000	108.33
^ 36	31	08-8226-36-12-86-114	MADRID	117 N WATER ST	D	0	251855	\$0	\$0	\$230,170	5/26/2025	\$210,000	109.60
^ 37	31	08-8226-36-14-86-076	MADRID	109 E SIXTH ST	D	0	251506	\$0	\$0	\$243,440	4/17/2025	\$220,000	110.65
^ 38	31	08-8225-31-22-86-054	MADRID	815 E SECOND ST	D	0	250414	\$0	\$0	\$296,600	2/7/2025	\$260,000	114.08
^ 39	31	08-8226-36-13-86-122	MADRID	607 S MARKET ST	D	0	251527	\$0	\$0	\$206,220	4/29/2025	\$175,000	117.84
^ 40	31	08-8225-31-22-86-137	MADRID	607 E SECOND ST	D	0	250188	\$0	\$0	\$277,160	1/16/2025	\$235,000	117.94
^ 41	31	08-8225-31-23-86-117	MADRID	626 S MADISON ST	D	0	20254617	\$0	\$0	\$266,140	12/22/2025	\$205,000	129.82
^ 42	31	08-8226-36-14-86-021	MADRID	116 E SIXTH ST	D	0	20253273	\$0	\$0	\$39,440	9/6/2025	\$30,000	131.47
^ 43	31	08-8225-31-22-86-024	MADRID	709 E FIRST ST	D	0	251551	\$0	\$0	\$254,190	4/30/2025	\$191,000	133.08
^ 44	31	08-8226-36-11-86-056	MADRID	110 S UNION ST	D	0	251867	\$0	\$0	\$185,520	5/23/2025	\$76,000	244.11
								\$0	\$0	\$10,878,690		\$11,192,799	

Building Residual	\$11,192,799
Indicated Map Factor	N/A

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