

Boone County Assessors Office

Sales Ratio Group Array

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

Thu, March 26, 2026 11:56 AM

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Study Name Residential Study

PDFs 2

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	2 08-8226-10-33-00-003	CASS TWP		D	0	20253395		\$0	\$0	\$8,060	9/16/2025	\$85,000	9.48	
^ 2	2 08-8226-03-11-00-004	DOUGLAS TWP	1590 280TH ST	D	0	20252893		\$0	\$0	\$489,550	8/8/2025	\$1,125,000	43.52	
^ 3	2 08-8426-30-13-00-026	RURAL SUBDIVISION	1820 W 2ND ST EXT	D	0	251036		\$0	\$0	\$105,320	4/1/2025	\$201,000	52.40	
^ 4	2 08-8226-35-43-00-006	DOUGLAS TWP	2384 QW LN	D	0	20253537		\$0	\$0	\$109,210	9/18/2025	\$200,000	54.60	
^ 5	2 08-8225-27-33-00-004	GARDEN TWP	2117 330TH ST	D	0	20252816		\$0	\$0	\$273,190	7/28/2025	\$380,000	71.89	
^ 6	2 08-8427-27-32-00-003	YELL TWP	923/925 208TH ST	D	0	252069		\$0	\$0	\$274,660	6/6/2025	\$375,000	73.24	
^ 7	2 08-8527-31-41-00-003	PILOT MOUND TWP	569 H AVE	D	0	251680		\$0	\$0	\$158,940	5/5/2025	\$215,000	73.93	
^ 8	2 08-8426-21-33-82-051	RES 3+	1116 HARRISON ST	D	0	20253047		\$0	\$0	\$123,220	8/12/2025	\$166,500	74.01	
^ 9	2 08-8527-30-22-00-002	PILOT MOUND TWP	608 140TH ST	D	0	251028		\$0	\$0	\$196,420	3/17/2025	\$265,000	74.12	
^ 10	2 08-8425-20-23-00-006	JACKSON TWP	1913 195TH ST	D	0	250679		\$0	\$0	\$218,790	3/5/2025	\$292,500	74.80	
^ 11	2 08-8228-18-14-00-003	UNION TWP	2043 B AVE	D	0	250502		\$0	\$0	\$338,050	2/20/2025	\$450,000	75.12	
^ 12	2 08-8228-27-21-00-006	UNION TWP	2226 DEER AVE	D	0	251290		\$0	\$0	\$562,550	4/8/2025	\$740,000	76.02	
^ 13	2 08-8427-04-34-00-006	YELL TWP	680 I AVE	D	0	252210		\$0	\$0	\$384,320	5/29/2025	\$500,000	76.86	
^ 14	2 08-8226-13-11-00-002	DOUGLAS TWP	1788 300TH ST	D	0	20253694		\$0	\$0	\$332,130	10/9/2025	\$425,000	78.15	
^ 15	2 08-8226-28-31-00-001	CASS TWP	1445 325TH ST	D	0	252178		\$0	\$0	\$432,340	6/12/2025	\$535,600	80.72 <Median	
^ 16	2 08-8428-35-23-00-002	AMAQUA TWP	1146 E AVE	D	0	20253889		\$0	\$0	\$211,180	10/18/2025	\$260,000	81.22	
^ 17	2 08-8425-04-41-00-006	JACKSON TWP	674 V AVE	D	0	20253647		\$0	\$0	\$293,300	10/1/2025	\$347,500	84.40	
^ 18	2 08-8427-01-33-00-002	YELL TWP	1103 170TH ST	D	0	20254103		\$0	\$0	\$239,820	11/4/2025	\$280,000	85.65	
^ 19	2 08-8427-23-21-00-004	YELL TWP	1038 192ND ST	D	0	20254117		\$0	\$0	\$354,130	10/31/2025	\$410,000	86.37	
^ 20	2 08-8527-04-33-00-002	PILOT MOUND TWP	97 I AVE	D	0	20253858		\$0	\$0	\$298,710	10/9/2025	\$345,000	86.58	
^ 21	2 08-8328-25-41-00-001	BEAVER TWP	1658 G AVE	D	0	250877		\$0	\$0	\$198,400	2/13/2025	\$228,000	87.02	
^ 22	2 08-8426-30-13-00-010	RURAL SUBDIVISION	1851 W 3RD ST EXT	D	0	20253867		\$0	\$0	\$187,740	10/20/2025	\$215,000	87.32	
^ 23	2 08-8228-28-34-00-002	UNION TWP	2297 CLOVER AVE	D	0	20253389		\$0	\$0	\$209,590	9/15/2025	\$225,000	93.15	
^ 24	2 08-8427-12-22-00-003	YELL TWP	702 L AVE	D	0	20254568		\$0	\$0	\$61,670	12/9/2025	\$65,000	94.88	
^ 25	2 08-8226-34-14-00-001	DOUGLAS TWP	1574 334TH RD	D	0	251020		\$0	\$0	\$1,151,820	3/26/2025	\$1,160,000	99.29	
^ 26	2 08-8425-30-22-00-007	JACKSON TWP	1820 200TH ST	D	0	20253917		\$0	\$0	\$269,630	10/9/2025	\$270,000	99.86	
^ 27	2 08-8526-10-44-00-002	DODGE TWP	1597 120TH ST	D	0	251729		\$0	\$0	\$278,650	5/13/2025	\$247,500	112.59	
^ 28	2 08-8327-16-14-00-004	MARCY TWP	1433 J AVE	D	0	20254587		\$0	\$0	\$262,540	12/16/2025	\$220,000	119.34	
^ 29	2 08-8527-24-42-00-002	DODGE TWP	354 KALE RD	D	0	20253806		\$0	\$0	\$335,820	10/21/2025	\$280,000	119.94	
								\$0	\$0	\$8,359,750			\$10,508,600	

Building Residual \$10,508,600

Indicated Map Factor N/A

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

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