

Boone County Assessors Office

Sales Ratio Group Array

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

Thu, March 26, 2026 11:58 AM

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Study Name Residential Study

PDFs 26

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/CNUTC | Recording | VS | \$ - Land | \$ - Impr | \$ - Total | Sale Date | Sale Price | Ratio |
|--------|-----|----------------------|-------------------|--------------------|---------|-----------|----------|----------------------|-----------|-------------|------------|-------------|---------------|
| ^ 1 | 26 | 08-8327-12-13-50-003 | RURAL SUBDIVISION | 1175 233RD ST | D | 0 | 251302 | \$0 | \$0 | \$284,170 | 4/14/2025 | \$420,000 | 67.66 |
| ^ 2 | 26 | 08-8425-01-12-50-018 | RURAL SUBDIVISION | 652 XANADU PL | D | 0 | 20252911 | \$0 | \$0 | \$608,550 | 8/1/2025 | \$880,000 | 69.15 |
| ^ 3 | 26 | 08-8425-01-12-50-087 | RURAL SUBDIVISION | 691 XENON PL | D | 0 | 252104 | \$0 | \$0 | \$673,000 | 5/27/2025 | \$875,000 | 76.91 |
| ^ 4 | 26 | 08-8426-16-43-50-085 | RURAL SUBDIVISION | 827 23RD ST | D | 0 | 251745 | \$0 | \$0 | \$101,960 | 3/12/2025 | \$131,000 | 77.83 |
| ^ 5 | 26 | 08-8425-31-11-50-006 | RURAL SUBDIVISION | 1113 T AVE | D | 0 | 20252407 | \$0 | \$0 | \$214,120 | 6/26/2025 | \$265,000 | 80.80 |
| ^ 6 | 26 | 08-8425-01-12-50-011 | RURAL SUBDIVISION | 663 XENIA PL | D | 0 | 251863 | \$0 | \$0 | \$700,610 | 5/16/2025 | \$850,000 | 82.42 |
| ^ 7 | 26 | 08-8228-34-42-50-001 | RURAL SUBDIVISION | 369 335TH ST | D | 0 | 20252462 | \$0 | \$0 | \$298,690 | 7/2/2025 | \$360,000 | 82.97 |
| ^ 8 | 26 | 08-8426-16-43-50-039 | RURAL SUBDIVISION | 805 24TH ST | C | 0 | 251626 | \$0 | \$0 | \$234,850 | 5/1/2025 | \$275,000 | 85.40 |
| ^ 9 | 26 | 08-8425-01-12-50-050 | RURAL SUBDIVISION | 2377 167TH PL | D | 0 | 251997 | \$0 | \$0 | \$495,840 | 6/3/2025 | \$572,146 | 86.66 <Median |
| ^ 10 | 26 | 08-8327-03-10-50-046 | RURAL SUBDIVISION | 937 JAXSEN PL | D | 0 | 20254515 | \$0 | \$0 | \$318,300 | 12/15/2025 | \$365,000 | 87.21 <Median |
| ^ 11 | 26 | 08-8326-08-11-50-046 | RURAL SUBDIVISION | 1316 NOBLE LYNX DR | D | 0 | 20254122 | \$0 | \$0 | \$601,830 | 11/5/2025 | \$685,000 | 87.86 |
| ^ 12 | 26 | 08-8327-13-24-50-015 | RURAL SUBDIVISION | 1444 LAKEVIEW PL | D | 0 | 20253230 | \$0 | \$0 | \$591,660 | 9/4/2025 | \$625,000 | 94.67 |
| ^ 13 | 26 | 08-8225-31-21-50-005 | RURAL SUBDIVISION | 1832 330TH ST | D | 0 | 251531 | \$0 | \$0 | \$261,230 | 4/15/2025 | \$275,500 | 94.82 |
| ^ 14 | 26 | 08-8226-26-43-50-001 | RURAL SUBDIVISION | 1650 329TH LN | D | 0 | 20252638 | \$0 | \$0 | \$520,520 | 7/14/2025 | \$527,000 | 98.77 |
| ^ 15 | 26 | 08-8426-20-13-50-104 | RURAL SUBDIVISION | 404 W 16TH ST | D | 0 | 20254257 | \$0 | \$0 | \$506,800 | 11/16/2025 | \$495,000 | 102.38 |
| ^ 16 | 26 | 08-8425-01-12-50-031 | RURAL SUBDIVISION | 2331 164TH PL | D | 0 | 20253322 | \$0 | \$0 | \$1,196,740 | 9/8/2025 | \$1,150,000 | 104.06 |
| ^ 17 | 26 | 08-8325-02-33-50-018 | RURAL SUBDIVISION | 2212 228TH PL | D | 0 | 20253017 | \$0 | \$0 | \$402,150 | 8/8/2025 | \$380,000 | 105.83 |
| ^ 18 | 26 | 08-8427-34-41-50-003 | RURAL SUBDIVISION | 1152 JONQUIL LN | D | 0 | 251788 | \$0 | \$0 | \$423,880 | 5/16/2025 | \$355,000 | 119.40 |
| | | | | | | | | \$0 | \$0 | \$8,434,900 | | \$9,485,646 | |
| | | | | | | | | Building Residual | | \$9,485,646 | | | |
| | | | | | | | | Indicated Map Factor | | N/A | | | |

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

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