

Boone County Assessors Office

Sales Ratio Group Array

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

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Study Name Terri's Study.scfg **PDFs** 29
Study Date 01/01/2022-12/31/2022 **Time Adj.** None
Table Basis Historical (VOS) **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	29	08-8426-29-21-82-069	BOONE	904 W 6TH ST	D	0	2022-4543	\$0	\$0	\$14,801	10/21/2022	\$74,500	19.87
2	29	08-8426-21-41-82-061	BOONE	1115 13TH ST	D	0	2022-2920	\$0	\$0	\$35,090	6/15/2022	\$131,000	26.79
3	29	08-8426-28-42-82-050	BOONE	206 S BOONE ST	D	0	2022-1950	\$0	\$0	\$46,459	4/14/2022	\$168,000	27.65
4	29	08-8426-21-11-82-104	BOONE	2003 TAMA ST	D	0	2022-3152	\$0	\$0	\$55,617	7/14/2022	\$177,000	31.42
5	29	08-8426-21-32-82-096	BOONE	225 13TH ST	D	0	2022-3677	\$0	\$0	\$45,368	8/19/2022	\$123,000	36.88
6	29	08-8426-29-21-82-062	BOONE	1015 W 5TH ST	D	0	2022-3058	\$0	\$0	\$44,401	7/8/2022	\$116,000	38.28
7	29	08-8426-21-21-82-037	BOONE	2003 CARROLL ST	D	0	2022-3950	\$0	\$0	\$33,077	8/23/2022	\$82,000	40.34
8	29	08-8426-27-21-82-034	BOONE	507 JACKSON ST	D	0	2022-4938	\$0	\$0	\$41,601	11/22/2022	\$97,500	42.67
9	29	08-8426-21-34-82-104	BOONE	622 10TH ST	D	0	2022-3384	\$0	\$0	\$41,601	7/25/2022	\$95,600	43.52
10	29	08-8426-27-32-82-128	BOONE	1420 GARST AVE	D	0	2022-4876	\$0	\$0	\$77,233	11/19/2022	\$175,000	44.13
11	29	08-8426-28-13-82-124	BOONE	216 GREENE ST	D	0	2022-2807	\$0	\$0	\$80,301	6/23/2022	\$180,000	44.61
* 12	29	08-8426-22-33-82-064	BOONE	1235 8TH ST	D	0	2022-2977	\$0	\$0	\$58,226	7/5/2022	\$129,000	45.14
13	29	08-8426-21-24-82-029	BOONE	1715 GREENE ST	D	0	2022-2792	\$0	\$0	\$82,824	6/26/2022	\$180,500	45.89
14	29	08-8426-21-34-82-027	BOONE	1112 CARROLL ST	D	0	2022-0183	\$0	\$0	\$76,046	1/12/2022	\$163,000	46.65
15	29	08-8426-21-42-82-050	BOONE	1410 GREENE ST	D	0	2022-4702	\$0	\$0	\$82,130	10/21/2022	\$175,000	46.93
16	29	08-8426-21-42-82-140	BOONE	1218 BOONE ST	D	0	2022-3790	\$0	\$0	\$80,154	8/22/2022	\$170,000	47.15
17	29	08-8426-21-44-82-017	BOONE	1115 11TH ST	D	0	2022-4075	\$0	\$0	\$70,785	9/14/2022	\$146,000	48.48
18	29	08-8426-27-24-82-100	BOONE	1544 3RD ST	D	0	2022-2248	\$0	\$0	\$39,103	5/23/2022	\$80,000	48.88
19	29	08-8426-21-14-82-006	BOONE	1816 MARSHALL ST	D	0	2022-2076	\$0	\$0	\$83,799	5/10/2022	\$170,000	49.29
20	29	08-8426-30-44-82-033	BOONE	512 S MONTANA ST	D	0	2022-4255	\$0	\$0	\$189,011	9/30/2022	\$355,000	53.24
21	29	08-8426-27-23-82-058	BOONE	309 CLINTON ST	D	0	2022-2322	\$0	\$0	\$72,181	5/26/2022	\$135,000	53.47
22	29	08-8426-29-13-82-148	BOONE	606 W 2ND ST	D	0	2022-2537	\$0	\$0	\$45,226	6/4/2022	\$82,000	55.15
23	29	08-8426-27-24-82-044	BOONE	1604 MAMIE EISENHOW	D	0	2022-5127	\$0	\$0	\$97,645	12/7/2022	\$175,000	55.80
24	29	08-8426-28-43-82-013	BOONE	421 S STORY ST	D	0	2022-1830	\$0	\$0	\$107,907	4/25/2022	\$190,000	56.79
25	29	08-8426-21-31-82-154	BOONE	1118 CRAWFORD ST	D	0	2022-1819	\$0	\$0	\$70,446	4/26/2022	\$123,500	57.04
26	29	08-8426-29-13-82-074	BOONE	518 W 2ND ST	D	0	2022-2766	\$0	\$0	\$11,469	6/24/2022	\$20,000	57.34
27	29	08-8426-29-23-82-033	BOONE	1215 W 2ND ST	D	0	2022-1267	\$0	\$0	\$61,696	3/23/2022	\$107,000	57.66
28	29	08-8426-29-11-82-116	BOONE	123 W 7TH ST	D	0	2022-2733	\$0	\$0	\$65,242	6/22/2022	\$113,000	57.74
* 29	29	08-8426-29-23-82-151	BOONE	1428 W 1ST ST	D	0	2022-2383	\$0	\$0	\$80,106	5/24/2022	\$138,000	58.05
30	29	08-8426-27-23-82-146	BOONE	1416 2ND ST	D	0	2022-2311	\$0	\$0	\$116,319	5/26/2022	\$200,000	58.16
31	29	08-8426-22-32-82-050	BOONE	1535 13TH ST	D	0	2022-0714	\$0	\$0	\$128,763	2/4/2022	\$215,000	59.89
32	29	08-8426-28-23-82-017	BOONE	115 MAMIE EISENHOWE	D	0	2022-2511	\$0	\$0	\$19,179	6/4/2022	\$31,500	60.89
* 33	29	08-8426-20-43-82-036	BOONE	403 W 9TH ST	D	0	2022-2387	\$0	\$0	\$76,839	5/20/2022	\$125,000	61.47

* denotes sale is part of multiparcel sale

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Sale #	PDF	PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	29	08-8426-28-14-82-051	BOONE	315 BENTON ST	D	0	2022-2180	\$0	\$0	\$85,994	5/18/2022	\$139,900	61.47
35	29	08-8426-21-42-82-084	BOONE	1320 BOONE ST	D	0	2022-3706	\$0	\$0	\$59,168	8/10/2022	\$95,000	62.28
36	29	08-8426-29-13-82-048	BOONE	402 W 3RD ST	D	0	2022-4412	\$0	\$0	\$55,160	10/13/2022	\$88,000	62.68
37	29	08-8426-21-13-82-068	BOONE	703 17TH ST	D	0	2022-4430	\$0	\$0	\$100,310	10/16/2022	\$160,000	62.69
38	29	08-8426-28-41-82-074	BOONE	1128 UNION ST	D	0	2022-3131	\$0	\$0	\$136,789	7/13/2022	\$217,000	63.04
39	29	08-8426-28-23-82-053	BOONE	205 MONONA ST	D	0	2022-0813	\$0	\$0	\$102,081	2/16/2022	\$160,000	63.80
40	29	08-8426-27-24-82-169	BOONE	1556 2ND ST	D	0	2022-1197	\$0	\$0	\$84,751	3/13/2022	\$132,500	63.96
41	29	08-8426-29-12-82-044	BOONE	629 W 7TH ST	D	0	2022-3902	\$0	\$0	\$99,080	8/31/2022	\$154,500	64.13
42	29	08-8426-21-32-82-053	BOONE	1403 HARRISON ST	D	0	2022-4775	\$0	\$0	\$112,506	11/9/2022	\$175,000	64.29
43	29	08-8426-21-42-82-026	BOONE	1410 BOONE ST	D	0	2022-1661	\$0	\$0	\$97,388	4/12/2022	\$151,000	64.50
44	29	08-8426-21-23-82-189	BOONE	211 15TH ST	D	0	2022-4376	\$0	\$0	\$90,317	10/10/2022	\$140,000	64.51
45	29	08-8426-29-12-82-017	BOONE	701 W 5TH ST	D	0	2022-1633	\$0	\$0	\$56,568	4/13/2022	\$87,550	64.61
46	29	08-8426-21-24-82-053	BOONE	1728 CRAWFORD ST	D	0	2022-4029	\$0	\$0	\$105,587	9/7/2022	\$162,000	65.18
47	29	08-8426-27-24-82-175	BOONE	1606 2ND ST	D	0	2022-2184	\$0	\$0	\$112,847	5/18/2022	\$173,000	65.23
48	29	08-8426-29-12-82-051	BOONE	627 W 6TH ST	D	0	2022-1502	\$0	\$0	\$93,662	4/9/2022	\$143,501	65.27
49	29	08-8426-29-31-82-039	BOONE	900/902 COLLEGE ST	D	0	2022-0639	\$0	\$0	\$124,347	2/1/2022	\$190,000	65.45
50	29	08-8426-27-24-82-019	BOONE	1621 MAMIE EISENHOW	D	0	2022-2069	\$0	\$0	\$75,486	4/29/2022	\$115,000	65.64
51	29	08-8426-28-13-82-176	BOONE	710 2ND ST	D	0	2022-3739	\$0	\$0	\$136,181	8/22/2022	\$207,000	65.79
52	29	08-8426-28-42-82-148	BOONE	232 S GREENE ST	D	0	2022-4152	\$0	\$0	\$154,781	9/20/2022	\$235,000	65.86
* 53	29	08-8426-27-24-82-098	BOONE	1536 3RD ST	D	0	2022-2713	\$0	\$0	\$135,075	6/21/2022	\$205,000	65.89
54	29	08-8426-21-14-82-012	BOONE	1809 BENTON ST	D	0	2022-1674	\$0	\$0	\$72,542	4/13/2022	\$110,000	65.95
55	29	08-8426-21-32-82-161	BOONE	203 14TH ST	D	0	2022-2546	\$0	\$0	\$138,089	5/25/2022	\$209,000	66.07
56	29	08-8426-28-41-82-140	BOONE	1123 ALDRICH AVE	D	0	2023-0003	\$0	\$0	\$115,348	12/15/2022	\$174,000	66.29
* 57	29	08-8426-29-24-82-153	BOONE	103 STATE ST	D	0	2022-3453	\$0	\$0	\$176,663	8/7/2022	\$266,000	66.41
58	29	08-8426-28-42-82-103	BOONE	325 S STORY ST	D	0	2022-1796	\$0	\$0	\$201,239	4/26/2022	\$302,000	66.64
59	29	08-8426-28-14-82-074	BOONE	1216 MAMIE EISENHOW	D	0	2022-0211	\$0	\$0	\$45,144	1/3/2022	\$67,500	66.88
60	29	08-8426-21-23-82-051	BOONE	302 16TH ST	D	0	2022-2569	\$0	\$0	\$60,225	6/3/2022	\$90,000	66.92
61	29	08-8426-29-23-82-103	BOONE	1303 W 2ND ST	D	0	2022-2523	\$0	\$0	\$110,514	6/8/2022	\$165,000	66.98
62	29	08-8426-27-24-82-079	BOONE	1631 3RD ST	D	0	2022-3263	\$0	\$0	\$81,839	7/18/2022	\$122,000	67.08
63	29	08-8426-20-44-82-134	BOONE	138 W 9TH ST	D	0	2022-0586	\$0	\$0	\$76,914	2/4/2022	\$113,000	68.07
64	29	08-8426-28-24-82-103	BOONE	217 CARROLL ST	D	0	2022-1563	\$0	\$0	\$119,069	4/12/2022	\$174,900	68.08
65	29	08-8426-28-24-82-092	BOONE	204 CARROLL ST	D	0	2022-3075	\$0	\$0	\$124,850	7/7/2022	\$182,000	68.60
66	29	08-8426-29-13-82-029	BOONE	621 COLLEGE ST	D	0	2022-4070	\$0	\$0	\$126,136	9/14/2022	\$183,000	68.93

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Table Basis Historical (VOS) **NUTC** 0

Sale #	PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
67	29 08-8426-27-22-82-106	BOONE	1507 5TH ST	D	0	2022-2406	\$0	\$0	\$56,887	5/26/2022	\$82,500	68.95
68	29 08-8426-29-24-82-041	BOONE	814 W 4TH ST	D	0	2022-2368	\$0	\$0	\$91,972	5/26/2022	\$133,000	69.15
69	29 08-8426-27-42-82-132	BOONE	215 MORNINGSIDE ST	D	0	2022-4010	\$0	\$0	\$256,156	9/15/2022	\$370,000	69.23
70	29 08-8426-34-23-82-058	BOONE	1502 S LINN ST	D	0	2022-0393	\$0	\$0	\$195,822	1/20/2022	\$282,500	69.32
71	29 08-8426-28-12-82-195	BOONE	422 BOONE ST	D	0	2022-4901	\$0	\$0	\$128,680	11/22/2022	\$185,000	69.56
72	29 08-8426-22-22-82-015	BOONE	1826 LINN ST	D	0	2022-3437	\$0	\$0	\$174,177	8/4/2022	\$250,000	69.67
73	29 08-8426-29-11-82-148	BOONE	329 W 7TH ST	D	0	2023-0012	\$0	\$0	\$103,949	12/29/2022	\$149,000	69.76
74	29 08-8426-28-23-82-011	BOONE	229 MAMIE EISENHOWE	D	0	2022-3063	\$0	\$0	\$80,588	6/23/2022	\$115,500	69.77
75	29 08-8426-28-14-82-032	BOONE	1020 MAMIE EISENHOW	D	0	2022-1411	\$0	\$0	\$141,980	3/30/2022	\$203,000	69.94
76	29 08-8426-29-12-82-098	BOONE	521 W 5TH ST	D	0	2022-0352	\$0	\$0	\$61,023	1/20/2022	\$87,000	70.14
77	29 08-8426-22-32-82-126	BOONE	1328 LINN ST	D	0	2022-1037	\$0	\$0	\$55,574	3/3/2022	\$79,000	70.35
78	29 08-8426-34-23-82-081	BOONE	1509 CRESTWOOD DR	D	0	2022-0755	\$0	\$0	\$316,935	2/15/2022	\$450,000	70.43
79	29 08-8426-21-31-82-060	BOONE	1327 CARROLL ST	D	0	2022-1613	\$0	\$0	\$117,755	4/12/2022	\$167,000	70.51
80	29 08-8426-30-14-82-085	BOONE	129 S PLUM ST	D	0	2022-2875	\$0	\$0	\$101,315	6/29/2022	\$143,500	70.60
81	29 08-8426-21-31-82-016	BOONE	1421 CARROLL ST	D	0	2022-3443	\$0	\$0	\$116,872	7/27/2022	\$165,000	70.83
82	29 08-8426-28-14-82-022	BOONE	409 TAMA ST	D	0	2022-1068	\$0	\$0	\$111,953	3/11/2022	\$158,000	70.86
83	29 08-8426-29-31-82-031	BOONE	900 CANDLEWOOD DR	D	0	2022-2259	\$0	\$0	\$145,462	5/19/2022	\$205,000	70.96
84	29 08-8426-22-23-82-020	BOONE	1728 LINN ST	D	0	2022-5002	\$0	\$0	\$161,076	11/29/2022	\$226,500	71.12
85	29 08-8426-27-32-82-174	BOONE	403 S CEDAR ST	D	0	2022-0886	\$0	\$0	\$115,004	2/27/2022	\$161,500	71.21
86	29 08-8426-27-22-82-042	BOONE	728 LINN ST	D	0	2022-5079	\$0	\$0	\$163,789	12/8/2022	\$230,000	71.21
87	29 08-8426-27-33-82-043	BOONE	1409 SE LINN ST	D	0	2022-3988	\$0	\$0	\$139,823	9/14/2022	\$195,500	71.52
88	29 08-8426-28-24-82-017	BOONE	515 MAMIE EISENHOWE	D	0	2022-3185	\$0	\$0	\$46,738	7/20/2022	\$65,000	71.90
89	29 08-8426-34-23-82-080	BOONE	1515 CRESTWOOD DR	D	0	2022-1212	\$0	\$0	\$334,651	3/16/2022	\$465,000	71.97
* 90	29 08-8426-33-42-82-011	BOONE	823 DORAN DR	D	0	2022-1336	\$0	\$0	\$329,185	2/22/2022	\$455,000	72.35
91	29 08-8426-21-11-82-016	BOONE	2115 BENTON ST	D	0	2022-0208	\$0	\$0	\$89,734	1/13/2022	\$123,750	72.51
92	29 08-8426-28-11-82-194	BOONE	1232 7TH ST	D	0	2022-0301	\$0	\$0	\$91,812	1/19/2022	\$126,500	72.58
93	29 08-8426-21-12-82-143	BOONE	1822 STORY ST	D	0	2022-4181	\$0	\$0	\$10,340	9/29/2022	\$14,000	73.86
94	29 08-8426-27-34-82-070	BOONE	513 S DELAWARE ST	D	0	2022-4607	\$0	\$0	\$240,114	10/30/2022	\$325,000	73.88
95	29 08-8426-21-14-82-015	BOONE	1115 18TH ST	D	0	2022-1386	\$0	\$0	\$118,705	3/23/2022	\$160,000	74.19
96	29 08-8426-28-14-82-160	BOONE	116 TAMA ST	D	0	2022-5233	\$0	\$0	\$100,501	12/16/2022	\$135,000	74.45
97	29 08-8426-27-22-82-073	BOONE	509 CLINTON ST	D	0	2022-0584	\$0	\$0	\$99,588	2/3/2022	\$133,500	74.60
98	29 08-8426-27-43-82-018	BOONE	2020 SE LINN ST	D	0	2022-2903	\$0	\$0	\$320,936	6/29/2022	\$430,000	74.64
99	29 08-8426-34-21-82-011	BOONE	824 S JACKSON ST	D	0	2022-3198	\$0	\$0	\$363,958	7/14/2022	\$485,000	75.04

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100	29	08-8426-27-33-82-017	BOONE	502 S LINN ST	D	0	2022-2563	\$0	\$0	\$161,571	6/9/2022	\$215,000	75.15
101	29	08-8426-21-13-82-149	BOONE	1510 BOONE ST	D	0	2022-4680	\$0	\$0	\$88,728	11/5/2022	\$118,000	75.19
102	29	08-8426-32-22-82-003	BOONE	1504 W PARK AVE	D	0	2022-3835	\$0	\$0	\$206,900	8/31/2022	\$275,000	75.24
103	29	08-8426-28-41-82-168	BOONE	1112 GARST AVE	D	0	2022-5048	\$0	\$0	\$150,681	11/30/2022	\$200,000	75.34
104	29	08-8426-27-34-82-010	BOONE	544 LINDEN LN	D	0	2022-4241	\$0	\$0	\$203,535	9/27/2022	\$270,000	75.38
105	29	08-8426-28-41-82-083	BOONE	1107 GARST AVE	D	0	2022-2041	\$0	\$0	\$133,599	5/9/2022	\$177,000	75.48
* 106	29	08-8426-28-43-82-089	BOONE	627 S BOONE ST	D	0	2022-2587	\$0	\$0	\$151,200	6/3/2022	\$200,000	75.60
* 107	29	08-8426-21-32-82-132	BOONE	1215 NEBRASKA ST	D	0	2022-4334	\$0	\$0	\$135,022	10/11/2022	\$178,000	75.86
108	29	08-8426-27-23-82-031	BOONE	203 CEDAR ST	D	0	2022-1678	\$0	\$0	\$150,774	4/19/2022	\$198,000	76.15
109	29	08-8426-29-13-82-066	BOONE	417 W 2ND ST	D	0	2022-2679	\$0	\$0	\$96,714	6/17/2022	\$127,000	76.15
110	29	08-8426-29-33-82-041	BOONE	627 S MAIN ST	D	0	2022-5168	\$0	\$0	\$168,515	12/15/2022	\$221,023	76.24
111	29	08-8426-28-14-82-144	BOONE	124 BENTON ST	D	0	2022-1418	\$0	\$0	\$179,312	4/2/2022	\$235,000	76.30
112	29	08-8426-21-21-82-023	BOONE	527 21ST ST	D	0	2022-4493	\$0	\$0	\$141,250	10/20/2022	\$185,000	76.35
113	29	08-8426-22-32-82-157	BOONE	1403 12TH ST	D	0	2022-0979	\$0	\$0	\$145,562	2/25/2022	\$190,000	76.61
114	29	08-8426-21-14-82-062	BOONE	1721 TAMA ST	D	0	2022-5076	\$0	\$0	\$94,304	12/6/2022	\$123,000	76.67
115	29	08-8426-34-24-82-014	BOONE	1639 HANCOCK DR	D	0	2022-3840	\$0	\$0	\$311,892	8/29/2022	\$405,500	76.92
116	29	08-8426-27-24-82-190	BOONE	1716 2ND ST	D	0	2022-4913	\$0	\$0	\$57,761	11/18/2022	\$75,000	77.01
117	29	08-8426-28-43-82-026	BOONE	403 S BOONE ST	D	0	2022-3602	\$0	\$0	\$154,071	8/15/2022	\$200,000	77.04
118	29	08-8426-27-34-82-009	BOONE	554 LINDEN LN	D	0	2022-3371	\$0	\$0	\$154,137	7/23/2022	\$200,000	77.07
119	29	08-8426-29-24-82-098	BOONE	1010 W 2ND ST	D	0	2022-3977	\$0	\$0	\$109,974	9/11/2022	\$141,850	77.53
120	29	08-8426-34-23-82-059	BOONE	1504 S LINN ST	D	0	2022-1503	\$0	\$0	\$220,989	4/9/2022	\$285,000	77.54
121	29	08-8426-22-22-82-089	BOONE	1400 22ND ST, #22	D	0	2022-5116	\$0	\$0	\$58,179	12/12/2022	\$75,000	77.57
122	29	08-8426-28-31-82-007	BOONE	332 LINWOOD DR	D	0	2022-2213	\$0	\$0	\$184,532	5/18/2022	\$237,500	77.70
123	29	08-8426-27-34-82-024	BOONE	527 LINDEN LN	D	0	2022-4605	\$0	\$0	\$201,586	10/28/2022	\$258,950	77.85
124	29	08-8426-21-31-82-107	BOONE	1221 CARROLL ST	D	0	2022-0383	\$0	\$0	\$97,497	1/25/2022	\$125,000	78.00
125	29	08-8426-28-13-82-142	BOONE	124 STORY ST	D	0	2022-1589	\$0	\$0	\$140,655	4/7/2022	\$180,000	78.14
126	29	08-8426-34-21-82-008	BOONE	812 S JACKSON ST	D	0	2022-0241	\$0	\$0	\$295,646	1/4/2022	\$378,195	78.17
127	29	08-8426-28-11-82-070	BOONE	626 BENTON ST	D	0	2022-4632	\$0	\$0	\$121,399	10/31/2022	\$155,000	78.32 <Median
128	29	08-8426-27-24-82-106	BOONE	1604 3RD ST	D	0	2022-2663	\$0	\$0	\$157,456	6/17/2022	\$200,000	78.73 <Median
129	29	08-8426-28-41-82-137	BOONE	1111 ALDRICH AVE	D	0	2022-3588	\$0	\$0	\$158,627	8/5/2022	\$199,900	79.35
130	29	08-8426-21-23-82-066	BOONE	303 15TH ST	D	0	2022-0097	\$0	\$0	\$103,175	1/6/2022	\$129,900	79.43
131	29	08-8426-21-33-82-021	BOONE	317 9TH ST	D	0	2022-0792	\$0	\$0	\$71,547	2/19/2022	\$90,000	79.50
132	29	08-8426-29-32-82-097	BOONE	225 S RINGGOLD ST	D	0	2022-2154	\$0	\$0	\$128,136	5/18/2022	\$160,800	79.69

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Study Name Terri's Study.scfg **PDFs** 29
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Table Basis Historical (VOS) **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
133	29	08-8426-21-21-82-055	BOONE	2021 GREENE ST	D	0	2022-1753	\$0	\$0	\$180,715	4/21/2022	\$226,000	79.96
134	29	08-8426-29-21-82-074	BOONE	504 STATE ST	D	0	2022-1783	\$0	\$0	\$144,370	4/26/2022	\$180,000	80.21
135	29	08-8426-21-11-82-105	BOONE	1003 20TH ST	D	0	2022-4023	\$0	\$0	\$214,152	9/8/2022	\$267,000	80.21
136	29	08-8426-28-41-82-143	BOONE	1135 ALDRICH AVE	D	0	2022-2598	\$0	\$0	\$164,499	6/9/2022	\$205,000	80.24
137	29	08-8426-29-11-82-064	BOONE	118 W 7TH ST	D	0	2022-0204	\$0	\$0	\$108,176	1/12/2022	\$134,000	80.73
138	29	08-8426-22-22-82-009	BOONE	2000 LINN ST	D	0	2022-4224	\$0	\$0	\$133,274	9/29/2022	\$165,000	80.77
139	29	08-8426-27-32-82-073	BOONE	1302 UNION ST	D	0	2022-2462	\$0	\$0	\$133,282	6/3/2022	\$165,000	80.78
140	29	08-8426-33-12-82-024	BOONE	920 PARK AVE	D	0	2022-3094	\$0	\$0	\$282,886	7/14/2022	\$350,000	80.82
141	29	08-8426-30-44-82-024	BOONE	1509 W LINCOLN AVE	D	0	2022-2901	\$0	\$0	\$279,291	6/29/2022	\$345,000	80.95
142	29	08-8426-27-42-82-130	BOONE	311 MORNINGSIDE ST	D	0	2022-4463	\$0	\$0	\$256,368	10/19/2022	\$314,900	81.41
143	29	08-8426-21-12-82-001	BOONE	2127 MARSHALL ST	D	0	2022-4749	\$0	\$0	\$48,064	11/2/2022	\$59,000	81.46
144	29	08-8426-21-12-82-005	BOONE	2103 MARSHALL ST	D	0	2022-3256	\$0	\$0	\$61,194	7/6/2022	\$75,000	81.59
145	29	08-8426-28-24-82-087	BOONE	227 GREENE ST	D	0	2022-0243	\$0	\$0	\$128,649	1/16/2022	\$157,500	81.68
146	29	08-8426-28-43-82-113	BOONE	609 S STORY ST	D	0	2022-1756	\$0	\$0	\$420,916	4/21/2022	\$515,000	81.73
147	29	08-8426-29-31-82-029	BOONE	908 CANDLEWOOD DR	D	0	2022-5081	\$0	\$0	\$157,697	12/6/2022	\$192,500	81.92
148	29	08-8426-28-42-82-054	BOONE	928 UNION ST	D	0	2022-4408	\$0	\$0	\$163,141	10/12/2022	\$199,000	81.98
149	29	08-8426-29-13-82-154	BOONE	618 W 1ST ST	D	0	2022-4802	\$0	\$0	\$94,680	11/14/2022	\$115,000	82.33
150	29	08-8426-28-24-82-152	BOONE	516 2ND ST	D	0	2022-3642	\$0	\$0	\$129,829	8/18/2022	\$157,500	82.43
151	29	08-8426-29-14-82-029	BOONE	122 W MAMIE EISENHOF	D	0	2022-2798	\$0	\$0	\$160,790	6/23/2022	\$195,000	82.46
152	29	08-8426-21-42-82-149	BOONE	722 13TH ST	D	0	2022-3222	\$0	\$0	\$113,469	7/15/2022	\$137,000	82.82
153	29	08-8426-27-21-82-057	BOONE	1528 5TH ST	D	0	2022-1163	\$0	\$0	\$114,029	3/17/2022	\$137,500	82.93
154	29	08-8426-33-13-82-027	BOONE	1008 PARK CIR	D	0	2022-3649	\$0	\$0	\$151,033	8/11/2022	\$182,000	82.99
155	29	08-8426-28-13-82-123	BOONE	210 GREENE ST	D	0	2022-4131	\$0	\$0	\$77,268	9/23/2022	\$93,000	83.08
* 156	29	08-8426-22-31-82-059	BOONE	1815 13TH ST	D	0	2022-3746	\$0	\$0	\$183,238	8/24/2022	\$219,900	83.33
157	29	08-8426-29-13-82-155	BOONE	504 W 2ND ST	D	0	2022-0594	\$0	\$0	\$133,591	2/4/2022	\$160,000	83.49
158	29	08-8426-20-44-82-008	BOONE	1009 DIVISION ST	D	0	2022-0872	\$0	\$0	\$127,113	2/23/2022	\$152,000	83.63
159	29	08-8426-29-44-82-032	BOONE	310 ASHWOOD CT	D	0	2022-3888	\$0	\$0	\$309,441	9/6/2022	\$370,000	83.63
160	29	08-8426-21-42-82-134	BOONE	1203 STORY ST	D	0	2022-1413	\$0	\$0	\$114,625	3/29/2022	\$137,000	83.67
161	29	08-8426-33-11-82-056	BOONE	1140 COUNTRY CLUB DR	D	0	2022-1970	\$0	\$0	\$202,367	5/5/2022	\$241,575	83.77
162	29	08-8426-33-34-82-009	BOONE	1609 KATE SHELLEY DR	D	0	2022-1785	\$0	\$0	\$302,461	4/25/2022	\$359,500	84.13
163	29	08-8426-27-33-82-074	BOONE	516 S CLINTON ST	D	0	2022-4128	\$0	\$0	\$196,560	9/16/2022	\$233,000	84.36
164	29	08-8426-28-42-82-106	BOONE	328 S BOONE ST	D	0	2022-0161	\$0	\$0	\$182,313	1/10/2022	\$216,000	84.40
* 165	29	08-8426-21-34-82-070	BOONE	1003 CRAWFORD ST	D	0	2022-4353	\$0	\$0	\$109,003	9/23/2022	\$128,500	84.83

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Table Basis Historical (VOS) **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
166	29	08-8426-27-42-82-124	BOONE	1804 ALDRICH AVE	D	0	2022-2575	\$0	\$0	\$310,245	6/10/2022	\$364,500	85.12
167	29	08-8426-34-23-82-087	BOONE	1214 S LINN ST	D	0	2022-1499	\$0	\$0	\$186,092	4/6/2022	\$217,500	85.56
168	29	08-8426-29-24-82-052	BOONE	215 MARION ST	D	0	2022-3935	\$0	\$0	\$207,453	9/11/2022	\$242,200	85.65
169	29	08-8426-27-23-82-002	BOONE	1326 MAMIE EISENHOW	D	0	2022-3983	\$0	\$0	\$171,483	9/8/2022	\$199,900	85.78
170	29	08-8426-27-22-82-091	BOONE	1404 5TH ST	D	0	2022-1534	\$0	\$0	\$107,596	4/12/2022	\$125,000	86.08
171	29	08-8426-28-14-82-140	BOONE	1227 1ST ST	D	0	2022-1683	\$0	\$0	\$152,355	4/19/2022	\$177,000	86.08
172	29	08-8426-27-24-82-045	BOONE	1608 MAMIE EISENHOW	D	0	2022-2423	\$0	\$0	\$137,754	6/3/2022	\$160,000	86.10
173	29	08-8426-34-23-82-083	BOONE	1206 S LINN ST	D	0	2022-4427	\$0	\$0	\$187,144	10/17/2022	\$215,000	87.04
174	29	08-8426-29-21-82-020	BOONE	411 FREMONT ST	D	0	2022-3479	\$0	\$0	\$39,279	8/3/2022	\$45,000	87.29
175	29	08-8426-27-42-82-115	BOONE	216 MORNINGSIDE ST	D	0	2022-3392	\$0	\$0	\$248,921	7/25/2022	\$285,000	87.34
176	29	08-8426-28-14-82-103	BOONE	204 TAMA ST	D	0	2022-1538	\$0	\$0	\$182,906	3/17/2022	\$207,500	88.15
177	29	08-8426-29-21-82-069	BOONE	904 W 6TH ST	D	0	2022-0579	\$0	\$0	\$14,801	1/7/2022	\$16,700	88.63
178	29	08-8426-21-24-82-118	BOONE	1515 GREENE ST	D	0	2022-0697	\$0	\$0	\$155,555	2/10/2022	\$175,000	88.89
179	29	08-8426-27-24-82-005	BOONE	1719 MAMIE EISENHOW	D	0	2022-0580	\$0	\$0	\$107,019	1/28/2022	\$120,225	89.02
180	29	08-8426-28-13-82-030	BOONE	327 BOONE ST	D	0	2022-0982	\$0	\$0	\$144,155	2/23/2022	\$161,900	89.04
181	29	08-8426-22-23-82-085	BOONE	1427 LOWELL CIR	D	0	2022-2521	\$0	\$0	\$276,048	6/8/2022	\$310,000	89.05
182	29	08-8426-27-21-82-074	BOONE	1605 5TH ST	D	0	2022-0239	\$0	\$0	\$95,033	1/12/2022	\$106,500	89.23
183	29	08-8426-34-23-82-051	BOONE	1312 S LINN ST	D	0	2022-4861	\$0	\$0	\$190,569	11/16/2022	\$213,000	89.47
184	29	08-8426-21-24-82-162	BOONE	2127 CRAWFORD ST	D	0	2022-5132	\$0	\$0	\$98,415	12/9/2022	\$110,000	89.47
185	29	08-8426-27-24-82-109	BOONE	1616 3RD ST	D	0	2022-3112	\$0	\$0	\$132,132	7/14/2022	\$147,000	89.89
186	29	08-8426-21-23-82-208	BOONE	219 18TH ST	D	0	2022-4599	\$0	\$0	\$134,079	10/31/2022	\$149,000	89.99
* 187	29	08-8426-28-13-82-160	BOONE	128 BOONE ST	D	0	2022-4674	\$0	\$0	\$256,630	11/2/2022	\$285,000	90.05
188	29	08-8426-28-12-82-060	BOONE	709 ALLEN ST	D	0	2022-4959	\$0	\$0	\$104,181	11/30/2022	\$115,000	90.59
* 189	29	08-8426-29-42-82-093	BOONE	206 S MARION ST	D	0	2022-4184	\$0	\$0	\$158,656	9/29/2022	\$175,000	90.66
190	29	08-8426-22-31-82-080	BOONE	1705 13TH ST	D	0	2022-2266	\$0	\$0	\$204,453	5/24/2022	\$225,000	90.87
191	29	08-8426-29-14-82-123	BOONE	134 MCPHERSON ST	D	0	2022-0628	\$0	\$0	\$239,540	1/20/2022	\$263,000	91.08
192	29	08-8426-21-24-82-116	BOONE	622 16TH ST	D	0	2022-0493	\$0	\$0	\$143,985	1/30/2022	\$158,000	91.13
193	29	08-8426-21-14-82-102	BOONE	1110 17TH ST	D	0	2022-0112	\$0	\$0	\$143,845	1/6/2022	\$157,500	91.33
194	29	08-8426-34-23-82-043	BOONE	1202 SOUTHVIEW CT	D	0	2022-3045	\$0	\$0	\$265,318	7/12/2022	\$290,000	91.49
195	29	08-8426-28-13-82-041	BOONE	310 GREENE ST	D	0	2022-3716	\$0	\$0	\$150,669	8/10/2022	\$164,500	91.59
196	29	08-8426-27-32-82-179	BOONE	1310 ALDRICH AVE	D	0	2022-1157	\$0	\$0	\$131,623	3/7/2022	\$143,000	92.04
197	29	08-8426-28-42-82-070	BOONE	248 S STORY ST	D	0	2022-0443	\$0	\$0	\$173,525	1/25/2022	\$188,000	92.30
198	29	08-8426-28-24-82-101	BOONE	227 CARROLL ST	D	0	2022-2420	\$0	\$0	\$37,130	6/2/2022	\$40,000	92.82

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Table Basis Historical (VOS) **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
199	29	08-8426-34-23-82-084	BOONE	1208 S LINN ST	D	0	2022-0530	\$0	\$0	\$186,090	1/28/2022	\$200,000	93.04
200	29	08-8426-21-33-82-046	BOONE	1115 MONONA ST	D	0	2022-1911	\$0	\$0	\$125,688	5/2/2022	\$135,000	93.10
201	29	08-8426-21-23-82-063	BOONE	321 15TH ST	D	0	2022-1390	\$0	\$0	\$108,496	3/31/2022	\$116,500	93.13
202	29	08-8426-21-11-82-106	BOONE	2010 MARSHALL ST	D	0	2022-3406	\$0	\$0	\$96,075	7/31/2022	\$103,000	93.28
203	29	08-8426-29-21-82-005	BOONE	821 W 4TH ST	D	0	2022-4722	\$0	\$0	\$64,000	11/9/2022	\$68,500	93.43
204	29	08-8426-27-42-82-098	BOONE	1902 1ST ST	D	0	2022-0202	\$0	\$0	\$219,403	1/12/2022	\$233,000	94.16
205	29	08-8426-27-32-82-148	BOONE	1304 GARST AVE	D	0	2022-1292	\$0	\$0	\$224,189	3/23/2022	\$237,000	94.59
206	29	08-8426-29-24-82-123	BOONE	103 MARION ST	D	0	2022-3894	\$0	\$0	\$177,983	8/25/2022	\$188,000	94.67
207	29	08-8426-28-13-82-153	BOONE	101 STORY ST	D	0	2022-4759	\$0	\$0	\$177,398	11/13/2022	\$187,000	94.87
208	29	08-8426-28-21-82-123	BOONE	522 5TH ST	D	0	2022-2863	\$0	\$0	\$242,621	6/28/2022	\$255,000	95.15
209	29	08-8426-34-23-82-048	BOONE	1306 S LINN ST	D	0	2022-1041	\$0	\$0	\$190,569	3/7/2022	\$199,900	95.33
210	29	08-8426-22-33-82-012	BOONE	1415 11TH ST	D	0	2022-0379	\$0	\$0	\$68,884	1/18/2022	\$72,000	95.67
211	29	08-8426-22-23-82-033	BOONE	1504 LINN ST	D	0	2022-1151	\$0	\$0	\$209,243	3/9/2022	\$218,000	95.98
212	29	08-8426-28-41-82-111	BOONE	1220 GARST AVE	D	0	2022-4564	\$0	\$0	\$160,093	10/20/2022	\$165,000	97.03
213	29	08-8426-30-41-82-100	BOONE	212 S MONTANA ST	D	0	2022-0306	\$0	\$0	\$193,168	1/13/2022	\$199,000	97.07
214	29	08-8426-31-11-82-005	BOONE	812 HOLBROOK DR	D	0	2022-0190	\$0	\$0	\$247,770	1/11/2022	\$255,000	97.16
215	29	08-8426-28-24-82-041	BOONE	313 CRAWFORD ST	D	0	2022-2757	\$0	\$0	\$185,176	6/22/2022	\$190,000	97.46
216	29	08-8426-28-21-82-007	BOONE	415 7TH ST	D	0	2022-4336	\$0	\$0	\$160,991	9/30/2022	\$165,000	97.57
217	29	08-8426-28-22-82-098	BOONE	302 6TH ST	D	0	2022-3851	\$0	\$0	\$130,375	9/1/2022	\$132,500	98.40
218	29	08-8426-21-11-82-153	BOONE	1928 TAMA ST	D	0	2022-3930	\$0	\$0	\$182,164	8/31/2022	\$185,000	98.47
219	29	08-8426-28-42-82-092	BOONE	309 S BOONE ST	D	0	2022-1858	\$0	\$0	\$170,590	4/29/2022	\$172,515	98.88
220	29	08-8426-28-24-82-048	BOONE	322 MONONA ST	D	0	2022-3754	\$0	\$0	\$197,003	8/18/2022	\$197,500	99.75
221	29	08-8426-28-13-82-065	BOONE	922 MAMIE EISENHOWE	D	0	2022-3402	\$0	\$0	\$95,192	7/25/2022	\$95,000	100.20
222	29	08-8426-28-33-82-021	BOONE	719 BROOKRIDGE DR	D	0	2022-0773	\$0	\$0	\$472,082	2/14/2022	\$466,800	101.13
223	29	08-8426-27-32-82-016	BOONE	1416 1ST ST	D	0	2022-0646	\$0	\$0	\$121,403	1/28/2022	\$120,000	101.17
224	29	08-8426-28-21-82-073	BOONE	522 MONONA ST	D	0	2022-5098	\$0	\$0	\$197,375	12/8/2022	\$195,000	101.22
225	29	08-8426-21-41-82-079	BOONE	1316 BENTON ST	D	0	2022-3348	\$0	\$0	\$87,187	7/29/2022	\$85,000	102.57
226	29	08-8426-21-14-82-108	BOONE	1621 LINN ST	D	0	2022-5074	\$0	\$0	\$219,526	12/6/2022	\$214,000	102.58
227	29	08-8426-27-24-82-180	BOONE	1626 2ND ST	D	0	2022-1009	\$0	\$0	\$116,174	3/7/2022	\$112,000	103.73
228	29	08-8426-27-23-82-127	BOONE	110 CLINTON ST	D	0	2022-0100	\$0	\$0	\$169,785	1/3/2022	\$163,500	103.84
229	29	08-8426-27-24-82-155	BOONE	1551 2ND ST	D	0	2022-3142	\$0	\$0	\$144,377	7/6/2022	\$138,000	104.62
230	29	08-8426-27-34-82-011	BOONE	538 LINDEN LN	D	0	2022-2674	\$0	\$0	\$159,237	6/15/2022	\$150,000	106.16
231	29	08-8426-29-14-82-064	BOONE	117 DIVISION ST	D	0	2022-2649	\$0	\$0	\$191,126	6/7/2022	\$180,000	106.18

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Study Date 01/01/2022-12/31/2022 **Time Adj.** None
Table Basis Historical (VOS) **NUTC** 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
232	29	08-8426-28-12-82-202	BOONE	427 BOONE ST	D	0	2022-0942		\$0	\$0	\$188,183	3/1/2022	\$176,000	106.92
233	29	08-8426-27-21-82-035	BOONE	1555 5TH ST	D	0	2022-0929		\$0	\$0	\$64,794	2/24/2022	\$60,000	107.99
*234	29	08-8426-21-42-82-190	BOONE	1304 STORY ST	D	0	2022-4735		\$0	\$0	\$96,149	11/9/2022	\$85,000	113.12
235	29	08-8426-28-24-82-005	BOONE	623 MAMIE EISENHOWE	D	0	2022-2222		\$0	\$0	\$86,120	5/10/2022	\$76,000	113.32
236	29	08-8426-21-33-82-011	BOONE	302 11TH ST	D	0	2022-3630		\$0	\$0	\$112,763	8/16/2022	\$95,000	118.70
237	29	08-8426-28-42-82-059	BOONE	215 S MARSHALL ST	D	0	2022-2873		\$0	\$0	\$118,773	5/18/2022	\$100,000	118.77
238	29	08-8426-21-12-82-012	BOONE	2128 STORY ST	D	0	2022-3317		\$0	\$0	\$19,272	7/26/2022	\$16,000	120.45
239	29	08-8426-28-14-82-156	BOONE	1127 1ST ST	D	0	2022-2861		\$0	\$0	\$30,874	6/22/2022	\$25,000	123.50
240	29	08-8426-28-11-82-164	BOONE	1220 5TH ST	D	0	2022-1141		\$0	\$0	\$76,940	3/15/2022	\$60,000	128.23
241	29	08-8426-28-11-82-011	BOONE	708 BENTON ST	D	0	2022-3770		\$0	\$0	\$84,147	8/26/2022	\$65,000	129.46
242	29	08-8426-28-14-82-129	BOONE	1008 3RD ST	D	0	2022-4232		\$0	\$0	\$114,180	10/4/2022	\$85,000	134.33
243	29	08-8426-27-32-82-175	BOONE	1324 ALDRICH AVE	D	0	2022-5051		\$0	\$0	\$83,453	12/2/2022	\$61,500	135.70
244	29	08-8426-27-23-82-093	BOONE	216 CLINTON ST	D	0	2022-1109		\$0	\$0	\$122,691	3/9/2022	\$90,000	136.32
245	29	08-8426-28-14-82-081	BOONE	215 LINN ST	D	0	2022-0320		\$0	\$0	\$129,479	1/20/2022	\$90,000	143.87
246	29	08-8426-29-34-82-020	BOONE	604 S MAIN ST	D	0	2022-3736		\$0	\$0	\$174,210	8/9/2022	\$120,000	145.18
247	29	08-8426-27-24-82-033	BOONE	1527 MAMIE EISENHOW	D	0	2022-0373		\$0	\$0	\$112,772	1/5/2022	\$67,500	167.07
248	29	08-8426-21-13-82-135	BOONE	916 16TH ST	D	0	2022-2145		\$0	\$0	\$94,922	5/13/2022	\$53,000	179.10
249	29	08-8426-28-42-82-037	BOONE	203 S BOONE ST	D	0	2022-2346		\$0	\$0	\$126,274	5/26/2022	\$65,000	194.27
250	29	08-8426-21-32-82-032	BOONE	321 12TH ST	D	0	2022-5178		\$0	\$0	\$59,253	12/16/2022	\$30,000	197.51
251	29	08-8426-21-23-82-140	BOONE	224 17TH ST	D	0	2022-3197		\$0	\$0	\$40,559	7/19/2022	\$20,000	202.80
252	29	08-8426-28-21-82-104	BOONE	508 CARROLL ST	D	0	2022-0844		\$0	\$0	\$102,301	2/18/2022	\$50,000	204.60
253	29	08-8426-21-12-82-021	BOONE	2104 BOONE ST	D	0	2022-1918		\$0	\$0	\$34,181	5/6/2022	\$15,000	227.87
254	29	08-8426-20-44-82-041	BOONE	819 DIVISION ST	D	0	2022-2220		\$0	\$0	\$106,696	5/19/2022	\$45,000	237.10
									\$0	\$0	\$34,352,767			\$43,378,334
									Building Residual		\$43,378,334			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale