

Boone County Assessors Office

Sales Ratio Group Array

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

Tue, April 4, 2023 8:39 PM

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Study Name Terri's Study.scfg **PDFs** 31
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	31	08-8226-36-11-86-041	MADRID	112 N UNION ST	D	0	2022-1551	\$0	\$0	\$68,174	4/5/2022	\$147,000	46.38
2	31	08-8225-31-22-86-046	MADRID	728 E FIRST ST	D	0	2022-5192	\$0	\$0	\$76,833	12/15/2022	\$150,000	51.22
3	31	08-8225-31-23-86-101	MADRID	612 S WASHINGTON ST	D	0	2022-3608	\$0	\$0	\$83,077	8/16/2022	\$151,000	55.02
4	31	08-8225-31-22-86-040	MADRID	717 E SECOND ST	D	0	2022-2477	\$0	\$0	\$102,504	6/1/2022	\$185,000	55.41
5	31	08-8226-36-41-86-012	MADRID	808 S SYCAMORE ST	D	0	2022-3533	\$0	\$0	\$122,602	8/9/2022	\$207,000	59.23
6	31	08-8226-25-34-86-005	MADRID	206 N LOCUST ST	D	0	2022-5160	\$0	\$0	\$132,445	12/8/2022	\$206,000	64.29
7	31	08-8226-25-41-86-024	MADRID	114 MAPLE RIDGE DR	D	0	2022-3313	\$0	\$0	\$228,038	7/21/2022	\$335,000	68.07
* 8	31	08-8226-25-43-86-069	MADRID	313 N WATER ST	D	0	2022-3260	\$0	\$0	\$127,497	7/2/2022	\$179,900	70.87
9	31	08-8226-36-13-86-090	MADRID	516 S MAIN ST	D	0	2022-1825	\$0	\$0	\$128,997	3/30/2022	\$181,000	71.27
10	31	08-8226-36-41-86-016	MADRID	305 E NINTH ST	D	0	2022-2241	\$0	\$0	\$132,803	5/9/2022	\$185,000	71.79
11	31	08-8226-36-21-86-120	MADRID	210 S WALNUT ST	D	0	2022-4271	\$0	\$0	\$129,927	10/6/2022	\$180,000	72.18
12	31	08-8225-30-33-86-005	MADRID	611 KINGMAN BLVD	D	0	2022-2485	\$0	\$0	\$170,084	5/20/2022	\$235,000	72.38
13	31	08-8225-31-23-86-114	MADRID	627 S WASHINGTON ST	D	0	2022-1631	\$0	\$0	\$144,481	4/13/2022	\$197,500	73.15
14	31	08-8226-36-13-86-032	MADRID	411 S MAIN ST	D	0	2022-3148	\$0	\$0	\$87,587	7/6/2022	\$119,000	73.60
15	31	08-8225-31-22-86-125	MADRID	509 E SECOND ST	D	0	2022-2787	\$0	\$0	\$159,019	6/23/2022	\$215,000	73.96
16	31	08-8226-36-11-86-046	MADRID	101 E FIRST ST	D	0	2022-2085	\$0	\$0	\$166,565	5/4/2022	\$225,000	74.03
17	31	08-8226-36-11-86-039	MADRID	116 N UNION ST	D	0	2022-1759	\$0	\$0	\$144,535	4/20/2022	\$195,000	74.12
18	31	08-8226-25-43-86-219	MADRID	406 W 21ST ST	D	0	2022-3216	\$0	\$0	\$161,416	7/21/2022	\$216,000	74.73
19	31	08-8226-25-41-86-033	MADRID	2267 S AVE	D	0	2022-2494	\$0	\$0	\$229,830	5/20/2022	\$295,000	77.91
20	31	08-8226-36-41-86-028	MADRID	215 E NINTH ST	D	0	2022-4835	\$0	\$0	\$130,429	11/16/2022	\$167,000	78.10 <Median
21	31	08-8226-36-41-86-136	MADRID	412 SOUTHERN PRAIRIE	D	0	2022-4374	\$0	\$0	\$223,321	10/13/2022	\$284,900	78.39 <Median
22	31	08-8226-36-13-86-004	MADRID	408 S MARKET ST	D	0	2022-4911	\$0	\$0	\$115,359	11/18/2022	\$147,000	78.48
23	31	08-8226-36-12-86-119	MADRID	105 W FIRST ST	D	0	2022-3647	\$0	\$0	\$174,716	8/17/2022	\$221,000	79.06
24	31	08-8226-36-11-86-206	MADRID	311 E THIRD ST	D	0	2022-2815	\$0	\$0	\$280,281	6/23/2022	\$349,900	80.10
25	31	08-8225-31-23-86-103	MADRID	712 E SIXTH ST	D	0	2022-4308	\$0	\$0	\$217,532	10/5/2022	\$265,000	82.09
26	31	08-8226-25-44-86-048	MADRID	422 FAIRVIEW DR	D	0	2022-4889	\$0	\$0	\$136,853	11/14/2022	\$164,000	83.45
27	31	08-8225-31-22-86-041	MADRID	711 E SECOND ST	D	0	2022-2838	\$0	\$0	\$213,545	6/26/2022	\$255,000	83.74
28	31	08-8226-36-41-86-141	MADRID	429 SOUTHERN PRAIRIE	D	0	2022-2846	\$0	\$0	\$254,319	6/27/2022	\$300,000	84.77
29	31	08-8226-36-41-86-141	MADRID	429 SOUTHERN PRAIRIE	D	0	2022-2836	\$0	\$0	\$254,319	6/23/2022	\$300,000	84.77
30	31	08-8225-30-33-86-275	MADRID	410 SPRINGER CT	D	0	2022-0436	\$0	\$0	\$227,285	1/20/2022	\$267,000	85.13
31	31	08-8226-36-13-86-172	MADRID	212 W 7TH ST	D	0	2022-2614	\$0	\$0	\$172,459	6/13/2022	\$199,900	86.27
32	31	08-8226-25-44-86-017	MADRID	416 NEWTON RD	D	0	2022-2235	\$0	\$0	\$187,617	5/16/2022	\$208,000	90.20
33	31	08-8225-31-23-86-117	MADRID	626 S MADISON ST	D	0	2022-1090	\$0	\$0	\$176,960	3/9/2022	\$189,900	93.19

* 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	31	08-8226-36-11-86-026	MADRID	216 E NORTH ST	D	0	2022-4709	\$0	\$0	\$159,841	11/3/2022	\$170,000	94.02
35	31	08-8226-36-21-86-148	MADRID	627 W SECOND ST	D	0	2022-1968	\$0	\$0	\$113,000	5/6/2022	\$120,000	94.17
36	31	08-8226-25-44-86-029	MADRID	441 FAIRVIEW DR	D	0	2022-1407	\$0	\$0	\$246,844	3/31/2022	\$260,000	94.94
37	31	08-8226-36-24-86-010	MADRID	610 W FOURTH ST	D	0	2022-0596	\$0	\$0	\$184,996	1/25/2022	\$190,000	97.37
38	31	08-8226-36-14-86-056	MADRID	403 E SIXTH ST	D	0	2022-0573	\$0	\$0	\$150,238	2/2/2022	\$145,000	103.61
39	31	08-8226-36-11-86-113	MADRID	106 S CEDAR ST	D	0	2022-1817	\$0	\$0	\$19,892	4/29/2022	\$19,000	104.69
40	31	08-8225-31-23-86-014	MADRID	617 S GREEN ST	D	0	2022-2705	\$0	\$0	\$92,235	6/15/2022	\$80,000	115.29
								\$0	\$0	\$6,328,455		\$8,107,000	
								<u>Building Residual</u>		\$8,107,000			
								<u>Indicated Map Factor</u>		N/A			

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