

# Boone County Assessors Office

## Sales Ratio Group Array

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

Tue, April 4, 2023 8:44 PM

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**Study Name** Terri's Study.scfg **PDFs** 30  
**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	30	08-8427-32-33-87-061	OGDEN	208 SE 2ND ST	D	0	2022-3269	\$0	\$0	\$151,758	7/22/2022	\$350,000	43.36
2	30	08-8427-32-34-87-088	OGDEN	608 E WALNUT ST	D	0	2022-3008	\$0	\$0	\$46,480	7/6/2022	\$99,000	46.95
3	30	08-8427-31-43-87-007	OGDEN	207 SW 6TH ST	D	0	2022-3908	\$0	\$0	\$85,800	8/29/2022	\$166,000	51.69
4	30	08-8427-32-32-87-148	OGDEN	119 E SYCAMORE ST	D	0	2022-2071	\$0	\$0	\$91,305	5/11/2022	\$174,000	52.47
5	30	08-8427-32-32-87-058	OGDEN	208 E SYCAMORE ST	D	0	2022-3785	\$0	\$0	\$77,371	8/24/2022	\$146,000	52.99
6	30	08-8427-32-34-87-024	OGDEN	429 E OAK ST	D	0	2022-4467	\$0	\$0	\$80,692	9/21/2022	\$137,000	58.90
7	30	08-8427-31-42-87-084	OGDEN	602 W LOCUST ST	D	0	2022-3484	\$0	\$0	\$78,987	7/31/2022	\$127,000	62.19
8	30	08-8327-06-10-87-019	OGDEN	226 W DIVISION ST	D	0	2022-1593	\$0	\$0	\$223,902	4/13/2022	\$360,000	62.20
9	30	08-8427-32-32-87-108	OGDEN	119 S 1ST ST	D	0	2022-2147	\$0	\$0	\$86,844	5/17/2022	\$134,000	64.81
10	30	08-8427-31-42-87-119	OGDEN	607 W MULBERRY ST	D	0	2022-5062	\$0	\$0	\$103,062	12/1/2022	\$155,000	66.49
11	30	08-8427-31-44-87-153	OGDEN	320 S 1ST ST	D	0	2022-5050	\$0	\$0	\$164,505	12/5/2022	\$245,000	67.14
12	30	08-8427-32-33-87-095	OGDEN	325 S 1ST ST	D	0	2022-4212	\$0	\$0	\$114,363	9/28/2022	\$165,000	69.31
13	30	08-8427-32-32-87-107	OGDEN	114 E WALNUT ST	D	0	2022-1294	\$0	\$0	\$115,436	3/25/2022	\$165,000	69.96
14	30	08-8427-32-32-87-120	OGDEN	208 E WALNUT ST	D	0	2022-3124	\$0	\$0	\$78,198	7/17/2022	\$110,000	71.09
* 15	30	08-8427-31-14-87-141	OGDEN	513 NW 3RD ST	D	0	2022-3542	\$0	\$0	\$42,842	8/11/2022	\$59,900	71.52
16	30	08-8427-31-14-87-058	OGDEN	114 W CHERRY ST	D	0	2022-1491	\$0	\$0	\$51,613	4/9/2022	\$70,000	73.73
17	30	08-8427-31-44-87-029	OGDEN	225 SW 3RD ST	D	0	2022-4283	\$0	\$0	\$89,352	10/9/2022	\$120,000	74.46
18	30	08-8427-31-14-87-084	OGDEN	501 NW 3RD ST	D	0	2022-1130	\$0	\$0	\$167,292	3/17/2022	\$222,900	75.05
19	30	08-8427-32-34-87-042	OGDEN	526 E OAK ST	D	0	2022-2795	\$0	\$0	\$124,185	5/28/2022	\$165,000	75.26
20	30	08-8327-06-10-87-125	OGDEN	425 SW 5TH ST	D	0	2022-3428	\$0	\$0	\$214,069	8/1/2022	\$283,125	75.61 <Median
21	30	08-8327-05-20-87-026	OGDEN	414 SE 4TH ST	D	0	2022-3974	\$0	\$0	\$190,641	9/5/2022	\$250,000	76.26
22	30	08-8427-31-44-87-076	OGDEN	219 SW 5TH ST	D	0	2022-4582	\$0	\$0	\$135,335	10/28/2022	\$170,000	79.61
23	30	08-8427-31-44-87-134	OGDEN	313 SW 3RD ST	D	0	2022-3728	\$0	\$0	\$165,877	8/23/2022	\$199,000	83.36
24	30	08-8327-06-10-87-082	OGDEN	638 HAWS DR	D	0	2022-2822	\$0	\$0	\$199,168	6/26/2022	\$237,000	84.04
25	30	08-8427-31-41-87-175	OGDEN	205 W WALNUT ST #202	D	0	2022-0739	\$0	\$0	\$75,666	2/13/2022	\$90,000	84.07
26	30	08-8427-31-42-87-044	OGDEN	214 NW 6TH ST	D	0	2022-1874	\$0	\$0	\$181,720	4/22/2022	\$209,000	86.95
27	30	08-8427-32-34-87-044	OGDEN	514 E OAK ST	D	0	2022-1447	\$0	\$0	\$171,502	3/30/2022	\$193,400	88.68
28	30	08-8427-32-32-87-105	OGDEN	102 SE 2ND ST	D	0	2022-0821	\$0	\$0	\$170,714	2/14/2022	\$183,000	93.29
29	30	08-8427-32-34-87-084	OGDEN	532 E WALNUT ST	D	0	2022-0932	\$0	\$0	\$60,732	2/24/2022	\$65,000	93.43
30	30	08-8427-31-42-87-050	OGDEN	625 W LOCUST ST	D	0	2022-3844	\$0	\$0	\$134,247	8/30/2022	\$142,500	94.21
31	30	08-8427-32-31-87-049	OGDEN	443 E SYCAMORE ST	D	0	2022-4828	\$0	\$0	\$66,713	11/14/2022	\$70,500	94.63
32	30	08-8427-31-42-87-057	OGDEN	506 W SYCAMORE ST	D	0	2022-4201	\$0	\$0	\$138,827	9/30/2022	\$140,000	99.16
33	30	08-8427-31-41-87-180	OGDEN	205 W WALNUT ST	D	0	2022-2157	\$0	\$0	\$130,741	5/18/2022	\$129,000	101.35

\* 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	30 08-8427-32-32-87-081	OGDEN	401 E WALNUT ST	D	0	2022-0521	\$0	\$0	\$117,811	1/27/2022	\$115,850	101.69
35	30 08-8427-31-44-87-077	OGDEN	220 SW 4TH ST	D	0	2022-1985	\$0	\$0	\$78,387	5/10/2022	\$75,000	104.52
36	30 08-8427-31-41-87-009	OGDEN	113 W SYCAMORE ST	D	0	2022-0231	\$0	\$0	\$50,177	1/12/2022	\$45,000	111.50
37	30 08-8427-31-44-87-010	OGDEN	214 S 1ST ST	D	0	2022-1738	\$0	\$0	\$135,774	4/25/2022	\$118,700	114.38
38	30 08-8427-31-13-87-107	OGDEN	513 W MAPLE ST	D	0	2022-2487	\$0	\$0	\$113,239	6/8/2022	\$80,000	141.55
39	30 08-8327-06-10-87-012	OGDEN	502 S 1ST ST	D	0	2022-4206	\$0	\$0	\$111,928	10/3/2022	\$65,000	172.20
							\$0	\$0	\$4,617,255		\$6,031,875	
							<u>Building Residual</u>		\$6,031,875			
							<u>Indicated Map Factor</u>		N/A			

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