

Boone County Assessors Office

Sales Ratio Group Array

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

Tue, April 4, 2023 8:58 PM

Page

1

Study Name Terri's Study.scfg **PDFs** 2, 26
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
1	2	08-8226-17-34-00-003	CASS TWP	2081 MAGNOLIA RD	D	0	2022-3235		\$0	\$0	\$58,055	7/22/2022	\$500,000	11.61
2	26	08-8226-09-44-50-001	RURAL SUBDIVISION	1467 296TH PL	D	0	2022-4370		\$0	\$0	\$255,563	9/16/2022	\$726,000	35.20
3	2	08-8228-08-33-00-003	UNION TWP	1994 B AVE	D	0	2022-5268		\$0	\$0	\$195,982	12/20/2022	\$435,000	45.05
* 4	2	08-8427-24-24-00-004	DES MOINES TWP	1141 193RD ST	D	0	2022-2151		\$0	\$0	\$26,224	5/19/2022	\$55,000	47.68
5	2	08-8227-25-22-00-002	PEOPLES TWP	2212 L AVE	D	0	2022-4965		\$0	\$0	\$98,006	11/13/2022	\$180,000	54.45
6	2	08-8427-24-42-00-002	DES MOINES TWP	1151 198TH RD	D	0	2022-4361		\$0	\$0	\$61,289	10/13/2022	\$112,500	54.48
7	2	08-8425-05-44-00-002	JACKSON TWP	689 U AVE	D	0	2022-4482		\$0	\$0	\$315,796	10/13/2022	\$559,000	56.49
8	2	08-8325-28-11-00-002	COLFAX TWP	1617 V AVE	D	0	2022-5185		\$0	\$0	\$129,655	12/12/2022	\$225,000	57.62
9	2	08-8426-30-13-00-011	DES MOINES TWP	1907 W 3RD ST EXT	D	0	2022-3014		\$0	\$0	\$185,488	6/28/2022	\$321,012	57.78
10	2	08-8428-35-23-00-002	AMAQUA TWP	1146 E AVE	D	0	2022-3390		\$0	\$0	\$149,137	7/21/2022	\$250,000	59.65
11	2	08-8326-13-44-00-004	WORTH TWP	1485 S AVE	D	0	2022-4603		\$0	\$0	\$148,546	10/25/2022	\$241,500	61.51
12	26	08-8327-12-21-50-003	RURAL SUBDIVISION	1143 231ST PL	D	0	2022-0591		\$0	\$0	\$324,155	1/27/2022	\$525,000	61.74
13	2	08-8325-27-34-00-002	COLFAX TWP	2137 270TH ST	D	0	2022-0478		\$0	\$0	\$219,272	2/24/2022	\$355,000	61.77
14	2	08-8227-22-34-00-002	PEOPLES TWP	929 320TH ST	D	0	2022-3201		\$0	\$0	\$167,330	7/15/2022	\$269,900	62.00
15	2	08-8426-30-24-00-004	DES MOINES TWP	1939 W 3RD ST EXT	D	0	2022-2966		\$0	\$0	\$132,494	7/5/2022	\$212,000	62.50
16	26	08-8226-09-44-50-007	RURAL SUBDIVISION	1492 297TH PL	D	0	2022-3752		\$0	\$0	\$189,411	8/25/2022	\$300,000	63.14
17	2	08-8426-05-12-00-002	DES MOINES TWP	623 NATURE RD	D	0	2022-2783		\$0	\$0	\$156,986	6/22/2022	\$245,000	64.08
18	26	08-8426-16-43-50-123	RURAL SUBDIVISION	921 22ND ST	D	0	2022-3031		\$0	\$0	\$54,622	7/10/2022	\$85,000	64.26
19	2	08-8226-35-22-00-011	DOUGLAS TWP	2309 QF LN	D	0	2022-4574		\$0	\$0	\$194,224	10/25/2022	\$302,000	64.31
20	2	08-8225-13-34-00-003	GARDEN TWP	2339 310TH ST	D	0	2022-3102		\$0	\$0	\$203,221	7/13/2022	\$315,000	64.51
21	2	08-8526-31-14-00-004	DODGE TWP	1272 155TH ST	D	0	2022-0206		\$0	\$0	\$452,894	1/13/2022	\$699,500	64.75
22	2	08-8228-18-14-00-003	UNION TWP	2043 B AVE	D	0	2022-0682		\$0	\$0	\$244,481	1/24/2022	\$370,000	66.08
23	26	08-8327-12-41-50-035	RURAL SUBDIVISION	1180 234TH ST	D	0	2022-3925		\$0	\$0	\$127,668	5/18/2022	\$192,500	66.32
24	2	08-8426-24-33-00-004	DES MOINES TWP	1713 200TH ST	D	0	2022-2282		\$0	\$0	\$251,450	5/23/2022	\$375,000	67.05
25	2	08-8327-26-12-00-002	MARCY TWP	1616 KIWI AVE	D	0	2022-2362		\$0	\$0	\$229,061	5/5/2022	\$340,000	67.37
26	26	08-8326-07-22-50-003	RURAL SUBDIVISION	1340 MEADOWLARK RD	D	0	2022-1115		\$0	\$0	\$92,296	3/4/2022	\$136,500	67.62
27	26	08-8326-03-44-50-013	RURAL SUBDIVISION	1285 PULLMAN PL	D	0	2022-3237		\$0	\$0	\$321,382	7/21/2022	\$469,900	68.39
28	2	08-8325-21-33-00-004	COLFAX TWP	1586 U AVE	D	0	2022-3583		\$0	\$0	\$287,995	8/15/2022	\$416,000	69.23
29	2	08-8326-32-41-00-002	MARCY TWP	1379 274TH LN	D	0	2022-4999		\$0	\$0	\$205,154	11/23/2022	\$296,000	69.31
30	26	08-8327-12-13-50-003	RURAL SUBDIVISION	1175 233RD ST	D	0	2022-4108		\$0	\$0	\$219,154	9/12/2022	\$315,000	69.57
31	2	08-8427-31-34-00-005	YELL TWP	627 219TH ST	D	0	2022-2849		\$0	\$0	\$313,733	6/27/2022	\$450,000	69.72 <Median
32	26	08-8326-05-10-50-045	RURAL SUBDIVISION	1208 NIGHTINGALE PL	D	0	2022-3369		\$0	\$0	\$468,464	8/1/2022	\$670,000	69.92
33	2	08-8426-14-44-00-002	DES MOINES TWP	889 R AVE	D	0	2022-2942		\$0	\$0	\$245,042	6/17/2022	\$349,100	70.19

* denotes sale is part of multiparcel sale

Boone County Assessors Office

Sales Ratio Group Array

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

Tue, April 4, 2023 8:58 PM

Page

2

Study Name Terri's Study.scfg **PDFs** 2, 26
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
34	2	08-8226-05-41-00-006	DOUGLAS TWP	1407 285TH LN	D	0	2022-4952		\$0	\$0	\$245,881	11/28/2022	\$346,000	71.06
35	2	08-8427-01-33-00-002	YELL TWP	1103 170TH ST	D	0	2022-1889		\$0	\$0	\$185,325	5/3/2022	\$258,900	71.58
36	26	08-8325-02-33-50-011	RURAL SUBDIVISION	2203 228TH PL	D	0	2022-2692		\$0	\$0	\$197,224	6/7/2022	\$275,000	71.72
37	26	08-8228-34-13-50-010	RURAL SUBDIVISION	352 332ND PL	D	0	2022-3225		\$0	\$0	\$297,057	7/18/2022	\$400,000	74.26
38	2	08-8326-22-41-00-001	WORTH TWP	1555 Q AVE	D	0	2022-1608		\$0	\$0	\$204,589	4/15/2022	\$275,000	74.40
39	26	08-8327-03-20-50-005	RURAL SUBDIVISION	1225 JASMINE PL	D	0	2022-2412		\$0	\$0	\$396,507	4/11/2022	\$525,000	75.53
40	2	08-8428-34-14-00-002	AMAQUA TWP	1131 E AVE	D	0	2022-3176		\$0	\$0	\$226,761	7/19/2022	\$294,000	77.13
41	2	08-8428-26-11-00-002	AMAQUA TWP	492 200TH ST	D	0	2022-1635		\$0	\$0	\$192,465	4/14/2022	\$247,000	77.92
42	2	08-8525-02-23-00-002	HARRISON TWP	42 W AVE	D	0	2022-1435		\$0	\$0	\$490,546	3/15/2022	\$625,000	78.49
43	26	08-8427-34-44-50-018	RURAL SUBDIVISION	1194 JUNCO PL	D	0	2022-4479		\$0	\$0	\$230,368	10/18/2022	\$290,000	79.44
44	26	08-8425-01-12-50-004	RURAL SUBDIVISION	657 XENON PL	D	0	2022-3831		\$0	\$0	\$491,386	8/30/2022	\$618,000	79.51
45	26	08-8326-08-41-50-004	RURAL SUBDIVISION	1366 NOOK PL	D	0	2022-2055		\$0	\$0	\$344,201	5/11/2022	\$431,000	79.86
46	26	08-8425-01-12-50-062	RURAL SUBDIVISION	2318 167TH PL	D	0	2022-2400		\$0	\$0	\$978,337	5/31/2022	\$1,195,000	81.87
47	2	08-8226-04-13-00-006	DOUGLAS TWP	1831 OPAL LN	D	0	2023-0007		\$0	\$0	\$225,149	12/27/2022	\$273,000	82.47
48	26	08-8325-02-31-50-008	RURAL SUBDIVISION	2240 227TH PL	D	0	2022-3227		\$0	\$0	\$496,170	7/22/2022	\$590,000	84.10
49	2	08-8525-03-14-00-002	HARRISON TWP	31 W AVE	D	0	2022-1238		\$0	\$0	\$312,290	3/21/2022	\$370,000	84.40
50	2	08-8325-06-11-00-003	COLFAX TWP	1204 T AVE	D	0	2022-4826		\$0	\$0	\$208,824	11/14/2022	\$245,000	85.23
51	2	08-8427-32-42-00-009	YELL TWP	758 216TH DR	D	0	2022-0600		\$0	\$0	\$186,092	2/2/2022	\$218,000	85.36
52	26	08-8426-16-43-50-147	RURAL SUBDIVISION	821 22ND ST	D	0	2022-3948		\$0	\$0	\$59,473	9/8/2022	\$69,100	86.07
53	26	08-8325-02-31-50-017	RURAL SUBDIVISION	2249 227TH PL	D	0	2022-2038		\$0	\$0	\$444,079	5/3/2022	\$511,000	86.90
54	2	08-8425-23-41-00-002	JACKSON TWP	967 X AVE	D	0	2022-1897		\$0	\$0	\$223,569	5/3/2022	\$255,000	87.67
55	26	08-8325-02-33-50-020	RURAL SUBDIVISION	2216 228TH PL	D	0	2022-3800		\$0	\$0	\$292,934	7/21/2022	\$325,000	90.13
56	2	08-8426-17-44-00-003	DES MOINES TWP	883 NATURE RD	D	0	2022-0249		\$0	\$0	\$170,984	1/13/2022	\$187,500	91.19
57	26	08-8228-26-33-50-004	RURAL SUBDIVISION	2284 E AVE	D	0	2022-0456		\$0	\$0	\$258,184	1/24/2022	\$275,000	93.89
58	26	08-8326-05-10-50-016	RURAL SUBDIVISION	1230 NOBLE HILLS PL	D	0	2022-0825		\$0	\$0	\$316,602	2/22/2022	\$335,000	94.51
59	2	08-8426-26-41-00-002	DES MOINES TWP	1057 R AVE	D	0	2022-3034		\$0	\$0	\$226,736	7/1/2022	\$230,000	98.58
60	2	08-8428-26-22-00-003	AMAQUA TWP	1018 E AVE	D	0	2022-2865		\$0	\$0	\$132,918	6/30/2022	\$112,000	118.68
61	2	08-8527-18-34-00-002	PILOT MOUND TWP	649 130TH ST	D	0	2022-4495		\$0	\$0	\$233,660	10/20/2022	\$164,500	142.04
									\$0	\$0	\$14,992,541		\$21,233,412	
									Building Residual		\$21,233,412			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale