

Boone County Assessors Office

Sales Ratio Group Array

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

Tue, April 4, 2023 8:48 PM

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Study Name Terri's Study.scfg PDFs 2
 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	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	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
* 3	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
4	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
5	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
6	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
7	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
8	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
9	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
10	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
11	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
12	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
13	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
14	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
15	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
16	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
17	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
18	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
19	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
20	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 <Median
21	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
22	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
23	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
24	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
25	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
26	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
27	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
28	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
29	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
30	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
31	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
32	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
33	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

* denotes sale is part of multiparcel sale

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

Study Name Terri's Study.scfg **PDFs** 2
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
34	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
35	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
36	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
37	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
38	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
39	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	\$8,137,304		\$11,974,412	

Building Residual \$11,974,412
 Indicated Map Factor N/A

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