

COUNTY NAME:BOONE

VENDOR:GUTS

2025

TWP NAME	PROPERTY CLASS	SALES	MEDIAN	COD	PRD	GRP
001-CENTER	RESIDENTIAL VACANT	0				
002-CLINTON	RESIDENTIAL VACANT	0				
003-EAGLE	RESIDENTIAL VACANT	51	1.000	0.557	1.001	15044
010-UNION	RESIDENTIAL VACANT	7	1.000	0.557	1.001	15044
004-HARRISON	RESIDENTIAL VACANT	0				
005-JACKSON	RESIDENTIAL VACANT	0				
006-JEFFERSON	RESIDENTIAL VACANT	0				
007-MARION	RESIDENTIAL VACANT	0				
008-PERRY	RESIDENTIAL VACANT	0				
009-SUGAR CREEK	RESIDENTIAL VACANT	0				
011-WASHINGTON	RESIDENTIAL VACANT	0				
012-WORTH	RESIDENTIAL VACANT	0				
		58				

TWP NAME	PROPERTY CLASS	SALES	MEDIAN	COD	PRD	GRP
001-CENTER	RESIDENTIAL IMPROVED	366	0.995	4.405	1.001	None
002-CLINTON	RESIDENTIAL IMPROVED	3	0.973	5.625	0.996	15005
006-JEFFERSON	RESIDENTIAL IMPROVED	12	0.973	5.625	0.996	15005
007-MARION	RESIDENTIAL IMPROVED	4	0.973	5.625	0.996	15005
011-WASHINGTON	RESIDENTIAL IMPROVED	15	0.973	5.625	0.996	15005
003-EAGLE	RESIDENTIAL IMPROVED	498	0.995	3.843	1.009	None
004-HARRISON	RESIDENTIAL IMPROVED	3	0.983	5.293	0.997	15012
005-JACKSON	RESIDENTIAL IMPROVED	32	0.983	5.293	0.997	15012
008-PERRY	RESIDENTIAL IMPROVED	223	0.996	5.297	1.002	None
009-SUGAR CREEK	RESIDENTIAL IMPROVED	26	0.982	5.564	1.004	None
010-UNION	RESIDENTIAL IMPROVED	38	1.004	4.079	1.006	None
012-WORTH	RESIDENTIAL IMPROVED	482	1.004	4.371	1.000	None
		1702				

TWP NAME	PROPERTY CLASS	SALES	MEDIAN	COD	PRD	GRP
001-CENTER	COMMERCIAL VACANT	0				
002-CLINTON	COMMERCIAL VACANT	0				
003-EAGLE	COMMERCIAL VACANT	0				
004-HARRISON	COMMERCIAL VACANT	0				
005-JACKSON	COMMERCIAL VACANT	0				
006-JEFFERSON	COMMERCIAL VACANT	0				
007-MARION	COMMERCIAL VACANT	0				
008-PERRY	COMMERCIAL VACANT	0				
009-SUGAR CREEK	COMMERCIAL VACANT	0				
010-UNION	COMMERCIAL VACANT	0				
011-WASHINGTON	COMMERCIAL VACANT	0				
012-WORTH	COMMERCIAL VACANT	0				
		0				

TWP NAME	PROPERTY CLASS	SALES	MEDIAN	COD	PRD	GRP
001-CENTER	COMMERCIAL IMPROVED	6	1.039	6.959	1.000	14926
003-EAGLE	COMMERCIAL IMPROVED	5	1.039	6.959	1.000	14926
002-CLINTON	COMMERCIAL IMPROVED	0				
004-HARRISON	COMMERCIAL IMPROVED	0				
005-JACKSON	COMMERCIAL IMPROVED	0				
006-JEFFERSON	COMMERCIAL IMPROVED	0				
007-MARION	COMMERCIAL IMPROVED	0				
008-PERRY	COMMERCIAL IMPROVED	0				
009-SUGAR CREEK	COMMERCIAL IMPROVED	0				
010-UNION	COMMERCIAL IMPROVED	0				
011-WASHINGTON	COMMERCIAL IMPROVED	0				
012-WORTH	COMMERCIAL IMPROVED	0				
		11				

TWP NAME	PROPERTY CLASS	SALES	MEDIAN	COD	PRD	GRP
001-CENTER	INDUSTRIAL VACANT	0				
002-CLINTON	INDUSTRIAL VACANT	0				
003-EAGLE	INDUSTRIAL VACANT	0				
004-HARRISON	INDUSTRIAL VACANT	0				
005-JACKSON	INDUSTRIAL VACANT	0				
006-JEFFERSON	INDUSTRIAL VACANT	0				
007-MARION	INDUSTRIAL VACANT	0				
008-PERRY	INDUSTRIAL VACANT	0				
009-SUGAR CREEK	INDUSTRIAL VACANT	0				
010-UNION	INDUSTRIAL VACANT	0				
011-WASHINGTON	INDUSTRIAL VACANT	0				
012-WORTH	INDUSTRIAL VACANT	0				
		0				

TWP NAME	PROPERTY CLASS	SALES	MEDIAN	COD	PRD	GRP
001-CENTER	INDUSTRIAL IMPROVED	0				
002-CLINTON	INDUSTRIAL IMPROVED	0				
003-EAGLE	INDUSTRIAL IMPROVED	0				
004-HARRISON	INDUSTRIAL IMPROVED	0				
005-JACKSON	INDUSTRIAL IMPROVED	0				
006-JEFFERSON	INDUSTRIAL IMPROVED	0				
007-MARION	INDUSTRIAL IMPROVED	0				
008-PERRY	INDUSTRIAL IMPROVED	0				
009-SUGAR CREEK	INDUSTRIAL IMPROVED	0				
010-UNION	INDUSTRIAL IMPROVED	0				
011-WASHINGTON	INDUSTRIAL IMPROVED	0				
012-WORTH	INDUSTRIAL IMPROVED	0				
		0				
	TOTAL ALL	1771				

Parcel Number	County Parcel	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio	Deviation
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INSUFFICIENT SALES DATA : NO RATIO STUDY REQUIRED

Parcel Number	County Parcel	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio	Deviation
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INSUFFICIENT SALES DATA : NO RATIO STUDY REQUIRED												
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Parcel Number	County Parcel	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio	Deviation
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INSUFFICIENT SALES DATA : NO RATIO STUDY REQUIRED												
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Parcel Number	Township	Neighborhood	Property Class	Taxing District	Sale Date	Sale Price	Land AV	Improve AV	Total AV	Ratio	Deviation
06-04-01-000-002.014-006	EAGLE	19300	425	06006	04/11/2024	3350000	108000	2975500	3083500	0.92	0.12
06-04-01-000-012.015-006	EAGLE	19302	447	06006	02/29/2024	3101891	529100	2859100	3388200	1.09	0.05
06-04-01-000-023.000-006	EAGLE	19300	455	06006	02/21/2024	4800000	235200	4749600	4984800	1.04	0.00
06-04-02-000-009.006-006	EAGLE	19420	442	06006	01/05/2024	1390000	321500	1169000	1490500	1.07	0.03
06-04-11-000-002.000-029	EAGLE	19301	447	06029	12/16/2024	2580000	450000	2605600	3055600	1.18	0.15
06-10-36-000-209.000-002	CENTER	15310	429	06002	02/26/2024	150000	53500	112400	165900	1.11	0.07
06-10-36-017-017.015-002	CENTER	15401	429	06002	10/25/2024	275000	23200	244200	267400	0.97	0.07
06-11-31-012-005.072-002	CENTER	15401	429	06002	11/18/2024	374500	21200	346000	367200	0.98	0.06
06-11-31-020-009.024-002	CENTER	15400	419	06002	08/28/2024	250000	12000	286600	298600	1.19	0.16
06-11-31-028-004.001-002	CENTER	15400	480	06002	10/16/2024	285000	18500	250200	268700	0.94	0.10
06-11-31-031-004.003-002	CENTER	15430	499	06002	05/20/2024	115000	19800	99600	119400	1.04	0.00
						16671391			17489800		
						CENTER	MEAN	1.049			
							WT. MEAN	1.049			
							MEDIAN	1.039			
							COD	6.959			
							PRD	1.000			

06-08-25-000-023.032-005	EAGLE	3760	500	06005	07/09/2024	240000	240000	0	240000	1.00	0.00
06-08-25-000-023.070-005	EAGLE	3760	500	06005	01/31/2024	999000	999000	0	999000	1.00	0.00
06-08-25-000-023.073-005	EAGLE	3760	500	06005	08/29/2024	1050000	1050000	0	1050000	1.00	0.00
06-08-26-000-013.012-005	EAGLE	3760	500	06005	05/24/2024	650000	650000	0	650000	1.00	0.00
06-08-26-000-013.046-005	EAGLE	3760	500	06005	01/31/2024	285000	285000	0	285000	1.00	0.00
06-08-26-000-013.080-005	EAGLE	3760	500	06005	03/19/2024	455000	455200	0	455200	1.00	0.00
06-08-26-000-013.138-005	EAGLE	3760	500	06005	07/05/2024	745000	745000	0	745000	1.00	0.00
06-08-26-000-013.161-005	EAGLE	3760	500	06005	02/13/2024	400000	400000	0	400000	1.00	0.00
06-08-28-000-024.000-006	EAGLE	19718	500	06006	05/31/2024	182000	191800	0	191800	1.05	0.05
06-08-28-000-024.013-006	EAGLE	19718	500	06006	05/30/2024	180000	182800	0	182800	1.02	0.02
06-08-28-000-024.029-006	EAGLE	19718	500	06006	05/03/2024	129000	129300	0	129300	1.00	0.00
06-08-33-000-010.001-006	EAGLE	19718	500	06006	12/05/2024	188500	188100	0	188100	1.00	0.00
06-08-33-000-010.015-006	EAGLE	19718	500	06006	03/08/2024	182000	181200	0	181200	1.00	0.00
06-08-36-000-001.020-006	EAGLE	19680	500	06006	12/26/2024	550000	444000	0	444000	0.81	0.19
06-08-36-000-111.029-005	EAGLE	3771	510	06005	02/23/2024	147000	147000	0	147000	1.00	0.00
06-12-27-000-007.014-016	UNION	10740	500	06016	11/08/2024	417500	417500	0	417500	1.00	0.00
06-12-27-000-007.019-016	UNION	10740	500	06016	08/20/2024	395000	394800	0	394800	1.00	0.00
06-12-27-000-016.002-016	UNION	10740	500	06016	06/05/2024	695000	688700	0	688700	0.99	0.01
06-12-27-000-016.006-016	UNION	10740	500	06016	11/08/2024	450000	446600	0	446600	0.99	0.01
06-12-27-000-016.008-016	UNION	10740	500	06016	08/14/2024	441750	441600	0	441600	1.00	0.00
06-12-27-000-016.009-016	UNION	10740	500	06016	08/09/2024	441750	445400	0	445400	1.01	0.01
06-12-27-000-016.010-016	UNION	10740	500	06016	11/01/2024	427500	418100	0	418100	0.98	0.02
						27522525			27413400		

EAGLE	MEAN	0.997
UNION	WT. MEAN	0.996
	MEDIAN	1.000
	COD	0.557
	PRD	1.001

06-08-31-000-013.059-021	EAGLE	26628	510	06021	10/17/2024	395000	59900	331900	391800	0.992	0.003
06-08-31-000-013.069-021	EAGLE	26628	510	06021	10/28/2024	499990	54700	428800	483500	0.967	0.028
06-08-31-000-013.074-021	EAGLE	26628	510	06021	05/22/2024	480000	58600	434700	493300	1.028	0.032
06-08-31-000-013.085-021	EAGLE	26628	510	06021	07/31/2024	445000	48700	380000	428700	0.963	0.032
06-08-31-000-013.089-021	EAGLE	26628	510	06021	07/29/2024	405000	48700	344500	393200	0.971	0.024
06-08-31-000-013.118-021	EAGLE	26628	510	06021	11/08/2024	395000	51900	361200	413100	1.046	0.051
06-08-31-000-013.157-021	EAGLE	26628	510	06021	11/21/2024	395000	48700	367600	416300	1.054	0.059
06-08-31-000-013.160-021	EAGLE	26628	510	06021	07/18/2024	415000	50300	377600	427900	1.031	0.036
06-08-31-000-014.022-021	EAGLE	75002	510	06021	06/26/2024	545000	59900	473400	533300	0.979	0.017
06-08-31-000-014.034-021	EAGLE	75002	510	06021	02/20/2024	561000	58600	513600	572200	1.020	0.025
06-08-32-000-003.014-005	EAGLE	3553	510	06005	07/19/2024	1000000	64800	915100	979900	0.980	0.015
06-08-32-000-003.027-005	EAGLE	3553	510	06005	07/11/2024	600000	42500	550400	592900	0.988	0.007
06-08-32-000-004.010-005	EAGLE	3553	510	06005	01/24/2024	1050000	83900	1121800	1205700	1.148	0.153
06-08-32-000-004.044-005	EAGLE	3553	510	06005	10/09/2024	875000	87000	783900	870900	0.995	0.000
06-08-32-000-005.009-005	EAGLE	3553	510	06005	07/26/2024	1300000	138200	1252000	1390200	1.069	0.074
06-08-32-000-006.010-005	EAGLE	3553	510	06005	09/23/2024	600000	42500	524200	566700	0.945	0.051
06-08-32-000-006.018-005	EAGLE	3553	510	06005	05/08/2024	1170000	61700	1037300	1099000	0.939	0.056
06-08-32-000-007.009-005	EAGLE	3553	510	06005	12/09/2024	827500	113300	726400	839700	1.015	0.019
06-08-32-000-021.003-005	EAGLE	3555	550	06005	12/26/2024	535000	80400	459000	539400	1.008	0.013
06-08-32-000-039.006-005	EAGLE	3553	510	06005	01/25/2024	1050000	119100	973100	1092200	1.040	0.045
06-08-32-000-039.007-005	EAGLE	3553	510	06005	08/30/2024	965000	119100	819800	938900	0.973	0.022
06-08-32-000-039.015-005	EAGLE	3553	510	06005	07/22/2024	1325000	94100	1205500	1299600	0.981	0.014
06-08-32-000-039.026-005	EAGLE	3553	510	06005	07/02/2024	850000	134200	754700	888900	1.046	0.050
06-08-32-000-039.033-005	EAGLE	3553	510	06005	05/23/2024	1300000	119100	1140800	1259900	0.969	0.026
06-08-32-000-039.071-005	EAGLE	3553	510	06005	05/09/2024	1400000	122600	1184900	1307500	0.934	0.061
06-08-33-000-009.023-006	EAGLE	19720	510	06006	01/29/2024	730000	100000	844500	944500	1.294	0.299
06-08-33-000-010.013-006	EAGLE	19718	510	06006	05/03/2024	1625000	184800	1449000	1633800	1.005	0.010
06-08-33-000-010.014-006	EAGLE	19718	510	06006	05/20/2024	1490000	197300	1280700	1478000	0.992	0.003
06-08-34-000-002.003-005	EAGLE	3637	510	06005	04/22/2024	415000	28800	373900	402700	0.970	0.025
06-08-34-000-002.012-006	EAGLE	19549	510	06006	07/03/2024	443500	31800	407100	438900	0.990	0.006
06-08-34-000-002.013-005	EAGLE	3637	510	06005	05/31/2024	415000	27800	385900	413700	0.997	0.002

06-03-12-000-005.059-020	PERRY	20100	510	06020	10/16/2024	419175	112600	309900	422500	1.008	0.012
06-03-12-000-005.062-020	PERRY	20100	510	06020	12/20/2024	434250	112600	319800	432400	0.996	0.000
06-03-12-000-005.064-020	PERRY	20100	510	06020	11/15/2024	435000	112600	268300	380900	0.876	0.120
06-03-12-000-005.065-020	PERRY	20100	510	06020	10/25/2024	392000	112600	277400	390000	0.995	0.001
06-03-12-000-005.066-020	PERRY	20100	510	06020	09/27/2024	415000	112600	277600	390200	0.940	0.056
06-03-12-000-005.067-020	PERRY	20100	510	06020	08/08/2024	425000	125700	309900	435600	1.025	0.029
06-03-12-000-005.069-020	PERRY	20100	510	06020	05/20/2024	409995	112600	303200	415800	1.014	0.018
06-03-12-000-005.070-020	PERRY	20100	510	06020	05/28/2024	399995	112600	283300	395900	0.990	0.006
06-03-12-000-005.071-020	PERRY	20100	510	06020	05/21/2024	425000	112600	302100	414700	0.976	0.020
06-03-12-000-005.072-020	PERRY	20100	510	06020	05/21/2024	429995	112600	303200	415800	0.967	0.029
06-03-12-000-005.073-020	PERRY	20100	510	06020	05/17/2024	419995	112600	278500	391100	0.931	0.065
06-03-12-000-005.074-020	PERRY	20100	510	06020	05/20/2024	400000	112600	274400	387000	0.968	0.028
06-03-12-000-005.075-020	PERRY	20100	510	06020	05/14/2024	399995	129900	283300	413200	1.033	0.037
06-03-12-000-005.076-020	PERRY	20100	510	06020	05/14/2024	410000	147800	310400	458200	1.118	0.122
06-03-12-000-005.077-020	PERRY	20100	510	06020	05/20/2024	430000	147700	284900	432600	1.006	0.010
06-03-12-000-005.078-020	PERRY	20100	510	06020	05/28/2024	430000	127300	311500	438800	1.020	0.025
06-03-12-000-005.079-020	PERRY	20100	510	06020	05/24/2024	389995	108700	274400	383100	0.982	0.013
06-03-12-000-005.080-020	PERRY	20100	510	06020	05/16/2024	410000	104900	283300	388200	0.947	0.049
06-03-12-000-005.081-020	PERRY	20100	510	06020	10/02/2024	412000	115000	336500	451500	1.096	0.100
06-03-12-000-005.085-020	PERRY	20100	510	06020	10/08/2024	470490	130600	339700	470300	1.000	0.004
06-03-12-000-005.086-020	PERRY	20100	510	06020	08/22/2024	397870	115600	266000	381600	0.959	0.037
06-03-12-000-005.088-020	PERRY	20100	510	06020	06/27/2024	399000	109800	274400	384200	0.963	0.033
06-03-12-000-005.089-020	PERRY	20100	510	06020	06/25/2024	394000	113200	302100	415300	1.054	0.058
06-03-12-000-005.090-020	PERRY	20100	510	06020	06/17/2024	410000	104300	303200	407500	0.994	0.002
06-03-12-000-005.091-020	PERRY	20100	510	06020	06/20/2024	390000	102400	283300	385700	0.989	0.007
06-03-12-000-005.099-020	PERRY	20100	510	06020	10/21/2024	416565	102400	284400	386800	0.929	0.067
06-03-12-000-005.101-020	PERRY	20100	510	06020	11/25/2024	415830	102400	309200	411600	0.990	0.006
06-03-12-000-005.110-020	PERRY	20100	510	06020	06/28/2024	437000	145300	242200	387500	0.887	0.109
06-03-12-000-005.111-020	PERRY	20100	510	06020	07/09/2024	475000	125100	364200	489300	1.030	0.034
06-03-12-000-005.112-020	PERRY	20100	510	06020	07/16/2024	425000	121700	368900	490600	1.154	0.159
06-03-12-000-005.113-020	PERRY	20100	510	06020	07/22/2024	493190	121700	360000	481700	0.977	0.019
06-03-12-000-005.114-020	PERRY	20100	510	06020	07/19/2024	490000	115600	366500	482100	0.984	0.012
06-03-12-000-005.115-020	PERRY	20100	510	06020	08/28/2024	445000	120000	368900	488900	1.099	0.103
06-03-12-000-005.116-020	PERRY	20100	510	06020	07/11/2024	485000	130400	360000	490400	1.011	0.015

