

2023 Assessment Year Mass Appraisal Report City of Ames, Iowa

Format of this Mass Appraisal Report

This is a mass appraisal report, which is intended to comply with the reporting requirements stated in USPAP Standard 6, pertaining to mass appraisal reports. It is also designed to comply with Iowa Code 441.21(3). A well written mass appraisal report defines the properties that were appraised, the methodology that was used, results that were achieved, and who performed the analysis. It provides an overview of the mass appraisal for the taxpayers, tax authorities, appeal boards, courts, and others who use assessment data.

Mass Appraisal vs Single Property Appraisal

Appraisal valuation whether it be mass or single property comes down to market value as determined by the interaction of supply and demand. The sales prices of similar properties are used to determine the values of unsold properties. Mass appraisal is the appraisal of groups of properties as of a given date using standardized procedures and statistical testing. Single property appraisal will have three to five sales that have their values adjusted for the differences between the subject and comparable properties. Mass appraisal adjustments are derived from statistical analysis of all sales in the area. The market analysis and adjustments may be different, but they are both based on the same principles: supply and demand, highest and best use, anticipation, balance, change, competition, contribution, substitution, surplus productivity, and variable proportions. The six steps to the appraisal process are also the same, yet some of the steps are handled differently.

Effective Date: January 1, 2023

Report Date: July 1, 2023

Number of parcels in the population: 18,827

Summary

Sales Ratio Study – Validation

The following table illustrates the results of the model comparing 2022 and 2023 assessments to adjusted sale prices:

Residential Sale Price Ratio Study		
Assessment Year	Median Ratio	Total Valuation
2022	76.12%	\$4,284,652,450
2023	97.29%	\$5,188,387,899
% of Change	27.81%	21.09%

Median ratio needs to be between 95-105% to be in compliance.

**This analysis uses values after the Board of Review appeals process. It does not include any pending 2023 appeals or prior year pending appeals or settlements or equalization orders.*

Compliance

With our 2022 median ratio being less than 95%, our total value was out of compliance with Iowa Code Section 441.47. The total value needs to be between the 95% valuation and the 105% valuation. As you can see as of the date of this report, the 2023 total value is in compliance. The 2023 total value shown is AFTER the informal and formal appeal changes have been made. Those changes are typically a net decrease in value. If the value drops below the 95% valuation figure, the residential class in this jurisdiction will receive an equalization order that will bring the 2023 total up to 100% and back into compliance.

Table of Contents

Summary	2
Intended Use	4
Intended Users	4
Effective Date of the Appraisal	4
Date of the Report	4
Extraordinary Assumptions	4
Hypothetical Conditions	4
Jurisdictional Exceptions	5
Real Estate Valued	5
Property Rights Appraised	5
Properties Valued	6
Highest and Best Use	6
Scope of Work	6
Approaches to Value	8
Cost Approach	8
Sales Comparison Approach	9
Income Approach	9
Valuation Process	10
Data Collection	10
Land Study	10
Replacement cost	11
Depreciation	11
Map Factors	12
Assessed Value	13
Statistical Studies	13
Assumptions and Limiting Conditions	14
Certification	16
Employee Contributions to the Report	17
Definitions	18
Addendum	19

Intended Use

The purpose of this report is to explain and document methods, data, and analysis used in determining the market value of the identified properties as of the identified date.

Intended Users

This mass appraisal report is intended for use only by the City of Ames Assessor and those agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended. The use of this report, analysis, and conclusions is limited to the administration of ad valorem property taxes in accordance with Iowa State law. As such, it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report. It is also to comply with standards of the International Association of Assessing Officers (IAAO) and the Iowa State Association of Assessors (ISAA). To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessor's Real Property Data Base, separate studies, Assessor's procedures, or Assessor's field maps.

Effective Date of the Appraisal

January 1, 2023, Iowa Code 441.46

Date of the Report

July 1, 2023, Iowa Code 441.45

Extraordinary Assumptions

An extraordinary assumption is defined by USPAP as: *an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.*

It is assumed that the information on the individual property record cards is true, complete, and not misleading.

Hypothetical Conditions

A hypothetical condition is defined by USPAP as: *a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.*

There were no Hypothetical Conditions for this report.

Jurisdictional Exceptions

A Jurisdictional Exception is defined in USPAP as: *an assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.* Iowa Code 441.21

8. a. *Any normal and necessary repairs to a building, not amounting to structural replacements or modification, shall not increase the taxable value of the building. This paragraph applies only to repairs of two thousand five hundred dollars or less per building per year.*

b. *Notwithstanding paragraph “a”, any construction or installation of a solar energy system on property classified as agricultural, residential, commercial, or industrial property shall not increase the actual, assessed, and taxable values of the property for five full assessment years.*

c. *“solar energy system” means either of the following: (1) A system of equipment capable of collecting and converting incident solar radiation or wind energy into thermal, mechanical or electrical energy and transforming these forms of energy by a separate apparatus to storage or to a point of use which is constructed or installed after January 1, 1978. (2) A system that uses the basic design of the building to maximize solar heat gain during the cold season and to minimize solar heat gain in the hot season and that uses natural means to collect, store, and distribute solar energy which is constructed or installed after January 1, 1981.*

d. *In assessing and valuing the property for tax purposes, the assessor shall disregard any market value added by a solar energy system to a building. The director of revenue shall adopt rules, after consultation with the economic development authority, specifying the types of equipment and structural components to be included under the guidelines provided in this subsection.*

Real Estate Valued

The final value estimate is for real property only; personal property such as trade fixtures, furniture or going concern value is not included in the final value estimate.

Property Rights Appraised

Fee Simple—In land ownership, complete interest in a property, subject only to governmental powers such as eminent domain. Also fee simple absolute. (Glossary for Property Appraisal and Assessment, 2nd ed. Kansas City: IAAO, 2013)

Properties Valued

All properties that were classed as residential for the 2023 assessment year were included in the revaluation for this mass appraisal report.

Property Type	Number of parcels
Single Family Dwellings	10,408
Duplexes & Conversions	775
Condominiums	5,952
Townhomes	1,207
Residential COOPs	137
Apartments	306
Fraternities	42

Highest and Best Use

- **As if vacant:** In general, the highest and best use of land is for single family residential and multi-family development.
- **As if improved:** The subject properties are considered to be developed to their highest and best use.

Properties are assumed to currently be used at their highest and best use.

Scope of Work

Iowa Code (revaluation duty of assessor) 441.17(2)

441.17 Duties of assessor. The assessor shall: Cause to be assessed, in accordance with section 441.21, all the property in the assessor's county or city, except property exempt from taxation, or the assessment of which is otherwise provided for by law.

441.47 Adjusted valuations. The department of revenue on or about August 15, 1977, and every two years thereafter shall order the equalization of the levels of assessment of each class of property in the several assessing jurisdictions by adding to or deducting from the valuation of each class of property such percentage in each case as may be necessary to bring the same to its taxable value as fixed in this chapter and chapters 427 to 443. The department shall adjust to actual value the valuation of any class of property as set out in the abstract of assessment when the valuation is at least five percent above or below actual value as determined by the department. For purposes of such value adjustments and before such equalization the director shall adopt, in the manner prescribed by chapter 17A, such rules as may be necessary to determine the level of assessment for each class of property in each county. The rules shall cover: 1. The

proposed use of the assessment-sales ratio study set out in section 421.17, subsection 6. 2. The proposed use of any statewide income capitalization studies. 3. The proposed use of other methods that would assist the department in arriving at the accurate level of assessment of each class of property in each assessing jurisdiction.

Every odd assessment year is considered a reassessment year, so a revaluation is done in these years. The Iowa Department of Revenue is responsible for “equalizing” assessments every two years. Following is a general explanation of the purpose of **equalization**. The Department compares the assessors' abstracts to a “sales assessment ratio study” it has completed independently of the assessors. If the assessment (by property class) is 5% or more above or below the sales ratio study, the Department increases or decreases the assessment. (There is no sales ratio study for agricultural and industrial property.) Equalization occurs on an entire class of property, not on individual property. Also, equalization occurs on an assessing jurisdiction basis, not on a statewide basis. Equalization is important because it helps maintain equitable assessments among classes of property and among assessing jurisdictions. This contributes to a more equitable distribution of state aid, such as aid to schools.

Sales information, including the deed/contract and Declaration of Value statement(DOV), is received from the county recorder's office. Part of this process includes updating ownership information, sales data, sales verification, and the determination of whether this sale is usable for setting values for other property and for equalization purposes. Verification of sales data is done through the buyer, seller, or an agent involved in the transaction. MLS data, other listing services, and sales questionnaires are also used for verification.

All sales are assigned a Non-Usable Transaction Code (NUTC) once the sale reaches our office from the recorder's office. The Iowa Department of Revenue (IDOR) creates the list of codes and has instructions on when to apply each code. One of the assessment techs conducts the first sales verification on each sale to see if it is an abnormal sale or normal arm's length transaction. The appraisal staff conducts a second round of verification and directly contacts the seller and buyer to verify information pertaining to the sale. All information from the DOV is then transferred to the IDOR where they determine a NUTC and may also contact buyers and sellers. Any transactions not considered to be normal are not to be used for equalization purposes. Each equalization year (odd numbered years), the IDOR releases tentative orders sometime in August. Assessors are then able to appeal these orders and show their reasoning as to why the order should be reduced or removed.

Sales ratio studies are conducted on a regular basis throughout the year by individual map areas or neighborhoods using the good sales that have been verified by the appraisal staff. The purpose of the ratio studies are to help determine and correct inconsistencies between assessed values and sales prices on a mass scale.

The vast majority of the properties did not have an inspection completed for this assessment year. Any properties with a permit that had major construction such as new dwellings or remodeling had an exterior inspection completed at minimum. Some of these also had an interior inspection, including field reviews that were requested by the property owner. The

remaining property records were converted into the new CAMA system using records from prior years and current aerial imagery.

The Iowa Real Property Appraisal manual was used to calculate the replacement cost of all improvements to the land. Construction cost data is collected whenever possible to supplement the state manual and determine the manual level.

Depreciation tables used this year were straight line and not market driven. Future tables will be market driven and analyzed every two years to determine if a change is necessary or not. The tables are based on the age of the improvement by condition.

Improved sales from the previous year are used for equalization purposes, so they are also used for reassessment purposes. If any area has very few sales, multiple years of sales are used for analysis.

The valuation model utilized for this report is a market adjusted cost approach. All properties are valued using the cost approach, then adjusted to the market through various tables, such as manual level/grade, condition/age, and map area factors. Some properties will also receive extra obsolescence, based on market reactions. The income approach was not used, mostly due to the residential class being primarily owner occupied and very little rental data is available. Also, the Iowa Code dictates that when market data is available, this is the preferred method of valuing property for residentially classed property.

All work by the appraisers is reviewed by a supervisor or office staff. Sales are screened for accuracy. Sales ratio studies are performed for many property characteristics, such as, total living area, year built, condition, grade, style, occupancy, etc. These studies have statistical measures for the median, mean, coefficient of dispersion (COD), weighted mean, and price related differential (PRD).

Approaches to Value

The valuation model utilized for the revaluation is best described as a cost approach to value model. This does not mean that value conclusions are not based on comparable sales. In fact, the calibration of the models used in the revaluation are entirely based on comparable sales. The income approach is considered for those types of properties which rely on rental income to create value.

Cost Approach

The cost approach to value is applied to all improved real property utilizing the Iowa Real Property Appraisal Manual. Cost tables in this manual are adjusted utilizing the table-driven manual level adjustments. The manual level is determined by comparing the cost in this manual to actual construction cost data and an analysis of newer structures. The cost models include the derivation of RCN of all improvements. These include base rates, per unit adjustments and lump sum adjustments. This approach also employs other appraisal methods, including the sales comparison approach in the valuation of the underlying land value.

Land values were carried over from the 2022 year for the 2023 year. For 2025, land sales will be studied to determine land rates for each area and classification. A land allocation methodology is also used in the valuation of land.

For 2025, residential depreciation schedules will also be developed based on a depreciation analysis. This allows the depreciation tables to be derived from actual market data. In this analysis a building residual is determined by taking the sale of improved properties and deducting the estimated land value. The remaining building residual is then compared to the calculated RCN to determine the actual loss in value indicated by that particular sale. The depreciation tables are derived from the cumulative results of all recent sales. Adjustments can be made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition on the property data characteristics. Market adjustment factors such as functional and external obsolescence are applied as indicated by additional sales analysis.

Sales Comparison Approach

Although all three of the approaches to value are based on market data only the sales comparison approach refers to sales in its name. The sales comparison approach is frequently referred to as the market approach.

This approach is utilized not only for estimating land value, but also in comparing sales of similarly improved properties to each parcel on the appraisal roll. As previously discussed in the cost approach section of this report, pertinent data from actual sales of properties, both vacant and improved, are sought throughout revaluation in order to obtain relevant information pertaining to physical depreciation, functional obsolescence and external obsolescence which can be used in all aspects of valuation.

Sales of similarly improved properties can provide a basis for the depreciation schedules in the cost approach, rates and multipliers used in the income approach, and as a direct comparison in the sales comparison approach. Improved sales are also used in ratio studies, which afford the analyst an excellent means of judging the present level and uniformity of the appraised values.

Sales Verification: As described earlier, sales are verified to determine if the transaction was a normal arm's length sale and good to use the analysis. Only those sales determined to be normal arm's length transactions are used to set assessed values of properties that have not sold recently.

Income Approach

The income approach to value was applied to real properties that are typically viewed by market participants as "income producing" and for which the income methodology is considered a leading value indicator. Residential properties are not normally sold based on their income producing capabilities; therefore, the income approach was not considered for typical single-family residential property. Residential classed properties with multiple living units or located in neighborhoods where rental units are common may utilize the gross rent multiplier approach.

Value conclusions determined from the income approach to value are used in the mass appraisal model to assist in determining accrued depreciation guidelines. This is used to assist in reconciliation of the values but is not the sole determining factor. Those properties that are considered apartment buildings (Res 3+) were reviewed using the income approach.

Valuation Process

The approach used to value the majority of the properties is a market adjusted cost approach. A true sales comparison approach and the income approach were not used for valuation. A true sales comparison approach for mass appraisal would involve using a model. Due to only utilizing one approach, no reconciliation was performed among the three approaches.

The main steps for revaluation are to collect accurate data on the properties, conduct sales studies throughout the process, complete a land study, calculate the replacement cost new, adjust manual level, if necessary, perform a depreciation study, and make any necessary adjustments based on market conditions. A final statistical sales analysis is conducted to measure the performance of the revaluation.

Data Collection

Data collection is accomplished by several means. Locational attributes of land are received as transfer documents or surveys that are recorded at the recorder's office. This is also added to the Geographic Information System (GIS). A property record is created using this information. Appraisers go to the property to list the property characteristics that can only be discovered on site. These characteristics include occupancy, year built, style, size of structure, grade (quality), condition, basement finish, HVAC, attic, bathrooms, finish descriptions, porches, decks, accessory buildings, garages, and obsolescence if any.

Land Study

The **land study** can be completed independently of the data collection. The preferred method of valuing land is the sales comparison approach. Sales of vacant lots are used for this approach. If there is a sale of a vacant lot that is then followed by a sale with an improvement (house) on it, these two sales can be used to determine an allocation percentage for land value versus improvement value. In prior years, land value was an allocation of the total assessed value at 25% of the modeled cost and had little correlation between size or type of lot or its attributes.

For 2025 we will be focusing on two approaches to land valuation in this jurisdiction. Raw land does not have improvements such as landscaping and utilities, so once the land is improved upon or "ready to build on" the value is higher than what the purchase price was. This is accomplished by pricing all lots out as improved lots and giving them a vacancy adjustment that will be removed when the lot is improved. This also ensures that the lot rates are consistent in an area giving us a value "as if improved" and "as if vacant".

The most common unit of comparison for residential urban lots is the **front foot rate**. The dimensions of the most typical lot in the jurisdiction are used as a base. There is a depth factor that is then multiplied by the front footage and then multiplied by a rate that is set for the area. A more in-depth explanation of the front foot method can be found on in the Iowa Real Property Appraisal manual located on the Iowa Department of Revenue website or at the link: [Iowa Real Property Appraisal Manual | Iowa Dept. of Revenue](#).

The most typical unit of comparison for larger residential lots is **site and excess**. This method applies to some outlying subdivisions with large tracts and individual sites that are spread throughout the rural areas. It is also applies to unimproved sites. This valuation method puts the highest value per acre on the first acre (site) with less value per acre on the other (excess) acres.

Replacement Cost New (RCN)

Calculating the RCN is accomplished by using the Iowa Real Property Appraisal manual that is required by Iowa Code 421.17(17). The online version of the most recent manual is located on the Iowa Department of Revenue website or at the link: [Iowa Real Property Appraisal Manual | Iowa Dept. of Revenue](#).

The RCN represents what it would cost to replace a house or what a new house would cost to build. Below is a table with an example that shows how the RCN is calculated. The base cost is straight from the pricing manual based on total living area square footage. There are adjustments that are made to the base cost for central air conditioning, basement, additions, porches, decks, patios, fireplaces, plumbing, etc. (These adjustments are not shown in the example but would be part of the base cost on the table) The grade multiplier is a quality adjustment times the manual level. The manual level is a multiplier used to adjust our improvement values to the market of the newer home selling values.

	Base Cost	4 Grade home at 100% Manual Level	\$200,000
x	Grade Multiplier	Grade factor times Manual Level	1.15
=	RCN	Replacement Cost New (Cost of new House)	\$230,000

Based on sales ratios of newer homes and the new construction costs data we collected directly from builders, the manual level was determined to be 115% for the 2023 revaluation. For 2023 we implemented the 2020 Real Property Appraisal Manual. This is similar to what an insurance company would do to calculate what it would cost to replace your home and what premium you would pay.

Depreciation

Depreciation schedules are developed based on a depreciation analysis. This allows the depreciation tables to be derived from actual market data. In this analysis a building residual is determined by taking the sale of improved properties and deducting the estimated land value.

The remaining building residual is then compared to the calculated RCN to determine the actual loss in value indicated by that particular sale. From the cumulative results of all recent sales the depreciation tables are derived. Adjustments can be made to the rate of depreciation if the condition of a property varies from the norm by appropriately noting the physical condition on the property data characteristics. Market adjustment factors such as functional and external obsolescence are applied as indicated by additional sales analysis.

=	RCN	Replacement Cost New (Cost of new House)	\$230,000
-	% of Depreciation	Depreciation is based on an internal table that takes age and condition into consideration	\$40,000
=	RCNLD	Replacement Cost New, Less Depreciation	\$190,000

This year, depreciation tables from the Iowa manual were used. For 2025, the depreciation schedules will be derived from actual market data.

Map factors

The next calculation is to adjust by location or neighborhood factor. These areas are defined as map areas. A map area can be an entire town, section of town, or a subdivision. The map area is an area in which the properties share similar market influences. The boundaries of the map area could be political, man-made, natural, or based upon properties with similar characteristics. The map area is consistent for properties of the same class in the defined area. Each map area was analyzed individually to determine the external obsolescence which was applied as a map factor. Review appraisers may have also applied individual external obsolescence during field review, as necessary. These instances are noted on the individual property records. The table below shows an example of this calculation.

=	RCNLD	Replacement Cost New, Less Depreciation	\$190,000
x	Map area Factor	Multiplier based on statistical studies in the area	1.10
=	Total Building Value	Contributory value of building to the property	\$209,000

There were many map area factors that were changed this year. The table showing what they were, what they are now, and the percent difference is included later in this report as an addendum.

Assessed value

The final step at this point is to add the land value to the building value. This example gives us the assessed value of the property.

=	Total Building Value	Contributory value of building to the property	\$209,000
+	Land Value	Contributory value of land to the property	\$50,000
=	Assessed Value		\$259,000

Combined steps

Here is the example table showing the formula that puts all the steps together:

	Base Cost	4 Grade home at 100% Manual Level	\$200,000
x	Grade Multiplier	Grade factor times Manual Level	1.15
=	RCN	Replacement Cost New (Cost of new House)	\$230,000
-	% of Depreciation	Depreciation is from a table that varies by condition	\$40,000
=	RCNLD	Replacement Cost New, Less Depreciation	\$190,000
x	Map area Factor	Multiplier based on sales ratios in an area	1.10
=	Total Building Value	Contributory value of building to the property	\$209,000
+	Land Value	Contributory value of land to the property	\$50,000
=	Assessed Value		\$259,000

Statistical Studies

Statistical studies are performed throughout the year before conducting a mass appraisal revaluation. Each sale of a property is turned into a ratio or percentage. The formula is the Assessed Value divided by the Sales Price or (AV/SP). If the assessed value is higher than the sales price, the ratio will be higher than 100%. If the assessed value is lower than the sales price, the ratio will be lower than 100%. Other statistical measures, such as, the coefficient of dispersion (COD) and price related differential (PRD) are also used to measure the uniformity of our data. Our statistics for this year are included later in this report.

In Iowa, the median ratio in the jurisdiction must be between 95% and 105% for that class of property. The median is used instead of the average to avoid the outliers (extreme ratios) influencing the statistics. If our median is below 95%, we need to increase our values. If our median is above 105%, we need to lower values.

The ratios are also analyzed by property characteristics, including total living area, year built, condition, grade, style, occupancy, and map area. Our CAMA software allows us to run the statistics on ratios at the time of the sale and to modify factors in a test table environment to see if the statistical measures improve with the proposed changes.

Assumptions and Limiting Conditions

This mass appraisal has been made with the following general assumptions:

- The properties were assumed to be free of any and all liens and encumbrances. Each property has also been appraised as though under responsible ownership and competent management.
- Surveys of the appraised properties have not been provided. We have relied upon tax maps and other materials in the course of estimating physical dimensions and the acreage associated with appraised properties.
- We assume the utilization of the land and any improvements is located within the boundaries of the property described. It is assumed that there are no adverse easements or encroachments for any parcel that have not already been addressed in the mass appraisal.
- In the preparation of the mass appraisal, some interior inspections have been made of the parcels of property included in this report. Most inspections are made from the exterior only. It is assumed that the condition of the interior of each property is similar to its exterior condition, unless the assessor has received additional information from qualified sources giving more specific detail about the interior condition.
- Property inspection dates will have ranged in time from both before and after the appraisal date. It is assumed that there has been no material change in condition from the latest property inspection, unless otherwise noted on individual property records retained in the assessor's office.
- We assume that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures, which would render the properties (land and/or improvements) more or less valuable.
- It is assumed that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- It is assumed that all applicable zoning and use regulations have been complied with.
- It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been obtained for any use on which the value opinions contained within this report are based.
- We have not been provided a hazardous condition's report, nor are we qualified to detect hazardous materials. Therefore, evidence of hazardous materials, which may or may not be present on a property, was not observed. As a result, the final opinion of value is predicated upon the assumption that there is no such material on any of the properties that might result in a loss or change in value.

- Information, estimates, and opinions furnished to the appraisers and incorporated into the analysis and final report were obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made compliance surveys nor conducted a specific analysis of any property to determine if it conforms to the various detailed requirements identified in the ADA. It is possible that such a survey might identify nonconformity with one or more ADA requirements, which could lead to a negative impact on the value of the property(s). Because such a survey has not been requested and is beyond the scope of this appraisal assignment, we did not take into consideration adherence or non-adherence to ADA in the valuation of the properties addressed in this report.
- Possession of this report does not carry with it the right of reproduction, and disclosure of this report is governed by City of Ames Assessor's Office and is subject to jurisdictional exception and the laws of the State of Iowa.
- The distribution of the total value estimated between the land and the improvement in this report is applicable only under the stated program of utilization. The values allocated to the land and buildings are not to be used in conjunction with any other appraisal and are invalid if they are.

Certification

Applicable report: **Occupancy:** all improved City of Ames Residential property. (Includes: single family, duplexes, town homes, condominiums, and two-family conversions).

Date: July 1, 2023

I certify that, to the best of my knowledge and belief:

- The statements of fact are contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of a portion of the properties that are the subject of this report. The inspection records, including date of inspection, type of inspection, and person performing the inspection, for each property that is the subject of this report are part of the City of Ames Assessor's office property records and are available for review.
- The individuals identified below did provide significant mass appraisal assistance to the person(s) signing this certification.

Shari Plagge

Shari Plagge, ICA RES AAS
City of Ames Assessor

Employees with Significant Contributions to the Report

Shari Plagge	Management and Analysis
Lisa Henschel	Database Manager/Data Verification
Chris Bilsend	Residential Appraiser/Data Verification
Kirk Nessel	Residential Appraiser/Data Verification
Dan Boberg	Appraisal Tech/Data Verification
Ranie Seversike	Appraisal Tech/Data Verification
Kenny Baker	Data Entry Clerk/Data Verification

Definitions

The land value is derived from the market and applied equitably for all property. This is property specific and mainly handled on a Front Foot basis or Dollar per acres basis for urban residential and Site and Excess basis for rural residential properties. The land value is separate from the building value in mass appraisal. This is based on sales.

A manual level is set based on sales of newer homes in the market and/or information from local builders. The manual level is a multiplier for all buildings of a certain class of properties. A low manual level could mean that the assessed values on newer homes are too low.

If needed a map area or neighborhood factor is set by sales in the map area. It is another multiplier. These are usually by urban or rural, individual towns, or could be a certain neighborhood or subdivision. This is only used if they are different markets and need an adjustment. This is also based on sales.

The State of Iowa Real Property Appraisal Manual is used to establish a Replacement Cost New for the building. Each individual building has a grade (quality) multiplier.

The physical depreciation is based on the age and condition of the building. The depreciation tables from the State of Iowa Real Property Appraisal Manual are used for the age part of the calculation. The condition part of the physical depreciation is based on the condition of the property.

Any Functional Obsolescence is derived from the market and is defined as the inability of a structure to perform adequately the function for which it is currently used.

Economic Obsolescence is any loss in value to the property by external factors.

Addendum

Residential

Sales Ratio Statistical sheets before revaluation (Table base Historical - 2022 values) from VCS

- ☐ Group Stats
- ☐ Group Array
- ☐ Sale Price Strata
- ☐ Map Area Strata
- ☐ Building Style Strata
- ☐ Year Built Strata
- ☐ Condition Strata
- ☐ Grade Strata
- ☐ TLA Strata
- ☐ Occupancy Type Strata
- ☐ Subdivision Strata

Sales Ratio Statistical sheets after revaluation (Table base Main - 2023 values) from VCS

- ☐ Group Stats
- ☐ Group Array
- ☐ Sale Price Strata
- ☐ Map Area Strata
- ☐ Building Style Strata
- ☐ Year Built Strata
- ☐ Condition Strata
- ☐ Grade Strata
- ☐ TLA Strata
- ☐ Occupancy Type Strata
- ☐ Subdivision Strata

Sales Ratio Statistical sheets before revaluation (Table base Main - 2023 values) from VCS

- Group Stats
- Group Array
- Sale Price Strata
- Map Area Strata
- Building Style Strata
- Year Built Strata
- Condition Strata
- Grade Strata
- TLA Strata
- Occupancy Type Strata
- Subdivision Strata

City of Ames, IA

Sales Ratio Group Statistics

Thu, September 21, 2023 12:40 PM

Page

1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Group Tally

Number of sales in group = **452**

Deeds: 452; Contracts: 0; Other: 0

Value Source: Current Values (Apprsd, B of R, and SEO).

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	125,000	318,400	13,600,000	143,916,907
Land Value	15,700	56,732	918,000	25,643,000
Improvement Value	43,400	249,171	10,664,100	112,625,400
Total Assd Value	59,100	305,904	11,582,100	138,268,400

Low PIN 09-05-227-070

High PIN09-05-353-010

Statistical Measures

High Ratio	229.77
Low Ratio	47.28
Weighted Mean	96.08
Mean	98.72
Median	97.29
Coefficient of Dispersion - Median	12.28
Coefficient of Variance - Mean	19.14
Price Related Differential (PRD)	1.03
Price Related Bias (PRB)	-0.015

City of Ames, IA

Sales Ratio Group Statistics

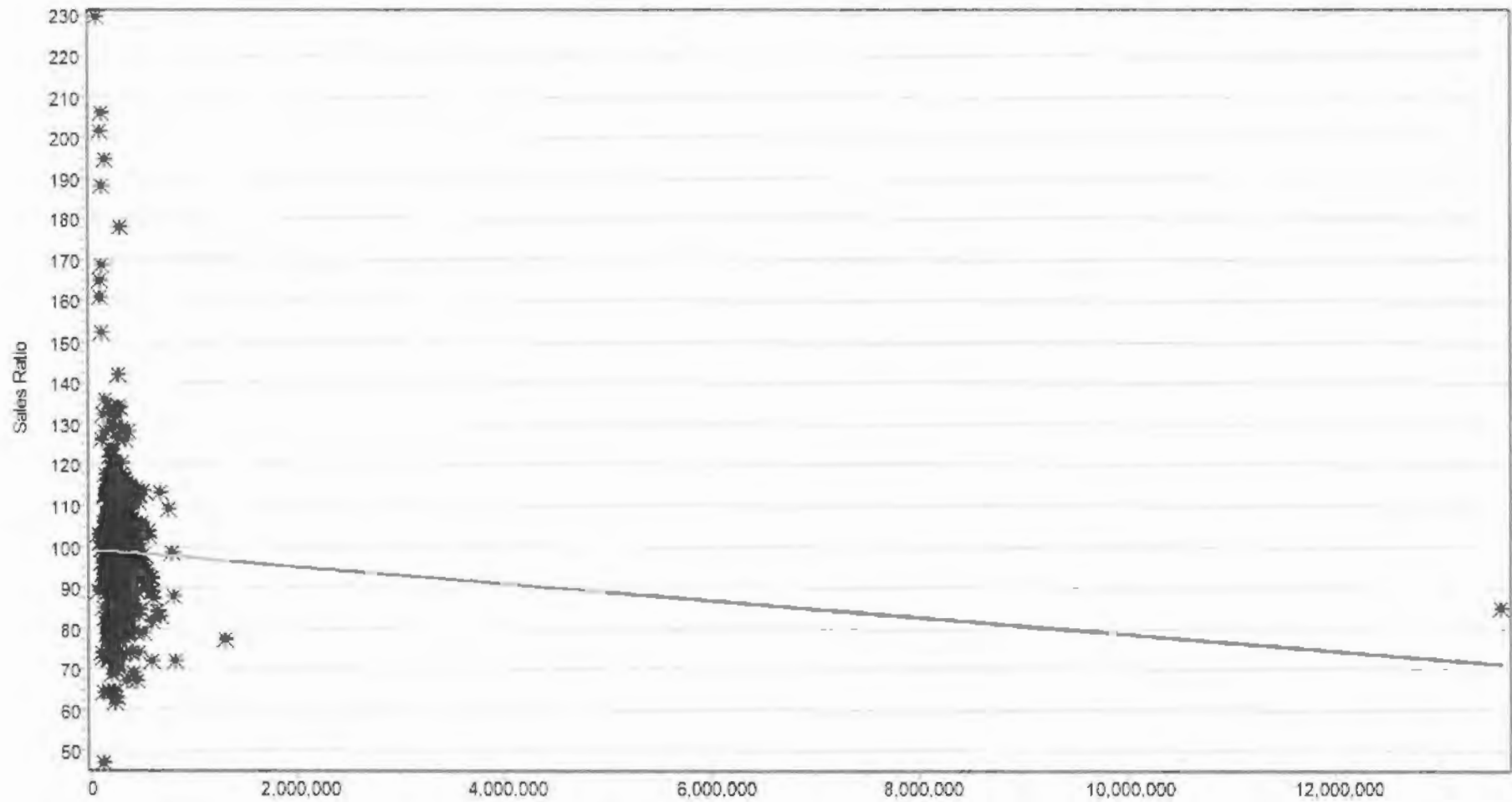
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:40 PM

Page

2



Sale Price Strata

Weighted Mean	96.08	Coefficient of Dispersion - Median	12.28
Mean	98.72	Coefficient of Dispersion - Mean	12.16
Median	97.29	Coefficient of Variance - Mean	19.14
		Price Related Differential (PRD)	1.03

City of Ames, IA

Sales Ratio Group Array

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

Thu, September 21, 2023 12:41 PM

Page

1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	09-05-227-070	Res: Sawyer	1212 SCOTT AVE	D	0	2022-05459	A	\$15,700	\$43,400	\$59,100	6/1/2022	\$125,000	47.28
2	1	09-04-301-010	Res: Clear Creek	548 FOREST GLEN	D	0	2022-07758	A	\$49,700	\$106,100	\$155,800	8/1/2022	\$251,500	61.95
3	17	09-16-252-276	Res: Green Hills Condo	2200 HAMILTON DR UNIT	D	0	2022-06507	A	\$34,300	\$132,700	\$167,000	6/20/2022	\$265,000	63.02
4	7	09-11-225-080	Res: Iowa DOT & RR	520 E LINCOLN WAY	D	0	2022-05905	A	\$30,800	\$55,900	\$86,700	6/15/2022	\$135,000	64.22
5	1	09-10-200-020	Res: Iowa DOT & RR	1314 LINCOLN WAY	D	0	2022-06832	A	\$31,800	\$115,400	\$147,200	7/5/2022	\$227,000	64.85
6	17	05-27-104-150	Res: Misc Condos	4144 EISENHOWER LN	D	0	2022-07324	A	\$22,400	\$94,500	\$116,900	7/20/2022	\$180,000	64.94
7	1	05-27-301-030	Res: NW Ames	3409 EISENHOWER AVE	D	0	2022-08047	A	\$48,300	\$186,900	\$235,200	8/8/2022	\$350,000	67.20
8	1	09-08-250-060	Res: Edwards	3421 COY ST	D	0	2022-11396	A	\$65,000	\$237,900	\$302,900	12/2/2022	\$450,000	67.31
9	17	09-16-252-271	Res: Green Hills Condo	2200 HAMILTON DR UNIT	D	0	2022-08002	A	\$29,800	\$118,400	\$148,200	8/5/2022	\$215,000	68.93
10	1	09-03-426-150	Res: Old Town	821 HODGE AVE	D	0	2022-06347	A	\$46,000	\$250,300	\$296,300	6/22/2022	\$427,800	69.26
11	1	09-03-454-090	Res: Iowa DOT & RR	1211 N 2ND ST	D	0	2022-06052	A	\$43,400	\$138,600	\$182,000	6/10/2022	\$260,700	69.81
12	1	09-02-306-070	Res: Old Town	602 7TH ST	D	0	2022-11716	A	\$33,600	\$154,600	\$188,200	12/2/2022	\$265,000	71.02
13	1	09-23-425-030	Res: Mitchell	500 KEN MARIL RD	D	0	2022-08459	A	\$38,600	\$147,500	\$186,100	8/5/2022	\$260,000	71.58
14	1	09-16-325-070	Res: Timber	2415 TIMBERLAND RD	D	0	2022-05794	A	\$79,300	\$356,200	\$435,500	6/12/2022	\$605,000	71.98
15	6	05-26-350-070	Apts: North	3005 GROVE AVE 3009	D	0	2022-09717	A	\$193,800	\$397,000	\$590,800	9/12/2022	\$820,000	72.05
16	1	09-05-451-140	Res: Edwards	215 FRANKLIN AVE	D	0	2022-05548	A	\$26,900	\$118,800	\$145,700	5/25/2022	\$201,000	72.49
17	7	05-35-454-030	Res: N Ames	1323 CARROLL AVE	D	0	2022-09774	A	\$22,900	\$109,700	\$132,600	9/16/2022	\$182,500	72.66
18	1	05-34-451-080	Res: Brookside	1401 RIDGEWOOD AVE	D	0	2022-10768	A	\$22,100	\$79,200	\$101,300	11/9/2022	\$138,500	73.14
19	1	09-03-202-180	Res: Brookside	1012 RIDGEWOOD AVE	D	0	2022-08697	A	\$32,700	\$129,300	\$162,000	8/26/2022	\$220,000	73.64
20	1	09-03-201-080	Res: Brookside	1111 ORCHARD DR	D	0	2022-08091	A	\$52,900	\$168,700	\$221,600	8/5/2022	\$300,000	73.87
21	1	09-09-282-040	Res: Crawford	2060 CESSNA ST	D	0	2022-07715	A	\$55,700	\$229,700	\$285,400	7/27/2022	\$385,000	74.13
22	1	09-05-377-050	Res: Edwards	4011 LINCOLN WAY	D	0	2022-05621	A	\$36,800	\$127,800	\$164,600	6/2/2022	\$222,000	74.14
23	1	09-03-235-100	Res: Brookside	916 NORTHWESTERN AVE	D	0	2022-10151	A	\$23,600	\$65,300	\$88,900	10/7/2022	\$119,900	74.15
24	1	05-34-403-430	Res: N Ames	1918 BEL AIR DR	D	0	2022-06336	A	\$41,200	\$155,600	\$196,800	6/23/2022	\$265,000	74.26
25	1	09-03-200-295	Res: Brookside	927 BROOKRIDGE AVE	D	0	2022-11802	A	\$69,000	\$278,200	\$347,200	12/18/2022	\$467,500	74.27
26	7	05-35-454-040	Res: N Ames	1319 CARROLL AVE 132	D	0	2022-08328	A	\$24,800	\$108,000	\$132,800	8/18/2022	\$175,000	75.89
27	1	09-02-108-060	Res: Old Town	417 10TH ST	D	0	2022-05498	A	\$30,900	\$132,900	\$163,800	6/2/2022	\$215,000	76.19
28	1	05-27-165-020	Res: Gilbert	2012 TAYLOR CIR	D	0	2022-08236	A	\$50,200	\$162,200	\$212,400	8/9/2022	\$275,000	77.24
29	23	09-06-225-110	Apts: West	1121 DELAWARE AVE	D	0	2022-11215	A	\$225,000	\$779,200	\$1,004,200	11/29/2022	\$1,300,000	77.25
30	1	05-31-367-010	Res: Sawyer West	5405 MARYLAND ST	D	0	2022-07116	A	\$55,600	\$206,800	\$262,400	7/12/2022	\$337,000	77.86
31	26	09-07-229-180	Res: Landmark Villa C	202 COOPER CT	D	0	2022-05425	A	\$17,800	\$119,300	\$137,100	6/3/2022	\$176,000	77.90
32	1	09-09-129-105	Res: S & W ISU	315 HAYWARD AVE	D	0	2022-05384	A	\$39,000	\$149,200	\$188,200	5/18/2022	\$240,000	78.42
33	1	09-03-400-120	Res: Brookside	1209 LEE ST	D	0	2022-06978	A	\$36,700	\$122,500	\$159,200	7/11/2022	\$202,600	78.58

* denotes sale is part of multiparcel sale

City of Ames, IA

Sales Ratio Group Array

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Thu, September 21, 2023 12:41 PM

Page

2

Study Name Residential sales 2022 PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022 Time Adj. None

Table Basis Main Tables NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	1	09-02-206-080	Res: Old Town	931 CARROLL AVE	D	0	2022-07495	A	\$39,100	\$126,000	\$165,100	7/20/2022	\$210,000	78.62
35	1	09-07-200-170	Res: College Creek	5107 SCHUBERT ST	D	0	2022-04996	A	\$44,000	\$152,600	\$196,600	5/20/2022	\$250,000	78.64
36	1	09-09-282-050	Res: Crawford	2054 CESSNA ST	D	0	2022-06220	A	\$59,200	\$220,200	\$279,400	6/8/2022	\$355,000	78.70
37	1	09-03-430-050	Res: Old Town	808 7TH ST	D	0	2022-07529	A	\$31,700	\$99,100	\$130,800	7/25/2022	\$166,000	78.80
38	1	09-02-427-040	Res: Old Town	418 E 6TH ST	D	0	2022-07739	A	\$39,200	\$158,200	\$197,400	7/28/2022	\$250,000	78.96
39	1	05-33-252-180	Res: Veenker	2835 TORREY PINES RD	D	0	2022-08744	A	\$85,200	\$321,800	\$407,000	8/18/2022	\$515,000	79.03
40	26	05-33-250-070	Res: Veenker	2853 GREENSBORO CIR	D	0	2022-08944	A	\$63,100	\$228,600	\$291,700	9/1/2022	\$368,000	79.27
41	1	05-34-276-010	Res: N Ames	2317 FERNDALE AVE	D	0	2022-05466	A	\$40,500	\$157,700	\$198,200	6/3/2022	\$250,000	79.28
42	17	05-28-495-750	Res: Investor Owned	2316 ASPEN RD UNIT 20	D	0	2022-08454	A	\$21,200	\$121,700	\$142,900	8/18/2022	\$180,000	79.39
43	1	09-03-200-210	Res: Brookside	1105 BROOKRIDGE AVE	D	0	2022-09256	A	\$62,900	\$275,400	\$338,300	9/16/2022	\$425,000	79.60
44	1	09-08-250-010	Res: Edwards	319 S FRANKLIN AVE	D	0	2022-04325	A	\$70,000	\$89,300	\$159,300	5/4/2022	\$200,000	79.65
45	1	09-02-329-100	Res: Old Town	704 KELLOGG AVE	D	0	2022-09156	A	\$35,100	\$132,900	\$168,000	8/30/2022	\$209,900	80.04
46	1	05-27-402-130	Res: N Ames	1217 JEFFERSON ST	D	0	2022-06905	A	\$33,500	\$142,800	\$176,300	6/30/2022	\$220,000	80.14
47	1	05-35-178-130	Res: N Ames	2024 BURNETT AVE	D	0	2022-10242	B	\$31,800	\$119,300	\$151,100	10/20/2022	\$188,500	80.16
48	1	05-34-452-035	Res: Brookside	1313 RIDGEWOOD AVE	D	0	2022-08578	A	\$36,800	\$183,800	\$220,600	8/24/2022	\$275,000	80.22
49	1	09-23-426-030	Res: Mitchell	614 KEN MARIL RD	D	0	2022-06969	A	\$45,200	\$161,600	\$206,800	6/12/2022	\$257,000	80.47
50	1	09-03-228-150	Res: Brookside	1226 ROOSEVELT AVE	D	0	2022-08890	A	\$45,200	\$175,400	\$220,600	8/31/2022	\$273,000	80.81
51	7	05-35-454-060	Res: N Ames	1311 CARROLL AVE	D	0	2022-08644	A	\$24,800	\$104,600	\$129,400	8/15/2022	\$160,000	80.87
52	1	05-27-401-050	Res: N Ames	1314 TOP O HOLLOW RD	D	0	2022-04082	A	\$41,500	\$182,400	\$223,900	4/11/2022	\$274,698	81.51
53	1	09-10-207-120	Res: Iowa DOT & RR	316 S HAZEL AVE	D	0	2022-11671	A	\$34,100	\$111,000	\$145,100	11/18/2022	\$178,000	81.52
54	1	05-34-276-160	Res: N Ames	2033 FERNDALE AVE	D	0	2022-05419	A	\$36,300	\$157,200	\$193,500	6/3/2022	\$237,000	81.65
55	1	05-28-211-100	Res: North Ridge Heights	2726 HARRISON RD	D	0	2022-06197	A	\$112,500	\$380,300	\$492,800	6/8/2022	\$603,000	81.72
56	1	09-05-480-160	Res: Edwards	3011 LINCOLN WAY	D	0	2022-08380	A	\$34,400	\$145,700	\$180,100	8/12/2022	\$220,000	81.86
57	1	09-07-405-110	Res: College Creek	903 MILLER AVE	D	0	2022-05509	A	\$58,800	\$252,400	\$311,200	5/29/2022	\$380,000	81.89
58	17	09-16-252-266	Res: Green Hills Condominiums	2200 HAMILTON DR UNIT 10	D	0	2023-00070	B	\$32,000	\$181,100	\$213,100	12/21/2022	\$260,000	81.96
59	1	05-27-402-210	Res: N Ames	3322 JEFFERSON CIR	D	0	2022-07458	A	\$46,000	\$155,100	\$201,100	7/1/2022	\$245,000	82.08
60	1	05-35-354-230	Res: N Ames	1404 WILSON AVE	D	0	2022-10860	A	\$41,000	\$176,800	\$217,800	11/7/2022	\$265,000	82.19
61	1	09-10-204-050	Res: Iowa DOT & RR	217 S HAZEL AVE	D	0	2022-11317	A	\$44,200	\$141,200	\$185,400	11/29/2022	\$225,000	82.40
62	1	05-35-152-260	Res: N Ames	2308 JENSEN AVE	D	0	2023-00223	A	\$41,000	\$141,700	\$182,700	12/31/2022	\$221,500	82.48
63	1	09-05-107-140	Res: Sawyer	911 MESA VERDE PL	D	0	2022-04706	A	\$50,400	\$218,600	\$269,000	4/28/2022	\$325,000	82.77
64	1	09-06-203-050	Res: Sawyer West	1007 OKLAHOMA DR	D	0	2022-08532	A	\$51,700	\$195,100	\$246,800	8/5/2022	\$298,000	82.82
65	1	05-31-479-040	Res: Sawyer West	1408 FLORIDA AVE	D	0	2022-11055	A	\$21,300	\$95,100	\$116,400	11/16/2022	\$140,500	82.85
66	1	05-35-375-060	Res: Old Town	1507 KELLOGG AVE	D	0	2022-10209	A	\$38,400	\$148,100	\$186,500	10/13/2022	\$225,000	82.89

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City of Ames, IA

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Thu, September 21, 2023 12:41 PM

Page

3

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
67	1	09-06-475-150	Res: Clear Creek	212 WESTBEND CIR	D	0	2022-10262	A	\$41,200	\$174,500	\$215,700	10/20/2022	\$260,000	82.96
68	7	05-32-378-190	Res: Sawyer	3901 ONTARIO ST	D	0	2022-05389	A	\$38,100	\$146,800	\$184,900	5/27/2022	\$222,500	83.10
69	1	09-21-130-100	Res: Timber	2717 COYOTE DR	D	0	2022-07724	A	\$110,400	\$450,700	\$561,100	7/26/2022	\$675,000	83.13
70	1	05-35-301-150	Res: N Ames	1904 WILSON AVE	D	0	2022-05341	A	\$60,400	\$193,300	\$253,700	5/30/2022	\$305,000	83.18
71	1	09-03-226-020	Res: Brookside	1225 MARSTON AVE	D	0	2022-04371	A	\$43,300	\$164,700	\$208,000	5/2/2022	\$250,000	83.20
72	1	05-28-462-040	Res: Somerset	2806 YORK DR	D	0	2022-10572	A	\$65,800	\$222,400	\$288,200	10/26/2022	\$346,000	83.29
73	1	09-16-479-085	Res: Timber	2220 SUNCREST DR	D	0	2022-09136	A	\$43,300	\$350,600	\$393,900	9/7/2022	\$472,000	83.45
74	1	09-06-475-120	Res: Clear Creek	4809 WESTBEND DR	D	0	2022-06964	A	\$53,800	\$247,200	\$301,000	7/2/2022	\$360,000	83.61
75	1	09-08-225-240	Res: Edwards	223 HILLTOP RD	D	0	2022-08028	A	\$36,600	\$141,600	\$178,200	7/12/2022	\$213,100	83.62
76	1	05-28-250-010	Res: Gilbert	4015 HYDE AVE	D	0	2022-05838	A	\$55,000	\$192,800	\$247,800	5/25/2022	\$296,000	83.72
77	1	05-31-363-090	Res: Sawyer West	5511 MISSOURI ST	D	0	2022-07764	A	\$67,500	\$213,000	\$280,500	7/25/2022	\$335,000	83.73
78	1	09-03-429-010	Res: Old Town	712 8TH ST	D	0	2022-05756	A	\$39,100	\$164,600	\$203,700	6/6/2022	\$243,000	83.83
79	1	05-34-478-190	Res: N Ames	1404 ROOSEVELT AVE	D	0	2022-07444	A	\$47,100	\$222,400	\$269,500	7/25/2022	\$320,000	84.22
80	1	09-08-154-015	Res: Edwards	4401 COCHRANE PKWY	D	0	2022-08592	A	\$122,300	\$427,800	\$550,100	8/12/2022	\$652,500	84.31
81	26	05-27-145-090	Res: Stone Brooke	4028 FLETCHER BLVD	D	0	2022-05602	A	\$53,400	\$234,300	\$287,700	6/7/2022	\$340,000	84.62
82	1	09-09-251-150	Res: Crawford	2337 DONALD ST	D	0	2022-05313	A	\$44,000	\$176,100	\$220,100	5/31/2022	\$259,900	84.69
83	1	05-34-150-020	Res: NW Ames	2000 PRAIRIE VIEW EAS	D	0	2022-04611	A	\$55,500	\$204,600	\$260,100	5/11/2022	\$307,000	84.72
84	1	09-05-325-020	Res: Clear Creek	3725 WOODLAND ST	D	0	2022-05980	A	\$72,800	\$334,200	\$407,000	6/14/2022	\$480,000	84.79
85	1	09-09-275-230	Res: Crawford	504 ASH AVE	D	0	2022-11787	A	\$66,800	\$269,100	\$335,900	12/15/2022	\$395,000	85.04
86	17	09-02-400-200	Res: Misc Condos	814 DUFF AVE UNIT 303	D	0	2022-07193	A	\$14,300	\$92,100	\$106,400	7/1/2022	\$125,000	85.12
87	6	09-05-353-010	Apts: West	4415 LINCOLN WAY	D	0	2022-10905	A	\$918,000	\$10,864,100	\$11,582,100	11/11/2022	\$13,600,000	85.16
88	1	09-03-231-050	Res: Brookside	1113 MARSTON AVE	D	0	2022-07611	A	\$46,100	\$180,600	\$226,700	7/27/2022	\$265,000	85.55
89	1	09-09-280-030	Res: Crawford	623 AGG AVE	D	0	2022-10437	A	\$64,800	\$291,000	\$355,800	10/22/2022	\$415,000	85.73
90	1	09-14-460-060	Res: Mitchell	326 RUBY CIR	D	0	2022-05468	A	\$67,900	\$275,200	\$343,100	6/3/2022	\$400,000	85.78
91	1	09-05-426-210	Res: Edwards	3439 WOODLAND ST	D	0	2022-07335	A	\$55,800	\$275,600	\$331,400	7/14/2022	\$385,000	86.08
92	1	05-31-358-060	Res: Sawyer West	5616 MARYLAND ST	D	0	2022-07971	A	\$71,200	\$252,500	\$323,700	8/5/2022	\$375,000	86.32
93	1	09-09-277-040	Res: Crawford	2012 COUNTRY CLUB BL	D	0	2022-07020	A	\$63,600	\$235,800	\$299,400	7/13/2022	\$345,000	86.78
94	1	09-14-469-020	Res: Mitchell	512 CRYSTAL ST	D	0	2022-09595	A	\$62,300	\$232,800	\$295,100	9/26/2022	\$339,900	86.82
95	1	09-05-452-060	Res: Edwards	325 FRANKLIN AVE	D	0	2022-07148	A	\$38,700	\$157,700	\$196,400	7/15/2022	\$225,000	87.29
96	1	09-02-201-040	Res: Old Town	1219 STAFFORD AVE	D	0	2022-10850	A	\$40,200	\$159,500	\$199,700	10/11/2022	\$228,400	87.43
97	26	05-28-228-275	Res: Bloomington	2419 WESTWIND DR	D	0	2022-06424	A	\$67,800	\$229,800	\$297,600	6/30/2022	\$340,000	87.53
98	1	09-23-275-130	Res: Mitchell	614 GARDEN RD	D	0	2022-10937	A	\$50,700	\$183,700	\$234,400	11/16/2022	\$267,500	87.63
99	1	05-28-112-140	Res: North Ridge Hg	3117 WESTON DR	D	0	2022-08058	A	\$118,500	\$425,300	\$543,800	8/4/2022	\$620,000	87.71

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Thu, September 21, 2023 12:41 PM

Page

4

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
100	1	09-05-103-020	Res: Sawyer	3901 ROSS RD	D	0	2022-09769	A	\$48,700	\$205,900	\$254,600	9/29/2022	\$290,000	87.79
101	1	09-03-454-080	Res: Iowa DOT & RR	1207 N 2ND ST	D	0	2022-06229	A	\$41,900	\$133,900	\$175,800	6/21/2022	\$200,000	87.90
102	1	09-23-400-100	Res: Mitchell	400 KEN MARIL RD	D	0	2022-05740	A	\$46,800	\$164,800	\$211,600	6/9/2022	\$240,700	87.91
103	1	09-03-236-140	Res: Old Town	713 9TH ST	D	0	2022-10972	A	\$51,200	\$207,400	\$258,600	11/6/2022	\$294,000	87.96
104	1	05-31-385-110	Res: Sawyer West	1332 NEBRASKA AVE	D	0	2022-06814	A	\$52,700	\$220,000	\$272,700	6/30/2022	\$309,900	88.00
105	1	05-22-135-010	Res: Hayden Lake	1424 ADA HAYDEN RD	D	0	2022-07958	A	\$139,100	\$565,600	\$704,700	7/26/2022	\$799,000	88.20
106	1	09-09-277-030	Res: Crawford	2014 COUNTRY CLUB BL	D	0	2022-06330	A	\$53,900	\$179,700	\$233,600	6/22/2022	\$264,000	88.48
107	1	09-08-102-230	Res: Edwards	228 TODD CIR	D	0	2022-05930	A	\$40,100	\$174,500	\$214,600	6/8/2022	\$242,000	88.68
108	1	09-05-200-040	Res: Sawyer	3718 ONTARIO ST	D	0	2022-07598	A	\$34,100	\$165,500	\$199,600	7/27/2022	\$225,000	88.71
109	1	09-07-125-040	Res: College Creek	5419 SCHUBERT ST	D	0	2022-06891	A	\$45,400	\$176,700	\$222,100	7/11/2022	\$250,000	88.84
110	1	09-03-454-010	Res: Iowa DOT & RR	1218 N 3RD ST	D	0	2022-09576	A	\$39,900	\$168,900	\$208,800	9/24/2022	\$235,000	88.85
111	1	09-09-129-090	Res: S & W ISU	303 HAYWARD AVE	D	0	2022-05383	A	\$38,600	\$174,900	\$213,500	5/18/2022	\$240,000	88.96
112	1	05-27-403-270	Res: N Ames	1315 WHEELER ST	D	0	2022-07446	A	\$40,200	\$155,700	\$195,900	7/22/2022	\$220,000	89.05
113	1	05-33-135-070	Res: Northridge	2609 SOUTHRIDGE CIR	D	0	2022-11285	A	\$79,000	\$323,100	\$402,100	11/15/2022	\$451,500	89.06
114	1	09-07-405-080	Res: College Creek	812 TENNYSON AVE	D	0	2022-05744	A	\$63,100	\$240,900	\$304,000	6/6/2022	\$340,750	89.21
115	26	05-27-451-390	Res: Briardale	1322 BARKLEY CT	D	0	2022-07006	A	\$25,500	\$127,200	\$152,700	7/11/2022	\$171,100	89.25
116	1	09-03-229-050	Res: Old Town	703 12TH ST	D	0	2022-10826	A	\$67,800	\$276,900	\$344,700	11/9/2022	\$386,000	89.30
117	1	05-22-105-180	Res: Hayden Lake	1817 LEDGES DR	D	0	2022-07117	A	\$109,300	\$420,200	\$529,500	7/14/2022	\$592,500	89.37
118	1	09-09-175-080	Res: S & W ISU	507 HAYWARD AVE	D	0	2022-06489	A	\$25,000	\$55,900	\$80,900	6/27/2022	\$90,500	89.39
119	1	05-28-456-240	Res: Somerset	2847 ASPEN RD	D	0	2022-06143	A	\$68,200	\$269,100	\$337,300	6/13/2022	\$377,000	89.47
120	1	09-03-225-070	Res: Brookside	1205 CURTISS AVE	D	0	2022-05775	A	\$40,200	\$156,700	\$196,900	6/8/2022	\$220,000	89.50
121	26	05-27-452-030	Res: North Park Villa	2961 NORTHWESTERN	D	0	2022-05597	A	\$43,800	\$159,500	\$203,300	6/7/2022	\$227,000	89.56
122	1	05-34-402-120	Res: N Ames	1814 ARTHUR CIR	D	0	2022-10614	A	\$42,100	\$159,600	\$201,700	11/2/2022	\$224,900	89.68
123	1	05-34-126-100	Res: NW Ames	2611 CLEVELAND DR	D	0	2022-08023	A	\$47,700	\$185,600	\$233,300	7/27/2022	\$260,000	89.73
124	1	05-34-479-120	Res: N Ames	1329 GRAND AVE	D	0	2022-06669	A	\$39,000	\$176,600	\$215,600	6/28/2022	\$239,900	89.87
125	1	09-07-127-070	Res: College Creek	5253 SCHUBERT ST	D	0	2022-09267	A	\$49,500	\$206,600	\$256,100	9/9/2022	\$284,900	89.89
126	1	05-28-114-010	Res: North Ridge Heights	3334 WESTON DR	D	0	2022-05116	A	\$107,000	\$393,000	\$500,000	5/18/2022	\$554,000	90.25
127	26	05-27-452-190	Res: North Park Villa	2921 NORTHWESTERN	D	0	2023-00089	A	\$42,400	\$159,700	\$202,100	12/29/2022	\$223,750	90.32
128	1	05-35-456-100	Res: N Ames	1322 STAFFORD AVE	D	0	2022-06529	A	\$32,800	\$133,400	\$166,200	6/20/2022	\$184,000	90.33
129	1	09-03-400-090	Res: Brookside	801 RIDGEWOOD AVE	D	0	2022-05470	A	\$59,300	\$245,300	\$304,600	5/31/2022	\$337,000	90.39
130	1	05-28-480-110	Res: Somerset	2517 CLAYTON DR	D	0	2022-06779	A	\$63,200	\$237,000	\$300,200	7/5/2022	\$332,000	90.42
131	1	05-35-354-250	Res: N Ames	1418 WILSON AVE	D	0	2022-07421	A	\$56,200	\$230,500	\$286,700	7/19/2022	\$317,000	90.44
132	1	09-05-300-080	Res: Sawyer	733 ARIZONA AVE	D	0	2022-05673	A	\$44,900	\$191,100	\$236,000	6/9/2022	\$260,000	90.77

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City of Ames, IA

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Thu, September 21, 2023 12:41 PM

Page

5

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

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NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
133	1	05-34-251-280	Res: NW Ames	2117 NORTHWESTERN	D	0	2022-07599	A	\$53,500	\$246,300	\$299,800	7/29/2022	\$330,000	90.85
134	17	09-08-300-185	Res: Willow Creek 1 C	700 SOUTH DAKOTA AV	D	0	2022-06746	A	\$20,000	\$112,700	\$132,700	7/4/2022	\$146,000	90.89
135	1	09-23-276-180	Res: Mitchell	636 GARDEN RD	D	0	2022-04630	A	\$41,600	\$158,400	\$200,000	5/1/2022	\$220,000	90.91
136	17	09-09-454-140	Res: Misc Condos	1517 LITTLE BLUESTEM	D	0	2022-07453	A	\$35,100	\$138,700	\$173,800	7/25/2022	\$191,000	90.99
137	1	05-31-363-050	Res: Sawyer West	5426 KANSAS DR	D	0	2022-07914	A	\$45,700	\$174,900	\$220,600	8/3/2022	\$242,000	91.16
138	1	05-34-479-050	Res: N Ames	1507 GRAND AVE	D	0	2022-06776	A	\$43,300	\$219,300	\$262,600	7/1/2022	\$288,000	91.18
139	26	05-28-181-020	Res: North Ridge Heig	2920 ROXBORO DR	D	0	2022-11064	A	\$63,300	\$198,400	\$261,700	11/16/2022	\$287,000	91.18
140	26	05-29-250-135	Res: North Ridge Heig	3915 ALDRIN AVE	D	0	2022-08241	A	\$103,300	\$378,900	\$482,200	8/12/2022	\$528,000	91.33
141	1	05-34-450-030	Res: Brookside	1525 RIDGEWOOD AVE	D	0	2022-10086	A	\$37,100	\$148,500	\$185,600	10/12/2022	\$203,000	91.43
142	1	05-34-251-330	Res: NW Ames	2009 NORTHWESTERN	D	0	2022-05014	A	\$52,600	\$230,900	\$283,500	5/10/2022	\$310,000	91.45
143	1	09-03-430-040	Res: Old Town	812 7TH ST	D	0	2022-07915	A	\$27,100	\$114,700	\$141,800	8/4/2022	\$155,000	91.48
144	1	05-35-452-080	Res: N Ames	1501 MAXWELL AVE	D	0	2022-07553	A	\$38,200	\$156,500	\$194,700	7/20/2022	\$212,000	91.84
145	1	09-03-202-160	Res: Brookside	1024 RIDGEWOOD AVE	D	0	2022-08207	A	\$32,900	\$134,200	\$167,100	8/12/2022	\$181,900	91.86
146	17	09-07-428-200	Res: Dakota Ridge Cor	4503 TWAIN CIR UNIT 1C	D	0	2022-06982	A	\$17,100	\$102,400	\$119,500	7/11/2022	\$130,000	91.92
147	26	05-27-184-110	Res: Stone Brooke	1512 STONE BROOKE R	D	0	2022-08183	A	\$65,300	\$280,900	\$346,200	8/10/2022	\$375,000	92.32
148	1	05-35-154-070	Res: N Ames	321 22ND ST	D	0	2022-10358	A	\$48,600	\$209,900	\$258,500	10/25/2022	\$280,000	92.32
149	1	09-02-306-130	Res: Old Town	617 CLARK AVE	D	0	2022-09890	A	\$57,100	\$231,400	\$288,500	10/3/2022	\$312,000	92.47
150	1	09-02-207-060	Res: Old Town	1002 STAFFORD AVE	D	0	2022-11461	A	\$35,600	\$131,000	\$166,600	12/1/2022	\$180,000	92.56
151	1	05-27-190-200	Res: Stone Brooke	1609 WOODHAVEN CIR	D	0	2022-09270	A	\$76,500	\$321,800	\$398,300	9/13/2022	\$430,000	92.58
152	1	05-28-166-110	Res: North Ridge Heig	3213 FOXLEY DR	D	0	2022-07492	A	\$101,100	\$436,100	\$537,200	7/16/2022	\$580,000	92.62
153	26	05-28-180-020	Res: North Ridge Heig	3127 BURNHAM DR	D	0	2022-10901	A	\$106,100	\$366,300	\$472,400	10/31/2022	\$510,000	92.63
154	1	05-35-403-030	Res: N Ames	114 E O NEIL DR	D	0	2022-04860	A	\$41,600	\$174,300	\$215,900	5/13/2022	\$233,000	92.66
155	26	09-07-229-140	Res: Landmark Villa C	407 FAULKNER CT	D	0	2022-05336	A	\$16,200	\$122,800	\$139,000	5/24/2022	\$150,000	92.67
156	1	05-29-230-040	Res: North Ridge Heig	4228 ALDRIN AVE	D	0	2022-06287	A	\$125,100	\$426,400	\$551,500	6/22/2022	\$595,000	92.69
157	1	09-02-300-040	Res: Old Town	612 9TH ST	D	0	2022-05867	A	\$43,000	\$184,400	\$227,400	5/19/2022	\$245,000	92.82
158	1	09-05-453-020	Res: Edwards	3605 STORY ST	D	0	2022-06413	A	\$54,300	\$207,600	\$261,900	8/28/2022	\$282,000	92.87
159	1	05-27-106-170	Res: Gilbert	4026 BERKSHIRE AVE	D	0	2022-08253	A	\$58,200	\$274,600	\$332,800	8/22/2022	\$358,001	92.96
160	1	09-08-250-040	Res: Edwards	3413 COY ST	D	0	2022-10534	A	\$28,500	\$129,600	\$158,100	10/28/2022	\$170,000	93.00
161	1	05-35-304-080	Res: N Ames	1613 CLARK AVE	D	0	2022-05785	A	\$43,000	\$175,900	\$218,900	6/10/2022	\$235,000	93.15
162	1	09-24-151-030	Res: Mitchell	3610 JEWEL DR	D	0	2022-07675	A	\$56,800	\$232,200	\$289,000	7/29/2022	\$310,000	93.23
163	1	05-22-105-020	Res: Hayden Lake	1415 LEDGES DR	D	0	2022-06167	A	\$82,700	\$289,800	\$372,500	6/17/2022	\$399,500	93.24
164	1	09-10-226-040	Res: Iowa DOT & RR	220 S MAPLE AVE	D	0	2022-11124	A	\$53,900	\$201,500	\$255,400	11/21/2022	\$273,750	93.30
165	1	09-05-104-190	Res: Sawyer	833 YUMA AVE	D	0	2022-08580	A	\$39,600	\$179,800	\$219,400	8/23/2022	\$235,000	93.36

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Thu, September 21, 2023 12:41 PM

Page

6

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PDFs 1, 6-7, 15, 17, 23, 26

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Sale #PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
166 1 09-09-279-060	Res: Crawford	2124 HUGHES AVE	D	0	2022-05106	A	\$69,100	\$248,500	\$317,600	5/23/2022	\$340,000	93.41
167 1 09-07-290-070	Res: College Creek	4626 WEBSTER ST	D	0	2023-00297	A	\$56,600	\$221,800	\$278,400	12/29/2022	\$298,000	93.42
168 1 09-05-201-030	Res: Sawyer	1235 MICHIGAN AVE	D	0	2022-07310	A	\$30,900	\$143,400	\$174,300	7/20/2022	\$186,500	93.46
169 17 09-08-300-110	Res: Willow Creek 1 C	700 SOUTH DAKOTA AV	D	0	2022-09738	A	\$24,200	\$144,100	\$168,300	9/28/2022	\$180,000	93.50
170 26 09-23-226-180	Res: Meadow Village	633 MEADOW PL	D	0	2022-04807	A	\$22,400	\$105,700	\$128,100	5/10/2022	\$137,000	93.50
171 1 05-35-102-010	Res: N Ames	2729 NORTHWOOD DR	D	0	2022-04194	A	\$47,500	\$230,400	\$277,900	4/27/2022	\$297,000	93.57
172 17 09-16-252-531	Res: Green Hills Cond	2205 GREEN HILLS DR L	D	0	2022-07071	B	\$34,800	\$310,700	\$345,500	7/15/2022	\$369,000	93.63
173 1 05-27-301-280	Res: NW Ames	2120 BUCHANAN DR	D	0	2022-10762	A	\$56,100	\$238,900	\$295,000	10/29/2022	\$315,000	93.65
174 1 05-35-453-100	Res: N Ames	1411 GLENDALE AVE	D	0	2022-07187	A	\$40,800	\$165,200	\$206,000	7/14/2022	\$219,900	93.68
175 1 09-05-103-050	Res: Sawyer	3919 ROSS RD	D	0	2022-01486	A	\$47,400	\$202,300	\$249,700	9/29/2022	\$266,500	93.70
176 1 09-07-125-065	Res: College Creek	5414 SCHUBERT ST	D	0	2022-11771	A	\$48,800	\$180,900	\$229,700	12/19/2022	\$245,000	93.76
177 1 05-34-252-020	Res: N Ames	2313 MELROSE AVE	D	0	2022-08462	A	\$40,300	\$166,000	\$206,300	8/4/2022	\$220,000	93.77
178 1 09-14-467-040	Res: Mitchell	603 CRYSTAL ST	D	0	2022-06475	A	\$73,300	\$292,500	\$365,800	6/30/2022	\$389,900	93.82
179 1 09-07-412-010	Res: College Creek	4919 WALLER ST	D	0	2022-08918	A	\$60,100	\$235,700	\$295,800	8/23/2022	\$315,000	93.90
180 1 09-05-108-050	Res: Sawyer	1017 GARFIELD AVE	D	0	2022-07043	A	\$43,700	\$167,600	\$211,300	6/28/2022	\$225,000	93.91
181 1 09-08-128-030	Res: Edwards	4014 APLIN RD	D	0	2022-07981	A	\$46,200	\$165,400	\$211,600	8/8/2022	\$225,000	94.04
182 1 05-35-377-070	Res: N Ames	1507 DUFF AVE	D	0	2022-11220	A	\$29,400	\$127,700	\$157,100	10/26/2022	\$167,000	94.07
183 1 09-07-254-080	Res: College Creek	4715 CLEMENS BLVD	D	0	2022-07157	A	\$70,000	\$287,500	\$357,500	7/15/2022	\$379,900	94.10
184 26 05-27-450-100	Res: Briardale	1429 TRUMAN PL	D	0	2022-07761	A	\$29,900	\$113,700	\$143,600	6/21/2022	\$152,500	94.16
185 1 09-08-275-130	Res: Edwards	234 S FRANKLIN AVE	D	0	2022-05479	A	\$40,100	\$167,200	\$207,300	5/26/2022	\$220,000	94.23
186 1 05-32-377-080	Res: Sawyer	1319 ALABAMA LN	D	0	2022-08304	A	\$38,500	\$165,700	\$204,200	8/11/2022	\$216,500	94.32
187 7 09-02-304-010	Res: Old Town	522 8TH ST	D	0	2022-07768	A	\$39,200	\$180,600	\$219,800	7/15/2022	\$233,000	94.33
188 1 09-09-475-100	Res: Crawford	2130 ASHMORE DR	D	0	2022-07919	A	\$84,100	\$440,700	\$524,800	8/5/2022	\$556,000	94.39
189 1 09-05-378-040	Res: Edwards	120 McDONALD DR	D	0	2022-08291	A	\$42,700	\$185,800	\$228,500	7/27/2022	\$242,000	94.42
190 1 09-03-231-090	Res: Brookside	1017 MARSTON AVE	D	0	2022-05194	A	\$50,400	\$219,700	\$270,100	5/13/2022	\$286,000	94.44
191 1 05-32-353-060	Res: Sawyer	1319 ARIZONA AVE	D	0	2022-08360	A	\$34,200	\$140,600	\$174,800	8/9/2022	\$185,000	94.49
192 1 05-27-328-030	Res: NW Ames	1618 TOP O HOLLOW RI	D	0	2022-06723	A	\$44,600	\$182,100	\$226,700	6/23/2022	\$239,900	94.50
193 1 05-35-181-130	Res: N Ames	2026 DOUGLAS AVE	D	0	2022-06992	A	\$51,600	\$199,000	\$250,600	7/12/2022	\$265,000	94.57
194 1 05-34-201-260	Res: N Ames	1225 24TH ST	D	0	2022-07171	A	\$48,800	\$202,000	\$250,800	7/15/2022	\$265,000	94.64
195 7 05-35-476-100	Res: N Ames	1615 MEADOWLANE AV	D	0	2022-06955	A	\$41,600	\$209,900	\$251,500	7/8/2022	\$265,000	94.91
196 1 05-31-373-040	Res: Sawyer West	5414 TENNESSEE ST	D	0	2022-06914	A	\$53,600	\$207,500	\$261,100	7/5/2022	\$275,000	94.95
197 1 05-34-128-100	Res: NW Ames	1607 PIERCE CIR	D	0	2022-08060	A	\$50,000	\$228,500	\$278,500	8/3/2022	\$293,000	95.05
198 1 09-07-275-030	Res: College Creek	4512 HEMINGWAY DR	D	0	2022-08338	A	\$67,400	\$282,400	\$349,800	8/16/2022	\$368,000	95.05

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Thu, September 21, 2023 12:41 PM

Page

7

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PDFs 1, 6-7, 15, 17, 23, 26
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NUTC 0

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199	7	05-34-450-170	Res: Brookside	1415 SUMMIT AVE	D	0	2022-08832	A	\$37,100	\$146,400	\$183,500	8/29/2022	\$193,000	95.08
200	1	09-03-227-060	Res: Brookside	1207 ROOSEVELT AVE	D	0	2022-06547	A	\$57,800	\$253,800	\$311,600	6/29/2022	\$326,500	95.44
201	26	05-33-212-110	Res: Somerset	2609 STANGE RD	D	0	2022-06351	A	\$45,400	\$188,600	\$234,000	6/27/2022	\$245,000	95.51
202	1	05-28-386-030	Res: Northridge	3006 HEMLOCK CIR	D	0	2022-09376	A	\$95,200	\$377,600	\$472,800	9/20/2022	\$495,000	95.52
203	1	05-28-209-020	Res: North Ridge Heights	4119 BALLENTINE DR	D	0	2022-06296	A	\$93,500	\$365,300	\$458,800	6/20/2022	\$480,000	95.58
204	1	09-07-176-060	Res: College Creek	5225 THACKERAY DR	D	0	2022-09624	A	\$64,500	\$272,000	\$336,500	9/28/2022	\$351,500	95.73
205	1	09-05-105-090	Res: Sawyer	901 ARIZONA AVE	D	0	2023-00160	A	\$35,200	\$146,700	\$181,900	12/28/2022	\$190,000	95.74
206	1	09-02-105-050	Res: Old Town	1111 BURNETT AVE	D	0	2022-10793	A	\$41,000	\$142,900	\$183,900	11/9/2022	\$192,000	95.78
207	1	05-27-110-130	Res: Gilbert	2040 WYNGATE DR	D	0	2022-07430	A	\$49,500	\$213,900	\$263,400	7/23/2022	\$275,000	95.78
208	26	05-27-450-160	Res: Briardale	1405 TRUMAN PL	D	0	2022-11243	A	\$30,300	\$122,000	\$152,300	10/29/2022	\$159,000	95.79
209	1	05-32-477-140	Res: Veenker	3329 CANTERBURY CT	D	0	2022-05737	A	\$83,800	\$361,800	\$445,600	6/9/2022	\$465,000	95.83
210	26	05-33-215-050	Res: Somerset	2421 BRADFORD DR	D	0	2022-10824	A	\$75,600	\$259,100	\$334,700	11/5/2022	\$348,000	96.18
211	1	05-34-400-260	Res: N Ames	1319 16TH ST	D	0	2022-04787	A	\$52,100	\$226,000	\$278,100	4/29/2022	\$289,000	96.23
212	1	09-02-102-060	Res: Old Town	1211 BURNETT AVE	D	0	2022-05584	A	\$45,300	\$216,000	\$261,300	6/1/2022	\$271,500	96.24
213	17	09-07-428-446	Res: Dakota Ridge Corridor	4510 TWAIN CIR UNIT 1C	D	0	2022-08775	A	\$15,500	\$90,500	\$106,000	8/16/2022	\$110,000	96.36
214	26	05-27-126-010	Res: Stone Brooke	4329 STONE BROOKE RD	D	0	2022-08633	A	\$83,200	\$323,000	\$406,200	8/19/2022	\$421,000	96.48
215	1	05-28-429-130	Res: Somerset	2426 DALTON CIR	D	0	2022-07067	A	\$86,200	\$324,000	\$410,200	6/23/2022	\$425,000	96.52
216	1	09-08-225-200	Res: Edwards	228 HILLTOP RD	D	0	2022-05662	A	\$34,000	\$124,800	\$158,800	6/3/2022	\$164,500	96.53
217	1	09-06-320-090	Res: College Creek	5524 ALLERTON DR	D	0	2022-07202	A	\$77,500	\$272,300	\$349,800	7/7/2022	\$362,000	96.63
218	1	09-02-427-160	Res: Old Town	421 E 6TH ST	D	0	2022-07045	A	\$29,700	\$140,900	\$170,600	7/8/2022	\$176,500	96.66
219	1	05-27-380-090	Res: NW Ames	1648 REAGAN DR	D	0	2022-11520	A	\$60,400	\$261,900	\$322,300	11/19/2022	\$332,900	96.82
220	1	05-27-190-310	Res: Gilbert	1816 WOODHAVEN CIR	D	0	2022-06837	A	\$61,200	\$263,200	\$324,400	7/6/2022	\$335,000	96.84
221	26	05-28-228-590	Res: Bloomington	2426 LAKESIDE DR	D	0	2022-07949	A	\$79,800	\$273,600	\$353,400	8/3/2022	\$364,900	96.85
222	1	09-07-192-090	Res: College Creek	5401 CLEMENS BLVD	D	0	2022-06458	A	\$67,200	\$271,200	\$338,400	6/21/2022	\$349,000	96.96
223	1	09-08-127-120	Res: Edwards	220 BEEDLE DR	D	0	2022-08136	A	\$35,000	\$132,400	\$167,400	8/10/2022	\$172,500	97.04
224	7	05-35-476-090	Res: N Ames	626 CARR DR 628	D	0	2022-06956	A	\$42,800	\$214,400	\$257,200	7/8/2022	\$265,000	97.06
225	1	05-33-252-150	Res: Veenker	2807 TORREY PINES RD	D	0	2022-07851	A	\$54,900	\$209,200	\$264,100	8/1/2022	\$272,000	97.10
226	1	09-07-201-290	Res: College Creek	413 THACKERAY AVE	D	0	2022-09641	A	\$43,800	\$177,400	\$221,200	9/26/2022	\$227,500	97.23 <Median
227	1	05-34-129-100	Res: NW Ames	1703 PIERCE CT	D	0	2022-07660	A	\$48,600	\$224,000	\$272,600	7/28/2022	\$280,000	97.36 <Median
228	26	05-28-186-140	Res: North Ridge Heights	3004 BURNHAM DR	D	0	2022-07385	A	\$92,300	\$339,100	\$431,400	7/21/2022	\$442,250	97.55
229	1	05-28-290-110	Res: Gilbert	3801 WELBECK DR	D	0	2022-06081	A	\$50,400	\$255,000	\$305,400	6/20/2022	\$313,000	97.57
230	26	09-07-230-270	Res: Landmark Villa Court	4744 TODD DR	D	0	2022-10495	A	\$36,400	\$150,100	\$186,500	10/24/2022	\$190,950	97.67
231	1	05-28-326-050	Res: Northridge	3115 ALMOND ST	D	0	2022-07426	A	\$79,800	\$311,900	\$391,700	7/12/2022	\$400,000	97.92

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City of Ames, IA

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Thu, September 21, 2023 12:41 PM

Page

8

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
232	1	05-35-178-140	Res: N Ames	2104 BURNETT AVE	D	0	2022-07968	A	\$36,500	\$147,200	\$183,700	7/13/2022	\$187,500	97.97
233	1	05-34-200-080	Res: N Ames	1306 JOHNSON ST	D	0	2022-09607	A	\$45,700	\$196,900	\$242,600	9/16/2022	\$247,500	98.02
234	1	05-28-366-060	Res: Northridge	3114 SYCAMORE RD	D	0	2022-05782	A	\$102,000	\$410,700	\$512,700	6/1/2022	\$522,500	98.12
235	1	05-34-477-260	Res: N Ames	1430 MARSTON AVE	D	0	2022-07447	A	\$42,600	\$180,200	\$222,800	7/22/2022	\$227,000	98.15
236	1	09-06-382-050	Res: College Creek	320 HARTFORD DR	D	0	2022-06660	A	\$76,600	\$360,300	\$436,900	6/29/2022	\$445,000	98.18
237	26	05-29-260-030	Res: North Ridge Heights	4104 ALDRIN AVE	D	0	2022-06554	A	\$81,000	\$264,600	\$345,600	6/22/2022	\$352,000	98.18
238	1	05-28-390-180	Res: Northridge	3020 REDBUD CIR	D	0	2022-06743	A	\$69,200	\$308,800	\$378,000	7/2/2022	\$385,000	98.18
239	1	05-35-400-030	Res: N Ames	1917 GEORGE ALLEN AVE	D	0	2022-08568	A	\$56,800	\$287,100	\$343,900	8/17/2022	\$350,000	98.26
240	1	09-14-465-020	Res: Mitchell	322 TOPAZ CT	D	0	2022-06732	A	\$72,300	\$296,300	\$368,600	7/5/2022	\$375,000	98.29
241	1	09-09-427-200	Res: Crawford	2123 MCCARTHY RD	D	0	2022-05571	A	\$63,700	\$260,700	\$324,400	5/26/2022	\$330,000	98.30
242	1	05-35-403-280	Res: N Ames	1640 CARROLL AVE	D	0	2022-07358	A	\$46,600	\$204,400	\$251,000	7/10/2022	\$255,000	98.43
243	1	05-34-251-320	Res: NW Ames	2017 NORTHWESTERN	D	0	2022-09482	A	\$49,000	\$212,900	\$261,900	9/22/2022	\$266,000	98.46
244	1	09-08-276-220	Res: Edwards	322 HILLTOP RD	D	0	2022-06092	A	\$44,600	\$178,300	\$222,900	5/27/2022	\$226,382	98.46
245	26	09-23-226-160	Res: Meadow Village	637 MEADOW PL	D	0	2022-07756	A	\$23,100	\$121,800	\$144,900	7/23/2022	\$147,000	98.57
246	17	05-27-101-100	Res: Misc Condos	4255 EISENHOWER LN	D	0	2022-09637	A	\$27,900	\$190,900	\$218,800	9/13/2022	\$221,900	98.60
* 247	1	05-33-105-090	Res: Northridge	3209 MAPLEWOOD CIR	D	0	2022-08081	A	\$153,400	\$630,500	\$783,900	8/4/2022	\$795,000	98.60
248	1	09-08-276-250	Res: Edwards	308 HILLTOP RD	D	0	2022-11339	A	\$39,500	\$176,600	\$216,100	11/22/2022	\$219,000	98.68
249	1	09-07-405-070	Res: College Creek	906 TENNYSON AVE	D	0	2022-05381	A	\$72,600	\$308,800	\$381,400	2/23/2022	\$386,000	98.81
250	1	05-26-301-055	Res: N Ames	3128 NORTHWOOD DR	D	0	2022-06614	A	\$51,800	\$185,400	\$237,200	6/30/2022	\$240,000	98.83
251	1	05-27-376-110	Res: NW Ames	1607 TRUMAN DR	D	0	2022-06544	A	\$51,800	\$244,800	\$296,600	6/30/2022	\$300,000	98.87
252	1	09-07-192-110	Res: College Creek	5415 CLEMENS BLVD	D	0	2022-10701	A	\$62,200	\$264,100	\$326,300	11/1/2022	\$330,000	98.88
253	1	09-06-426-100	Res: Clear Creek	4702 DOVER DR	D	0	2022-05289	A	\$64,000	\$257,400	\$321,400	5/13/2022	\$325,000	98.89
254	26	05-27-454-090	Res: North Park Villa	1107 JOHNSON ST	D	0	2022-08230	A	\$41,100	\$161,800	\$202,900	8/11/2022	\$205,000	98.98
255	1	05-28-240-040	Res: Gilbert	4003 WESTLAWN DR	D	0	2022-09975	A	\$54,600	\$221,700	\$276,300	10/6/2022	\$279,000	99.03
256	26	05-33-205-010	Res: Somerset	2820 BUCKINGHAM CT	D	0	2023-00054	A	\$75,100	\$261,600	\$336,700	12/30/2022	\$340,000	99.03
257	26	05-31-475-330	Res: Sawyer West	1532 IDAHO AVE	D	0	2022-06429	A	\$39,000	\$159,100	\$198,100	6/28/2022	\$200,000	99.05
258	1	05-28-231-040	Res: Gilbert	3905 WELBECK DR	D	0	2022-05969	A	\$66,200	\$231,000	\$297,200	6/16/2022	\$300,000	99.07
259	26	05-27-454-020	Res: North Park Villa	1118 KENNEDY ST	D	0	2022-11978	A	\$38,800	\$184,300	\$223,100	12/14/2022	\$225,000	99.16
260	1	05-31-371-020	Res: Sawyer West	5411 TENNESSEE ST	D	0	2022-05615	A	\$64,000	\$246,400	\$312,400	5/27/2022	\$315,000	99.17
261	1	05-31-356-030	Res: Sawyer West	5617 MARYLAND ST	D	0	2022-06594	A	\$92,400	\$344,200	\$436,600	7/2/2022	\$439,900	99.25
262	1	05-34-275-080	Res: N Ames	2027 MELROSE AVE	D	0	2022-05046	A	\$36,700	\$165,800	\$202,500	4/8/2022	\$204,000	99.26
263	1	05-31-384-020	Res: Sawyer West	5228 TEXAS CIR	D	0	2022-09038	A	\$59,500	\$265,000	\$324,500	9/7/2022	\$326,500	99.39
264	1	05-28-480-010	Res: Somerset	2624 KINGSTON DR	D	0	2022-07546	A	\$68,700	\$304,200	\$372,900	7/19/2022	\$374,900	99.47

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City of Ames, IA

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Thu, September 21, 2023 12:41 PM

Page

9

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
265	1	09-03-400-110	Res: Brookside	723 RIDGEWOOD AVE	D	0	2022-10391	A	\$53,000	\$217,600	\$270,600	10/7/2022	\$272,000	99.49
266	1	09-11-102-180	Res: Iowa DOT & RR	202 S WALNUT AVE	D	0	2022-09218	A	\$22,200	\$95,100	\$117,300	9/13/2022	\$117,900	99.49
267	1	09-03-451-060	Res: Iowa DOT & RR	1211 N 3RD ST	D	0	2022-11893	A	\$38,600	\$120,600	\$159,200	12/15/2022	\$160,000	99.50
268	1	09-09-426-070	Res: Crawford	2025 FRILEY RD	D	0	2022-09838	A	\$71,200	\$317,000	\$388,200	9/23/2022	\$390,000	99.54
269	1	09-03-484-080	Res: Iowa DOT & RR	1003 LINCOLN WAY	D	0	2022-05350	A	\$37,800	\$151,500	\$189,300	5/31/2022	\$190,000	99.63
270	1	05-26-351-010	Res: N Ames	630 RIVER OAK DR	D	0	2022-06816	A	\$59,400	\$230,700	\$290,100	7/6/2022	\$291,000	99.69
271	1	05-27-163-090	Res: Gilbert	3808 EISENHOWER AVE	D	0	2022-06191	A	\$49,400	\$227,800	\$277,200	6/7/2022	\$277,388	99.93
272	1	09-07-180-140	Res: College Creek	5339 CERVANTES DR	D	0	2022-11078	B	\$65,300	\$284,700	\$350,000	11/8/2022	\$350,000	100.00
273	17	09-07-428-215	Res: Dakota Ridge Co	4503 TWAIN CIR UNIT 10	D	0	2022-08213	A	\$17,600	\$109,500	\$127,100	8/4/2022	\$127,100	100.00
274	26	05-33-253-190	Res: Greens	2862 TORREY PINES RD	D	0	2022-09124	A	\$52,600	\$207,700	\$260,300	8/3/2022	\$260,000	100.12
275	26	05-33-212-100	Res: Somerset	2611 STANGE RD	D	0	2022-05698	A	\$47,300	\$194,600	\$241,900	6/10/2022	\$241,600	100.12
276	1	05-27-164-120	Res: Gilbert	3832 BROOKDALE AVE	D	0	2022-05651	A	\$63,000	\$288,800	\$351,800	6/8/2022	\$351,250	100.16
277	1	05-28-315-040	Res: Northridge	3212 BAYBERRY RD	D	0	2022-08947	A	\$83,900	\$336,000	\$419,900	8/24/2022	\$419,000	100.21
278	26	05-28-228-580	Res: Bloomington	2420 LAKESIDE DR	D	0	2022-06823	A	\$69,000	\$264,100	\$333,100	7/8/2022	\$332,400	100.21
279	1	09-02-201-110	Res: Old Town	1212 CARROLL AVE	D	0	2022-07792	A	\$41,700	\$183,800	\$225,500	7/29/2022	\$225,000	100.22
280	1	09-08-196-180	Res: Edwards	625 DOTSON DR	D	0	2022-06734	A	\$73,100	\$272,500	\$345,600	6/10/2022	\$344,400	100.35
281	1	09-03-455-080	Res: Iowa DOT & RR	209 N MAPLE AVE	D	0	2022-08254	A	\$33,800	\$150,900	\$184,700	8/13/2022	\$184,000	100.38
282	1	09-02-301-150	Res: Old Town	830 WILSON AVE	D	0	2022-07433	A	\$31,000	\$134,900	\$165,900	7/22/2022	\$165,000	100.55
283	1	09-09-275-110	Res: Crawford	407 PEARSON AVE	D	0	2022-04841	A	\$65,800	\$340,000	\$405,800	5/4/2022	\$403,500	100.57
284	1	05-28-382-050	Res: Northridge	2908 ARROWWOOD CIR	D	0	2022-08480	A	\$110,300	\$357,600	\$467,900	8/10/2022	\$465,000	100.62
285	17	09-16-262-015	Res: Green Hills Condo	2214 HAMILTON DR	D	0	2022-06383	A	\$81,200	\$220,700	\$301,900	6/16/2022	\$300,000	100.63
286	26	09-07-230-180	Res: Landmark Villa C	4726 TODD DR	D	0	2022-05092	A	\$39,600	\$160,700	\$200,300	5/23/2022	\$199,000	100.65
287	26	05-29-260-070	Res: North Ridge Heights	4010 ALDRIN AVE	D	0	2022-11432	A	\$86,200	\$318,400	\$404,600	11/16/2022	\$401,500	100.77
288	1	09-16-475-110	Res: Timber	2321 SUNDOWN DR	D	0	2022-04177	A	\$71,400	\$320,800	\$392,200	4/27/2022	\$389,000	100.82
289	1	05-28-480-100	Res: Somerset	2511 CLAYTON DR	D	0	2022-05870	A	\$71,700	\$286,500	\$358,200	6/2/2022	\$355,000	100.90
290	1	09-07-420-040	Res: College Creek	1026 POE AVE	D	0	2022-09097	A	\$50,700	\$217,900	\$268,600	9/7/2022	\$266,000	100.98
291	1	09-02-135-010	Res: Old Town	220 10TH ST	D	0	2022-11721	A	\$42,500	\$168,600	\$211,100	12/14/2022	\$209,000	101.00
292	1	09-03-226-050	Res: Brookside	1213 MARSTON AVE	D	0	2022-05789	A	\$47,600	\$210,000	\$257,600	6/13/2022	\$255,000	101.02
293	1	09-06-201-025	Res: Sawyer West	1155 OKLAHOMA DR	D	0	2022-05689	A	\$72,400	\$324,800	\$397,200	6/9/2022	\$393,000	101.07
294	17	09-16-252-351	Res: Green Hills Condo	2200 HAMILTON DR UNIT	D	0	2022-11808	A	\$17,200	\$83,900	\$101,100	12/13/2022	\$100,000	101.10
295	1	05-35-457-060	Res: N Ames	1308 MAXWELL AVE	D	0	2022-04809	A	\$40,500	\$178,900	\$219,400	5/16/2022	\$217,000	101.11
296	1	09-03-226-040	Res: Brookside	1217 MARSTON AVE	D	0	2022-07623	A	\$46,800	\$211,100	\$257,900	7/18/2022	\$255,000	101.14
297	1	05-27-355-230	Res: NW Ames	1931 POLK DR	D	0	2022-10777	A	\$67,100	\$312,400	\$379,500	10/27/2022	\$375,000	101.20

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Thu, September 21, 2023 12:41 PM

Page 10

Study Name Residential sales 2022
 Study Date 01/01/2021-12/31/2022
 Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
 Time Adj. None
 NUTC 0

Sale #PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
298 1 09-05-453-040	Res: Edwards	218 CRANE AVE	D	0	2022-06252	A	\$61,600	\$242,100	\$303,700	6/20/2022	\$300,000	101.23
299 17 09-09-454-130	Res: Misc Condos	1517 LITTLE BLUESTEM	D	0	2022-05948	A	\$37,500	\$147,000	\$184,500	6/15/2022	\$182,000	101.37
300 1 09-05-201-020	Res: Sawyer	3412 ONTARIO ST	D	0	2022-10102	A	\$41,800	\$188,500	\$230,300	10/14/2022	\$227,000	101.45
301 26 05-27-450-050	Res: Briardale	1455 TRUMAN PL	D	0	2022-11315	A	\$31,100	\$126,200	\$157,300	11/16/2022	\$155,000	101.48
302 1 05-35-353-220	Res: N Ames	1418 GRAND AVE	D	0	2022-11230	A	\$41,100	\$158,000	\$199,100	11/21/2022	\$196,000	101.58
303 1 09-03-227-100	Res: Brookside	1210 MARSTON AVE	D	0	2022-06694	A	\$48,400	\$215,800	\$264,200	6/10/2022	\$260,000	101.62
304 26 05-27-190-040	Res: Stone Brooke	1606 STONE BROOKE R	D	0	2022-11106	A	\$67,100	\$298,800	\$365,900	11/21/2022	\$360,000	101.64
305 1 09-05-105-140	Res: Sawyer	811 ARIZONA AVE	D	0	2022-06300	A	\$47,700	\$216,600	\$264,300	6/29/2022	\$260,000	101.65
306 1 05-32-351-050	Res: Sawyer	4127 TORONTO ST	D	0	2022-06259	A	\$38,000	\$181,000	\$219,000	6/23/2022	\$215,000	101.66
307 1 05-28-120-030	Res: North Ridge Heights	3112 WESTON DR	D	0	2022-06720	A	\$100,000	\$364,200	\$464,200	6/24/2022	\$455,000	102.02
308 1 09-09-251-170	Res: S & W ISU	512 STANTON AVE	D	0	2022-09197	A	\$43,700	\$243,500	\$287,200	9/2/2022	\$281,000	102.21
309 1 05-27-401-060	Res: N Ames	1310 TOP O HOLLOW RD	D	0	2022-06257	A	\$78,400	\$334,700	\$413,100	6/24/2022	\$403,710	102.33
310 1 09-06-335-170	Res: College Creek	604 WILDER AVE	D	0	2022-06032	A	\$92,200	\$340,900	\$433,100	6/4/2022	\$423,000	102.39
311 26 05-27-450-090	Res: Briardale	1433 TRUMAN PL	D	0	2022-01404	A	\$28,900	\$118,700	\$147,600	9/13/2022	\$144,000	102.50
312 1 09-02-103-090	Res: Old Town	1103 WILSON AVE	D	0	2022-05433	A	\$36,300	\$172,900	\$209,200	6/1/2022	\$204,000	102.55
313 26 09-08-301-030	Res: Willow Creek 2 C	906 SOUTH DAKOTA AV	D	0	2022-11999	A	\$37,500	\$195,400	\$232,900	12/15/2022	\$227,000	102.60
314 1 05-27-180-040	Res: Gilbert	3629 FLETCHER BLVD	D	0	2022-06730	A	\$57,200	\$245,500	\$302,700	7/18/2022	\$295,000	102.61
315 1 05-28-178-020	Res: North Ridge Heights	3809 VALLEY VIEW RD	D	0	2022-07160	A	\$117,100	\$468,000	\$585,100	7/8/2022	\$570,000	102.65
316 1 05-34-127-080	Res: NW Ames	2612 CLEVELAND DR	D	0	2022-06887	A	\$72,900	\$327,500	\$400,400	7/5/2022	\$389,900	102.69
317 1 09-07-200-120	Res: College Creek	5100 TODD DR	D	0	2022-10356	A	\$50,000	\$194,500	\$244,500	10/14/2022	\$238,000	102.73
318 1 09-10-204-100	Res: Iowa DOT & RR	222 S RUSSELL AVE	D	0	2022-04231	A	\$45,700	\$185,700	\$231,400	4/18/2022	\$225,000	102.84
319 1 09-05-478-030	Res: Edwards	3218 WEST ST	D	0	2022-06293	A	\$49,700	\$217,700	\$267,400	6/27/2022	\$259,945	102.87
320 6 09-10-225-090	Apts: Hospital and Dev	116 S MAPLE AVE	D	0	2022-05971	A	\$61,800	\$154,300	\$216,100	6/15/2022	\$210,000	102.90
321 1 05-34-431-100	Res: N Ames	707 16TH ST	D	0	2022-10892	A	\$37,900	\$182,400	\$220,300	11/14/2022	\$214,000	102.94
322 1 09-03-234-150	Res: Brookside	713 10TH ST	D	0	2022-11852	A	\$36,500	\$149,900	\$186,400	12/15/2022	\$181,000	102.98
323 17 09-02-400-120	Res: Misc Condos	814 DUFF AVE UNIT 101	D	0	2022-10184	A	\$11,800	\$80,900	\$92,700	10/5/2022	\$90,000	103.00
324 7 09-14-476-410	Res: Mitchell	724 ONYX ST 726	D	0	2022-08439	A	\$62,000	\$269,200	\$331,200	8/19/2022	\$321,000	103.18
325 1 09-08-102-300	Res: Edwards	213 ABRAHAM DR	D	0	2022-11537	A	\$34,800	\$145,800	\$180,600	12/7/2022	\$175,000	103.20
326 26 05-28-251-050	Res: North Ridge Heights	2814 HARRISON RD	D	0	2022-10325	A	\$81,400	\$293,200	\$374,600	10/12/2022	\$363,000	103.20
327 17 05-31-477-700	Res: Investor Owned C	1510 DELAWARE AVE U	D	0	2022-07235	A	\$16,500	\$124,400	\$140,900	7/13/2022	\$136,500	103.22
328 1 09-05-101-410	Res: Sawyer	1211 QUEBEC CIR	D	0	2022-05512	A	\$51,300	\$243,000	\$294,300	5/31/2022	\$285,000	103.26
329 26 05-33-223-130	Res: Somerset	2702 HAMPTON ST	D	0	2022-08666	A	\$70,300	\$279,300	\$349,600	8/26/2022	\$338,350	103.32
330 26 05-28-188-130	Res: North Ridge Heights	3700 CHILTON AVE	D	0	2022-10617	B	\$42,900	\$277,800	\$320,700	10/31/2022	\$310,000	103.45

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City of Ames, IA

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Thu, September 21, 2023 12:41 PM

Page

11

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj None

Table Basis Main Tables

NUTC 0

Sale #PDF PIN	Map Area	Address	D/CNUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio	
331 1 05-28-326-110	Res: Northridge	3013 ALMOND RD	D	0	2022-09126	A	\$95,400	\$385,700	\$481,100	9/11/2022	\$465,000	103.46
332 1 09-02-402-130	Res: Old Town	713 CRAWFORD AVE	D	0	2022-09389	A	\$38,600	\$174,700	\$213,300	9/14/2022	\$206,000	103.54
333 1 09-09-426-160	Res: Crawford	804 GASKILL DR	D	0	2022-10081	A	\$103,600	\$482,400	\$586,000	10/9/2022	\$565,000	103.72
334 26 05-33-253-120	Res: Greens	2044 PINEHURST DR	D	0	2022-10548	A	\$51,000	\$200,200	\$251,200	11/1/2022	\$242,000	103.80
335 1 09-14-474-060	Res: Mitchell	3018 SAPPHIRE CIR	D	0	2022-05333	A	\$88,900	\$342,000	\$430,900	6/1/2022	\$415,000	103.83
336 1 09-06-378-080	Res: College Creek	5306 SPRINGBROOK DR	D	0	2022-04721	A	\$91,700	\$353,500	\$445,200	4/27/2022	\$428,000	104.02
337 1 05-34-403-300	Res: N Ames	1704 BEL AIR DR	D	0	2022-07179	B	\$49,100	\$237,900	\$287,000	7/8/2022	\$275,000	104.36
338 1 05-32-377-100	Res: Sawyer	1305 ALABAMA LN	D	0	2022-07484	A	\$39,300	\$195,900	\$235,200	7/25/2022	\$225,000	104.53
339 1 05-33-252-070	Res: Veenker	2800 GREENSBORO DR	D	0	2022-11682	A	\$52,600	\$257,000	\$309,600	12/7/2022	\$295,000	104.95
340 1 05-33-252-040	Res: Veenker	2816 GREENSBORO DR	D	0	2022-07897	B	\$90,800	\$329,200	\$420,000	8/2/2022	\$400,000	105.00
341 1 09-02-327-060	Res: Old Town	807 DUFF AVE	D	0	2022-04625	A	\$39,400	\$197,000	\$236,400	4/19/2022	\$225,000	105.07
342 1 05-27-107-010	Res: Gilbert	3902 EISENHOWER AVE	D	0	2022-07105	A	\$57,300	\$256,900	\$314,200	6/28/2022	\$299,000	105.08
343 1 09-09-281-130	Res: Crawford	618 AGG AVE	D	0	2022-08377	A	\$83,600	\$432,400	\$516,000	8/19/2022	\$490,000	105.31
344 26 05-27-184-090	Res: Stone Brooke	1516 STONE BROOKE RD	D	0	2023-00033	A	\$60,700	\$250,000	\$310,700	12/29/2022	\$295,000	105.32
345 1 09-05-104-110	Res: Sawyer	925 YUMA AVE	D	0	2022-06922	A	\$45,500	\$193,100	\$238,600	7/12/2022	\$226,000	105.58
346 1 09-05-376-050	Res: Edwards	318 HICKORY DR	D	0	2022-06961	A	\$69,200	\$290,200	\$359,400	7/12/2022	\$340,000	105.71
347 1 05-34-431-010	Res: N Ames	820 MURRAY DR	D	0	2022-11053	A	\$56,400	\$258,700	\$315,100	11/10/2022	\$298,000	105.74
348 7 05-34-452-025	Res: Brookside	1402 CRESCENT ST	D	0	2022-10902	A	\$28,300	\$108,100	\$136,400	11/15/2022	\$129,000	105.74
349 1 05-28-327-070	Res: Northridge	3016 ALMOND RD	D	0	2022-06054	A	\$106,100	\$426,700	\$532,800	8/16/2022	\$503,250	105.87
350 1 09-03-204-040	Res: Brookside	1229 NORTHWESTERN	D	0	2022-07746	A	\$43,100	\$202,100	\$245,200	7/28/2022	\$231,500	105.92
351 26 09-07-230-010	Res: Landmark Villa C	301 BACH CT	D	0	2022-08362	A	\$20,700	\$128,100	\$148,800	8/15/2022	\$140,000	106.29
352 1 09-08-151-030	Res: Edwards	409 WELLONS CIR	D	0	2022-07864	A	\$67,700	\$277,900	\$345,600	7/28/2022	\$325,000	106.34
353 1 09-08-184-030	Res: Edwards	3914 HARRIS ST	D	0	2022-06759	A	\$73,200	\$307,700	\$380,900	7/1/2022	\$357,900	106.43
354 1 05-28-235-050	Res: Gilbert	3915 BRICKMAN AVE	D	0	2022-09318	A	\$61,200	\$288,000	\$350,200	9/15/2022	\$329,000	106.44
355 1 05-35-476-260	Res: N Ames	1402 LINDEN DR	D	0	2022-09853	A	\$38,800	\$147,600	\$186,400	10/4/2022	\$175,000	106.51
356 26 05-28-186-040	Res: North Ridge Heights	3122 BURNHAM DR	D	0	2022-06852	A	\$89,600	\$336,600	\$426,200	7/8/2022	\$400,000	106.55
357 1 05-22-160-250	Res: Hayden Lake	2205 LEOPOLD DR	D	0	2022-11710	A	\$86,400	\$349,200	\$435,600	11/21/2022	\$407,500	106.90
358 26 09-08-218-030	Res: Edwards	3720 MARI GOLD DR	D	0	2022-11005	A	\$50,200	\$198,700	\$248,900	11/18/2022	\$232,500	107.05
359 1 05-35-151-110	Res: N Ames	2102 BARR DR	D	0	2022-05659	A	\$43,200	\$200,400	\$243,600	6/7/2022	\$227,000	107.31
360 1 09-03-231-190	Res: Brookside	1024 CURTISS AVE	D	0	2022-07479	A	\$38,300	\$133,500	\$171,800	7/14/2022	\$160,000	107.37
361 1 09-07-202-240	Res: College Creek	307 SCHUBERT CIR	D	0	2022-09032	A	\$59,700	\$210,900	\$270,600	8/18/2022	\$252,000	107.38
362 1 09-07-418-060	Res: College Creek	834 POE AVE	D	0	2022-04757	A	\$58,600	\$244,600	\$303,200	5/9/2022	\$282,000	107.52
363 1 05-28-385-060	Res: Northridge	3008 ASPEN RD	D	0	2022-09391	A	\$74,100	\$335,100	\$409,200	9/19/2022	\$380,000	107.68

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Thu, September 21, 2023 12:41 PM

Page

12

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sale #	PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
364	1 09-06-476-140	Res: Clear Creek	4625 WESTBEND DR	D	0	2022-07742	A	\$60,900	\$284,100	\$345,000	7/25/2022	\$320,000	107.81
365	1 05-35-477-040	Res: N Ames	1524 MEADOWLANE AV	D	0	2023-00106	A	\$52,900	\$243,600	\$296,500	12/29/2022	\$275,000	107.82
366	1 05-26-355-200	Res: N Ames	2918 NORTHWOOD DR	D	0	2022-10773	A	\$74,800	\$346,100	\$420,900	10/28/2022	\$389,900	107.95
367	6 09-11-202-110	Apts: Hospital and Dov	129 KINGSBURY AVE	D	0	2022-08218	A	\$31,600	\$180,200	\$211,800	8/4/2022	\$196,000	108.06
368	1 09-03-484-110	Res: Iowa DOT & RR	1021 LINCOLN WAY	D	0	2022-07515	A	\$37,000	\$149,000	\$186,000	7/25/2022	\$172,000	108.14
369	1 09-03-235-030	Res: Brookside	1016 10TH ST	D	0	2022-10766	A	\$37,600	\$149,500	\$187,100	11/9/2022	\$173,000	108.15
370	1 05-35-451-010	Res: N Ames	214 E 16TH ST	D	0	2022-05778	A	\$34,100	\$139,100	\$173,200	6/6/2022	\$160,000	108.25
371	1 09-05-201-110	Res: Sawyer	1124 SCHOLL RD	D	0	2022-10938	A	\$61,600	\$220,700	\$282,300	11/7/2022	\$260,000	108.58
372	26 05-28-228-570	Res: Bloomington	2413 LAKESIDE DR	D	0	2022-09766	A	\$67,400	\$269,800	\$337,200	10/3/2022	\$310,000	108.77
373	1 09-06-225-240	Res: Sawyer West	4615 UTAH DR	D	0	2022-06255	A	\$61,600	\$281,800	\$343,400	6/24/2022	\$315,000	109.02
374	1 05-33-135-010	Res: Northridge	2620 SOUTHRIDGE CIR	D	0	2022-08887	A	\$74,300	\$311,700	\$386,000	8/25/2022	\$354,000	109.04
375	1 09-21-200-155	Res: Timber	3312 CEDAR LN	D	0	2022-09398	A	\$114,500	\$707,200	\$821,700	9/16/2022	\$753,000	109.12
376	1 09-23-230-010	Res: Mitchell	601 GARDEN RD	D	0	2022-09042	A	\$44,600	\$229,200	\$273,800	9/6/2022	\$250,000	109.52
377	1 09-05-427-140	Res: Edwards	3209 WOODLAND ST	D	0	2022-05680	A	\$64,000	\$281,300	\$345,300	6/7/2022	\$315,000	109.62
378	1 05-31-379-120	Res: Sawyer West	5206 NEVADA CIR	D	0	2022-11669	A	\$66,000	\$308,100	\$374,100	11/21/2022	\$340,000	110.03
379	6 09-08-275-050	Apts: West	324 S FRANKLIN AVE #1	D	0	2022-11322	A	\$50,800	\$159,500	\$210,300	11/29/2022	\$191,000	110.10
380	1 09-02-103-100	Res: Old Town	611 11TH ST	D	0	2022-07897	A	\$42,100	\$181,100	\$223,200	7/25/2022	\$202,000	110.50
* 381	1 09-05-479-095	Res: Edwards	103 WILMOTH AVE	D	0	2022-05475	A	\$142,100	\$383,600	\$525,700	5/31/2022	\$475,000	110.67
382	1 05-35-478-010	Res: N Ames	510 E 14TH ST	D	0	2022-07435	A	\$40,800	\$171,200	\$212,000	7/21/2022	\$191,000	110.99
383	1 05-35-152-020	Res: N Ames	2313 CLARK AVE	D	0	2022-07630	A	\$50,300	\$227,200	\$277,500	7/27/2022	\$250,000	111.00
384	7 09-10-126-080	Res: Iowa DOT & RR	201 S RIVERSIDE DR	D	0	2022-08067	A	\$47,200	\$158,200	\$205,400	8/3/2022	\$185,000	111.03
385	1 05-34-176-120	Res: NW Ames	2109 FILLMORE AVE	D	0	2022-06097	A	\$51,500	\$241,800	\$293,300	6/13/2022	\$264,000	111.10
386	1 09-05-100-110	Res: Sawyer	1111 ARIZONA AVE	D	0	2022-08576	A	\$49,300	\$195,900	\$245,200	8/23/2022	\$220,000	111.45
387	1 05-34-475-130	Res: N Ames	1321 CURTISS AVE	D	0	2022-09312	A	\$54,500	\$236,700	\$291,200	9/7/2022	\$260,000	112.00
388	1 05-28-363-060	Res: Northridge	3206 ASPEN RD	D	0	2022-07975	A	\$79,200	\$357,600	\$436,800	7/21/2022	\$390,000	112.00
389	1 05-27-352-030	Res: NW Ames	2113 POLK DR	D	0	2022-09421	A	\$59,900	\$287,600	\$347,500	9/14/2022	\$310,000	112.10
390	1 09-06-201-090	Res: Sawyer West	1125 OKLAHOMA DR	D	0	2022-07109	A	\$73,500	\$313,400	\$386,900	7/15/2022	\$345,000	112.14
391	1 09-11-202-100	Res: Iowa DOT & RR	121 KINGSBURY AVE	D	0	2022-02379	A	\$30,600	\$137,900	\$168,500	3/14/2022	\$150,000	112.33
392	1 09-07-330-020	Res: College Creek	5312 ROWLING DR	D	0	2022-07122	A	\$103,500	\$432,100	\$535,600	7/12/2022	\$475,000	112.76
393	7 09-06-230-020	Res: Sawyer West	907 NORTH DAKOTA AV	D	0	2022-10490	A	\$66,500	\$356,500	\$423,000	10/27/2022	\$375,000	112.80
394	7 09-06-230-010	Res: Sawyer West	906 DELAWARE AVE	D	0	2022-10489	A	\$69,600	\$353,400	\$423,000	10/27/2022	\$375,000	112.80
395	7 09-06-230-030	Res: Sawyer West	905 NORTH DAKOTA AV	D	0	2022-10491	A	\$71,200	\$351,800	\$423,000	10/27/2022	\$375,000	112.80
396	17 05-33-352-093	Res: Misc Condos	2911 ONTARIO ST UNIT	D	0	2022-11276	A	\$29,300	\$143,600	\$172,900	11/21/2022	\$153,000	113.01

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City of Ames, IA

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Thu, September 21, 2023 12:41 PM

Page

13

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
397	1	05-28-110-020	Res: North Ridge Heights	3326 SEDWICK ST	D	0	2022-09303	A	\$152,800	\$608,900	\$761,700	9/16/2022	\$673,000	113.18
398	1	09-05-200-080	Res: Sawyer	3612 ONTARIO ST	D	0	2022-09538	A	\$39,900	\$164,200	\$204,100	9/26/2022	\$180,000	113.39
399	1	09-06-402-140	Res: Sawyer West	824 IDAHO AVE	D	0	2022-06163	A	\$76,400	\$343,500	\$419,900	6/18/2022	\$369,900	113.52
400	1	09-10-251-075	Res: Iowa DOT & RR	457 S MAPLE AVE	D	0	2022-05129	A	\$45,500	\$141,000	\$186,500	5/25/2022	\$164,250	113.55
401	1	09-09-475-330	Res: Crawford	2022 INDIANGRASS CT	D	0	2022-07053	A	\$102,000	\$477,400	\$579,400	7/11/2022	\$510,000	113.61
402	1	09-06-478-010	Res: Clear Creek	4624 WESTBEND DR	D	0	2022-08469	A	\$50,700	\$257,100	\$307,800	8/17/2022	\$270,000	114.00
403	26	05-27-252-070	Res: Hayden Lake	3817 HOOVER AVE	D	0	2022-07316	A	\$97,100	\$417,100	\$514,200	7/7/2022	\$449,900	114.29
404	1	05-28-385-050	Res: Northridge	3014 ASPEN RD	D	0	2022-07288	A	\$76,000	\$347,700	\$423,700	7/7/2022	\$370,000	114.51
405	26	05-27-102-090	Res: Gilbert	4235 EISENHOWER CT	D	0	2022-04978	A	\$55,900	\$239,000	\$294,900	5/20/2022	\$257,500	114.52
406	7	09-04-351-190	Res: Edwards	2915 LINCOLN WAY	D	0	2022-06318	A	\$36,900	\$158,400	\$195,300	6/28/2022	\$170,000	114.88
407	1	09-07-340-060	Res: College Creek	5320 BRADBURY CT	D	0	2022-11667	A	\$91,400	\$362,800	\$454,200	11/25/2022	\$395,000	114.99
408	1	05-35-305-020	Res: N Ames	412 18TH ST	D	0	2022-11763	A	\$40,500	\$184,000	\$224,500	12/8/2022	\$195,000	115.13
409	1	05-27-377-030	Res: NW Ames	1509 JACKSON DR	D	0	2022-05391	A	\$53,000	\$261,700	\$314,700	5/21/2022	\$273,000	115.27
410	1	05-34-128-210	Res: NW Ames	2513 PIERCE AVE	D	0	2022-05843	A	\$83,000	\$325,000	\$408,000	6/2/2022	\$353,000	115.58
411	7	09-02-128-060	Res: Old Town	1109 KELLOGG AVE	D	0	2022-09235	A	\$39,000	\$164,100	\$203,100	9/8/2022	\$175,000	116.06
412	1	05-27-354-040	Res: NW Ames	2006 POLK DR	D	0	2022-08518	A	\$71,600	\$325,200	\$396,800	8/19/2022	\$341,100	116.33
413	1	05-28-456-180	Res: Somerset	2811 ASPEN RD	D	0	2022-11726	A	\$75,300	\$307,900	\$383,200	12/19/2022	\$329,000	116.47
414	26	09-23-203-190	Res: Mitchell	3410 EMERALD DR	D	0	2022-06022	A	\$51,100	\$216,800	\$267,900	6/2/2022	\$230,000	116.48
415	1	05-35-450-270	Res: N Ames	1508 DUFF AVE	D	0	2022-09512	A	\$49,500	\$210,500	\$260,000	9/19/2022	\$222,500	116.85
416	17	09-16-262-095	Res: Green Hills Condo	2318 HAMILTON DR	D	0	2022-05250	A	\$78,100	\$222,500	\$300,600	5/16/2022	\$256,000	117.42
417	26	09-07-290-210	Res: College Creek	4637 TWAIN ST	D	0	2022-04179	A	\$43,900	\$181,600	\$225,500	4/21/2022	\$192,000	117.45
418	1	05-33-135-020	Res: Northridge	2614 SOUTHRIDGE CIR	D	0	2022-09146	A	\$73,800	\$296,900	\$370,700	9/1/2022	\$315,000	117.68
419	1	05-27-403-090	Res: N Ames	1310 JEFFERSON ST	D	0	2022-09827	A	\$35,500	\$147,200	\$182,700	10/4/2022	\$155,000	117.87
420	7	05-34-275-120	Res: N Ames	2001 MELROSE AVE	D	0	2022-06495	A	\$43,400	\$223,900	\$267,300	6/24/2022	\$224,000	119.33
421	17	09-16-264-105	Res: Green Hills Condo	2340 HILTON CT	D	0	2022-08867	B	\$64,300	\$192,700	\$257,000	8/12/2022	\$215,000	119.53
422	7	09-06-225-180	Res: Sawyer West	1005 DELAWARE AVE	D	0	2022-08073	A	\$63,600	\$309,700	\$373,300	8/5/2022	\$310,000	120.42
423	1	05-35-476-070	Res: N Ames	617 E 16TH ST	D	0	2022-07245	A	\$47,800	\$223,700	\$271,500	7/6/2022	\$225,000	120.67
424	26	05-27-453-010	Res: North Park Villa	1001 KENNEDY ST	D	0	2022-09741	A	\$43,100	\$201,600	\$244,700	9/28/2022	\$200,000	122.35
425	1	09-05-402-040	Res: Edwards	3603 MARY CIR	D	0	2022-09891	A	\$51,200	\$227,800	\$279,000	9/28/2022	\$228,000	122.37
426	1	09-09-101-200	Res: S & W ISU	2803 ARBOR ST	D	0	2023-0126	A	\$29,900	\$206,400	\$236,300	12/22/2022	\$191,000	123.72
427	1	09-08-275-190	Res: Edwards	321 HILLTOP RD	D	0	2022-11511	A	\$43,600	\$223,100	\$266,700	11/15/2022	\$215,000	124.05
428	1	09-02-200-040	Res: Old Town	1227 CARROLL AVE	D	0	2022-08374	A	\$25,900	\$110,400	\$136,300	8/11/2022	\$108,000	126.20
429	1	09-07-252-190	Res: College Creek	4717 HEMINGWAY DR	D	0	2022-07198	A	\$77,900	\$350,100	\$428,000	7/13/2022	\$339,000	126.25

* denotes sale is part of multiparcel sale

City of Ames, IA

Sales Ratio Group Array

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

Thu, September 21, 2023 12:41 PM

Page

14

Study Name Residential sales 2022
 Study Date 01/01/2021-12/31/2022
 Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
 Time Adj. None
 NUTC 0

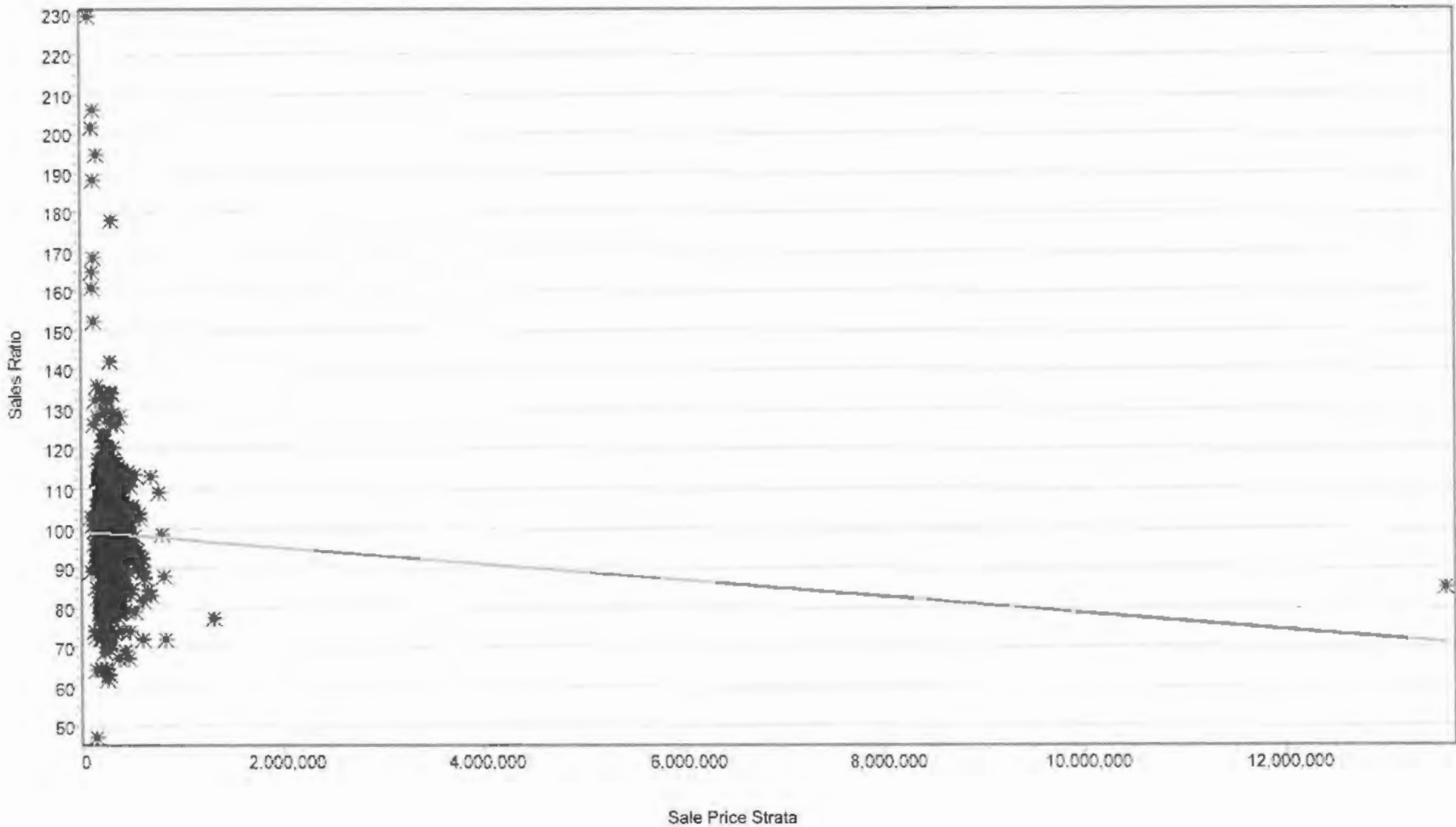
Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
430	1	05-27-158-010	Res: Gilbert	1905 STONE BROOKE R	D	0	2022-05463	A	\$58,300	\$290,000	\$348,300	5/26/2022	\$275,000	126.65
431	1	09-03-233-060	Res: Brookside	1107 HARDING AVE	D	0	2022-09341	A	\$35,300	\$146,100	\$181,400	9/6/2022	\$141,300	128.38
432	1	05-27-190-210	Res: Stone Brooke	1605 WOODHAVEN CIR	D	0	2022-10165	A	\$78,500	\$396,500	\$475,000	10/13/2022	\$370,000	128.38
433	1	05-35-382-030	Res: Old Town	1321 DOUGLAS AVE	D	0	2022-09956	A	\$51,800	\$250,400	\$302,200	10/10/2022	\$234,000	129.15
434	1	05-28-250-090	Res: Gilbert	3902 WESTLAWN DR	D	0	2022-07350	A	\$67,100	\$320,700	\$387,800	7/15/2022	\$300,000	129.27
435	17	09-16-262-050	Res: Green Hills Condo	2228 HAMILTON DR	D	0	2022-05320	B	\$79,200	\$237,500	\$316,700	5/23/2022	\$240,000	131.96
436	1	09-02-204-040	Res: Old Town	1115 STAFFORD AVE	D	0	2022-11086	A	\$34,400	\$130,900	\$165,300	11/15/2022	\$125,000	132.24
437	26	09-06-385-110	Res: College Creek	151 WILDER PL	D	0	2022-07063	B	\$60,100	\$269,100	\$329,200	7/11/2022	\$248,000	132.74
438	1	05-34-475-090	Res: N Ames	1417 CURTISS AVE	D	0	2022-11401	A	\$48,400	\$210,200	\$258,600	11/21/2022	\$193,000	133.99
439	7	05-35-150-310	Res: N Ames	2006 GRAND AVE	D	0	2022-08086	A	\$47,300	\$341,600	\$388,900	7/29/2022	\$290,000	134.10
440	1	09-17-425-150	Res: Timber	3324 DARTMOOR LN	D	0	2022-08014	A	\$99,800	\$277,100	\$376,900	8/8/2022	\$280,000	134.61
441	26	05-27-451-470	Res: Briardale	1456 BRECKINRIDGE CT	D	0	2022-10531	A	\$35,700	\$161,900	\$197,600	10/24/2022	\$145,000	136.28
442	7	05-34-475-230	Res: N Ames	1410 NORTHWESTERN	D	0	2022-05308	A	\$63,000	\$322,500	\$385,500	5/12/2022	\$271,333	142.08
443	26	09-23-225-460	Res: Meadow Village	543 MEADOW CT	D	0	2022-11335	A	\$28,900	\$157,200	\$186,100	11/29/2022	\$122,000	152.54
444	1	05-34-450-010	Res: Brookside	1533 RIDGEWOOD AVE	D	0	2022-09672	A	\$26,100	\$126,700	\$152,800	9/26/2022	\$95,000	160.84
445	1	09-02-108-050	Res: Old Town	413 10TH ST	D	0	2022-07877	A	\$31,300	\$133,500	\$164,800	7/29/2022	\$100,000	164.80
446	1	05-34-450-030	Res: Brookside	1525 RIDGEWOOD AVE	D	0	2022-04503	A	\$37,100	\$148,500	\$185,600	5/6/2022	\$110,000	168.73
447	1	05-26-355-120	Res: N Ames	2819 THOMPSON DR	D	0	2022-09594	A	\$98,200	\$409,100	\$507,300	9/28/2022	\$285,000	178.00
448	1	05-35-180-050	Res: N Ames	222 21ST ST	D	0	2022-06378	A	\$43,300	\$160,100	\$203,400	6/28/2022	\$108,000	188.33
449	1	09-02-306-220	Res: Old Town	617 6TH ST	D	0	2022-08056	A	\$45,500	\$227,000	\$272,500	8/2/2022	\$140,000	194.64
450	1	05-35-353-080	Res: Old Town	605 13TH ST	D	0	2022-10200	A	\$39,800	\$151,600	\$191,400	10/17/2022	\$95,000	201.47
451	1	09-14-478-030	Res: Mitchell	3024 DIAMOND ST	D	0	2022-06685	A	\$49,500	\$197,800	\$247,300	7/5/2022	\$120,000	206.08
452	1	05-34-450-010	Res: Brookside	1533 RIDGEWOOD AVE	D	0	2022-06842	A	\$26,100	\$126,700	\$152,800	7/6/2022	\$66,500	229.77
									\$25,643,000	\$112,625,400	\$138,268,400			
												\$143,916,907		

Building Residual \$118,273,907
 Indicated Map Factor N/A

City of Ames, IA

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

Study Name	Residential sales 2022	PDFs	1, 6-7, 15, 17, 23, 26
Study Date	01/01/2021-12/31/2022	Time Adj.	None
Table Basis	Main Tables	NUTC	0



City of Ames, IA

Sales Ratio Sale Price Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 1

Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
0 - 9,999										
10,000 - 19,999										
20,000 - 29,999										
30,000 - 39,999										
40,000 - 49,999										
50,000 - 59,999										
60,000 - 69,999	1	0.22	229.77		229.77	1.00	66,500	66,500	66,500	66,500
70,000 - 79,999										
80,000 - 89,999										
90,000 - 99,999	4	0.88	131.92	32.20	138.68	0.99	90,000	92,625	92,750	95,000
100,000 - 119,999	8	1.77	113.65	30.46	127.40	1.01	100,000	109,225	109,000	119,900
120,000 - 139,999	12	2.65	96.75	29.68	104.58	1.01	120,000	129,175	128,050	138,500
140,000 - 159,999	16	3.54	101.99	16.14	109.95	1.00	140,000	148,331	148,500	159,000
160,000 - 179,999	22	4.87	98.27	10.39	97.62	1.00	160,000	169,357	170,550	178,000
180,000 - 199,999	31	6.86	97.97	10.60	99.26	1.00	180,000	187,705	188,500	199,000
200,000 - 249,999	98	21.68	94.27	10.89	95.86	1.00	200,000	224,458	225,000	248,000
250,000 - 299,999	88	19.47	95.41	12.29	96.66	1.00	250,000	271,592	270,667	299,000
300,000 - 349,999	61	13.50	98.30	9.06	98.28	1.00	300,000	324,733	326,500	349,000
350,000 - 399,999	50	11.06	98.55	8.92	98.32	1.00	350,000	372,549	375,000	399,500
400,000 - 449,999	22	4.87	99.73	6.75	97.53	1.00	400,000	419,185	420,000	449,900
450,000 - 499,999	14	3.10	95.70	10.50	94.33	1.00	450,000	470,429	469,750	495,000
500,000 - 599,999	13	2.88	92.69	6.90	95.87	1.00	503,250	546,250	554,000	595,000
600,000 - 699,999	6	1.33	83.72	9.63	87.01	1.00	603,000	638,083	636,250	675,000
700,000 - 799,999	3	0.66	98.60	7.07	98.64	1.00	753,000	782,333	795,000	799,000
800,000 - 899,999	1	0.22	72.05		72.05	1.00	820,000	820,000	820,000	820,000
900,000 - 999,999										
1,000,000 - & UP	2	0.44	81.20	4.87	81.20	0.96	1,300,000	7,450,000	7,450,000	13,600,000
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

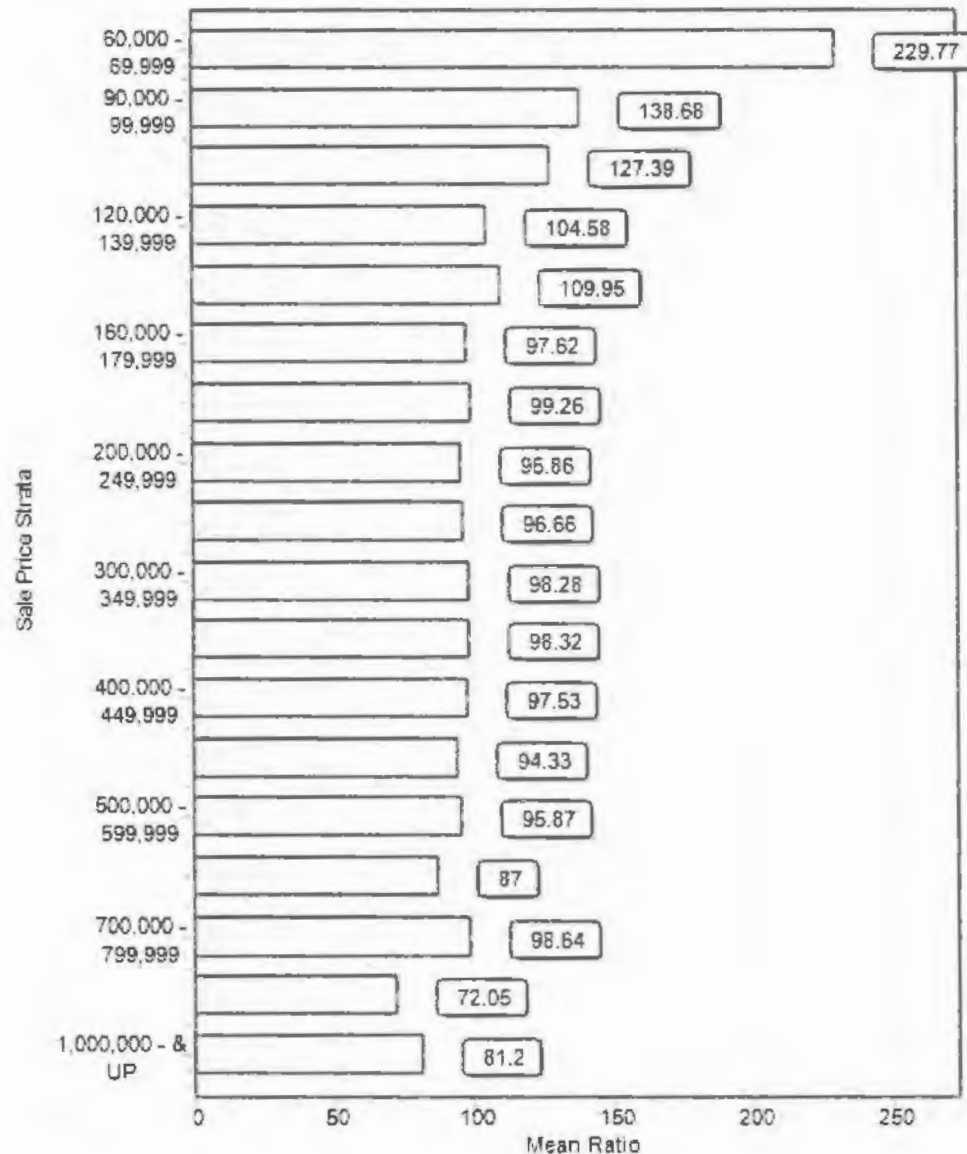
City of Ames, IA

Sales Ratio Sale Price Strata

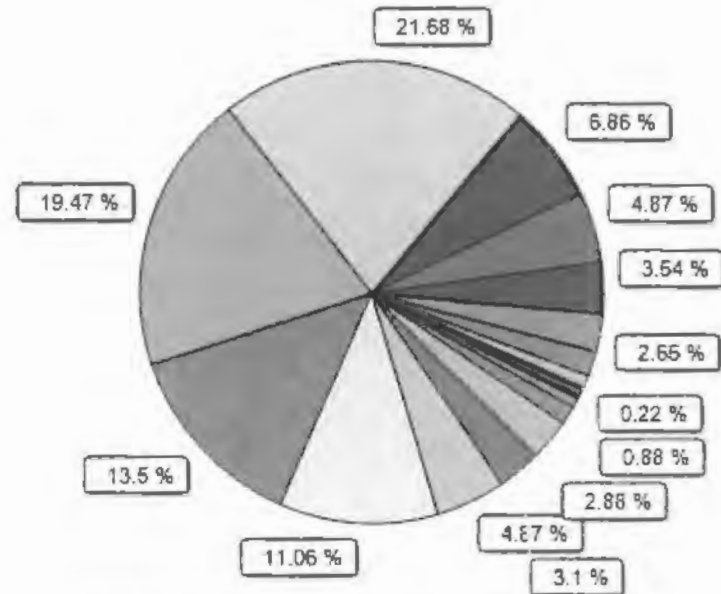
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 2



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per Sale Price

1 60,000 - 69,999	4 90,000 - 99,999
8 100,000 - 119,999	12 120,000 - 139,999
16 140,000 - 159,999	22 160,000 - 179,999
31 180,000 - 199,999	98 200,000 - 249,999
88 250,000 - 299,999	61 300,000 - 349,999
50 350,000 - 399,999	22 400,000 - 449,999
14 450,000 - 499,999	13 500,000 - 599,999
6 600,000 - 699,999	3 700,000 - 799,999
1 800,000 - 899,999	2 1,000,000 - & UP

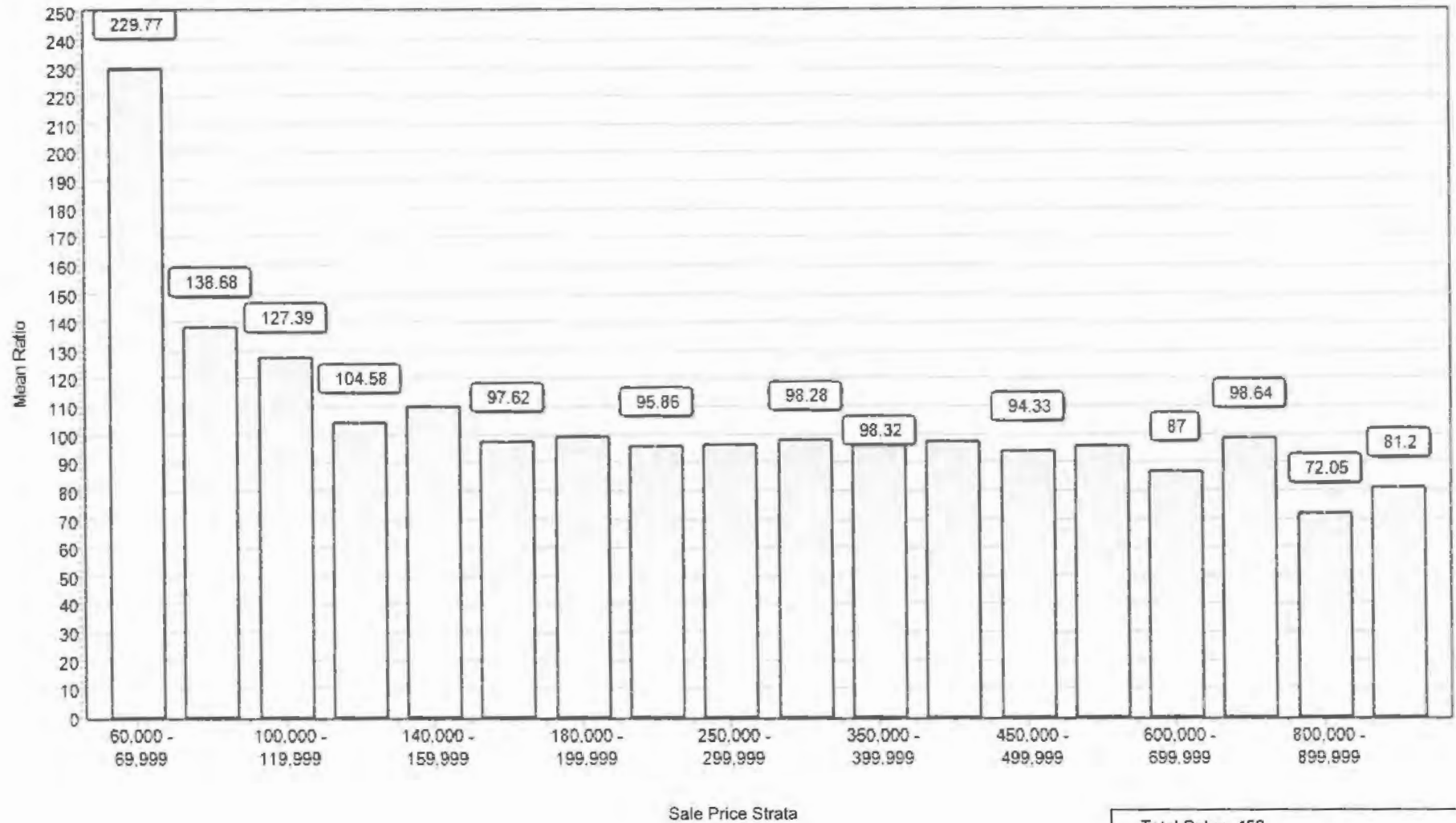
City of Ames, IA

Sales Ratio Sale Price Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 3



Total Sales: 452
Median Ratio: 97.29
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City of Ames, IA

Sales Ratio Sale Price Strata

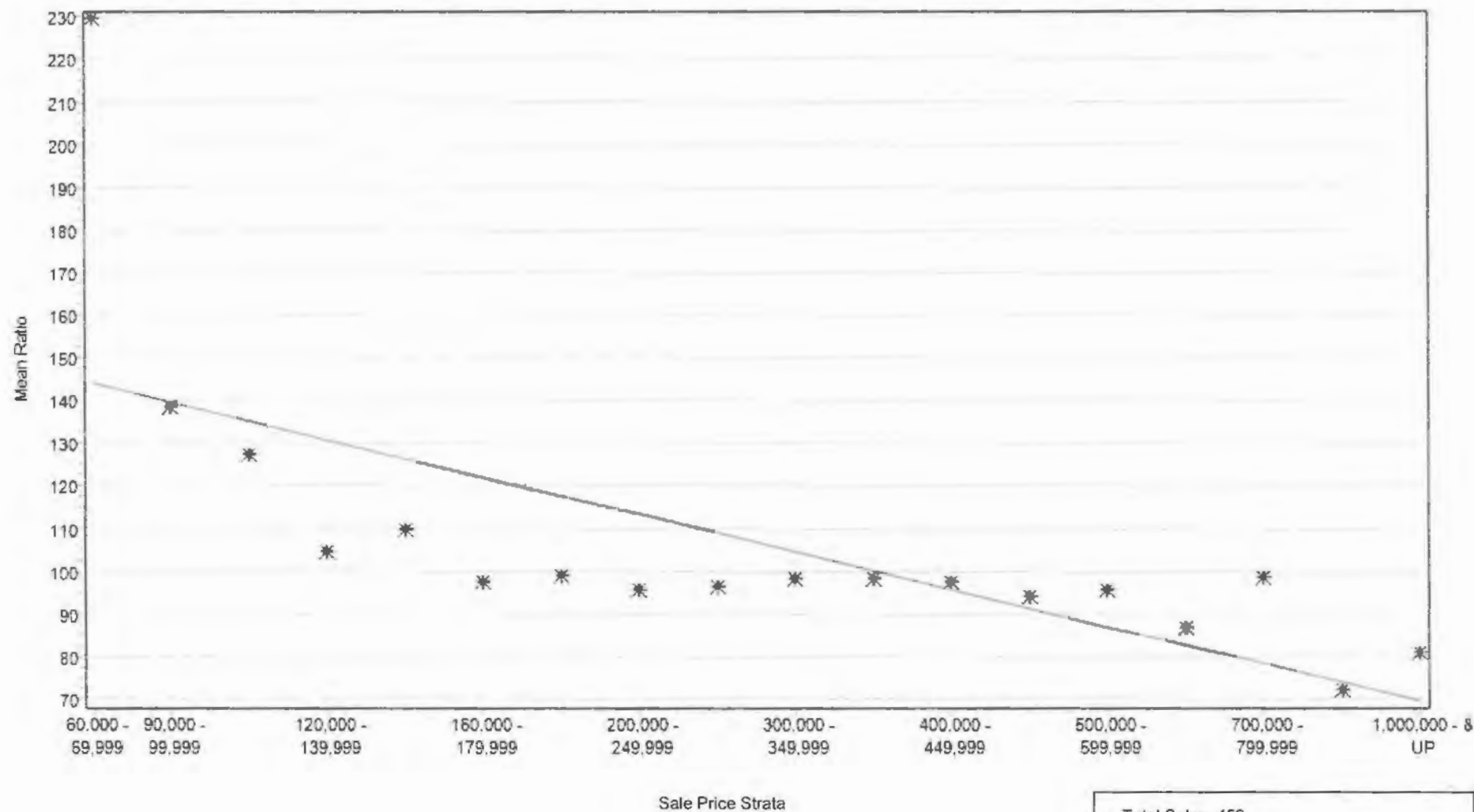
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM

Page

4



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 1

Map Area Strata w/Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
Apts: North 1.000	1	0.22	72.05		72.05	1.00	820,000	820,000	820,000	820,000
Apts: West 1.000	3	0.66	85.16	12.86	90.84	1.07	191,000	5,030,333	1,300,000	13,600,000
Apts: Hospital and Downtown 1.000	2	0.44	105.48	2.45	105.48	1.00	196,000	203,000	203,000	210,000
Res: North Ridge Heights 1.000	18	3.98	96.56	6.43	96.85	1.00	287,000	484,653	495,000	673,000
Res: Northridge 0.920	15	3.32	100.62	6.14	103.23	1.01	315,000	447,350	419,000	795,000
Res: Veenker 0.900	6	1.33	96.46	9.14	93.53	1.01	272,000	385,833	384,000	515,000
Res: Timber 1.100	6	1.33	92.13	19.17	97.19	1.03	280,000	529,000	538,500	753,000
Res: Clear Creek 1.000	7	1.55	84.79	15.53	90.57	1.00	251,500	323,786	320,000	480,000
Res: Somerset 0.970	12	2.65	97.77	5.79	97.56	1.00	241,600	337,654	343,000	425,000
Res: Gilbert 1.000	16	3.54	99.50	8.95	101.68	1.00	257,500	300,946	297,500	358,001
Res: NW Ames 1.000	19	4.20	97.36	9.06	98.58	1.00	239,900	309,989	310,000	389,900
Res: N Ames 1.000	65	14.38	97.06	13.60	100.44	1.00	108,000	241,513	237,000	403,710
Res: Brookside 1.050	31	6.86	94.44	20.20	100.85	1.08	66,500	226,232	220,000	467,500
Res: Old Town 1.050	34	7.52	95.05	20.07	103.08	1.06	95,000	214,650	209,950	427,800
Res: Iowa DOT & RR 0.930	17	3.76	99.49	12.69	92.93	1.01	117,900	193,094	185,000	273,750
Res: Mitchell 0.900	15	3.32	93.23	17.17	101.04	1.04	120,000	293,067	267,500	415,000
Res: Crawford 1.150	15	3.32	93.41	9.41	92.83	0.99	259,900	400,227	390,000	565,000
Res: S & W ISU 1.100	5	1.11	89.39	13.10	96.54	1.00	90,500	208,500	240,000	281,000
Res: Edwards 1.030	32	7.08	96.79	10.93	96.23	1.01	164,500	270,929	227,191	652,500
Res: Sawyer 1.070	22	4.87	94.40	9.28	95.05	0.99	125,000	229,545	225,000	325,000
Res: Sawyer West 0.920	21	4.65	99.25	10.46	99.48	0.99	140,500	323,414	335,000	439,900
Res: College Creek 0.980	29	6.42	98.18	8.49	100.36	1.00	192,000	325,881	339,000	475,000
Res: Hayden Lake 1.100	5	1.11	93.24	9.36	98.40	1.02	399,500	528,680	449,900	799,000
Res: Briardale 0.850	6	1.33	98.64	10.32	103.24	1.01	144,000	154,433	153,750	171,100
Res: North Park Villa 0.850	5	1.11	98.98	8.41	100.07	1.01	200,000	216,150	223,750	227,000
Res: Greens 0.850	2	0.44	101.96	1.80	101.96	1.00	242,000	251,000	251,000	260,000
Res: Meadow Village 0.950	3	0.66	98.57	19.97	114.87	1.02	122,000	135,333	137,000	147,000
Res: Stone Brooke 1.050	7	1.55	96.48	9.75	100.19	1.00	295,000	370,143	370,000	430,000
Res: Bloomington 0.850	4	0.88	98.53	6.24	98.34	1.00	310,000	336,825	336,200	364,900
Res: Green Hills Condo 1.030	9	1.99	100.63	17.94	97.58	1.01	100,000	246,667	256,000	369,000
Res: Landmark Villa Condos 0.8	5	1.11	97.67	7.45	95.04	1.00	140,000	171,190	176,000	199,000
Res: Misc Condos 0.850	7	1.55	98.60	11.06	93.86	1.01	90,000	163,271	180,000	221,900
Res: Willow Creek 2 Condos 0.9	1	0.22	102.60		102.60	1.00	227,000	227,000	227,000	227,000

City of Ames, IA

Sales Ratio Map Area Strata

Thu, September 21, 2023 12:41 PM Page 2

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Map Area Strata w/Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
Res: Willow Creek 1 Condos 1.0	2	0.44	92.20	1.42	92.20	1.00	146,000	163,000	163,000	180,000
Res: Dakota Ridge Condos 1.050	3	0.66	96.36	2.80	96.09	1.00	110,000	122,367	127,100	130,000
Res: Investor Owned Condos 1.0	2	0.44	91.30	13.05	91.30	1.02	136,500	158,250	158,250	180,000
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

City of Ames, IA

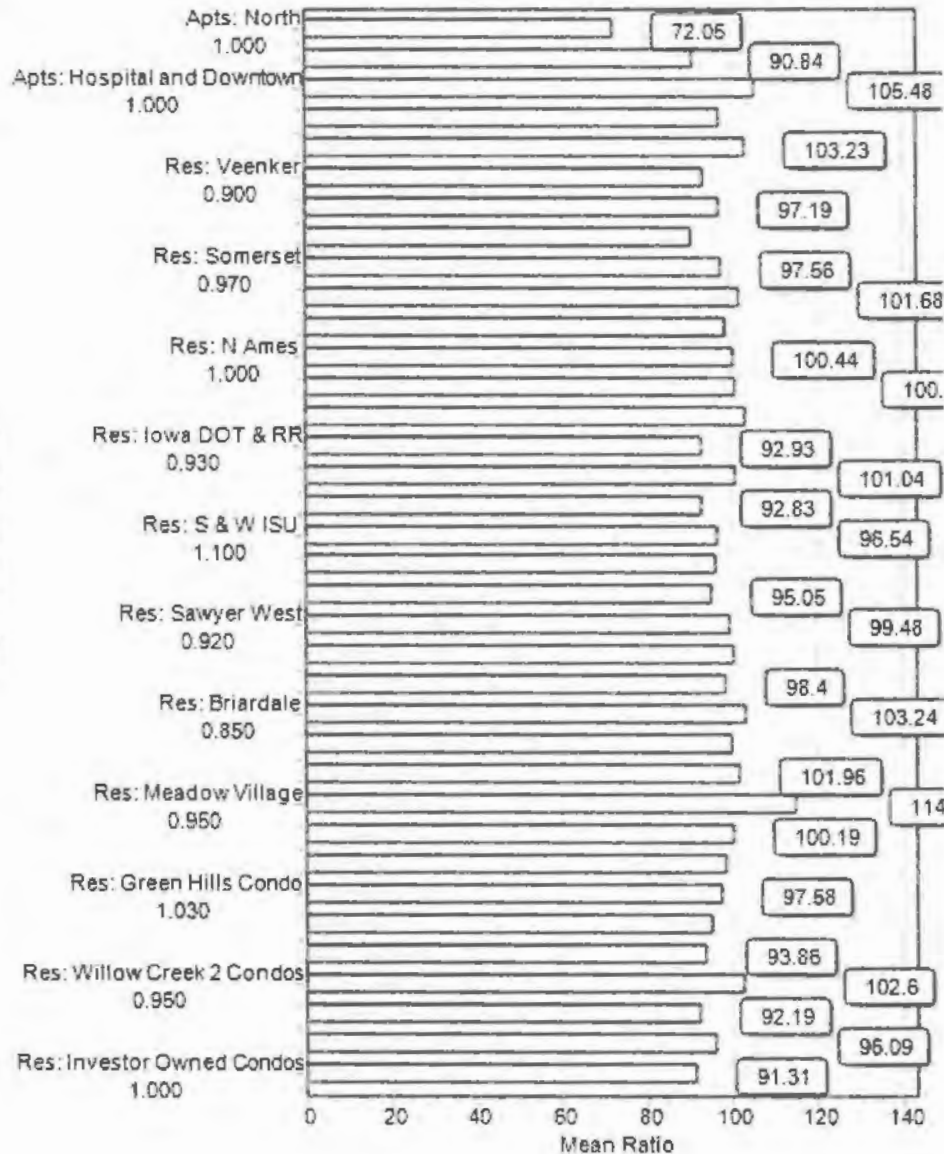
Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

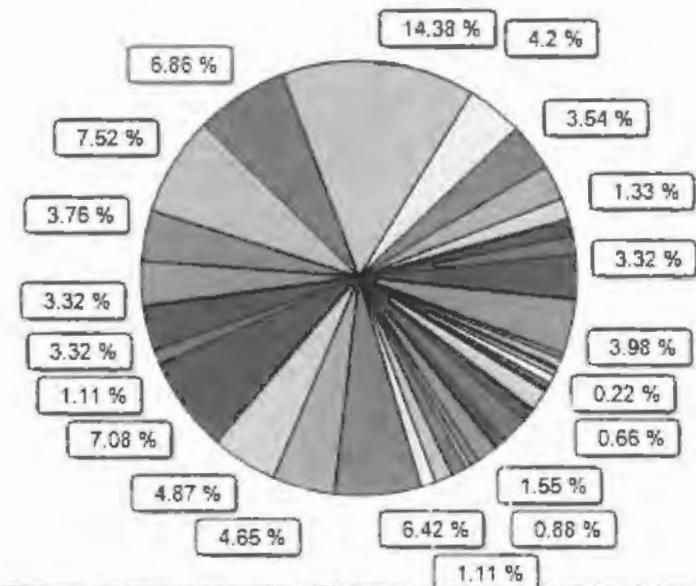
PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:41 PM Page 3

Map Area Strata w/Factor



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per Map Area w/Factor

- | | |
|-------------------------------|-----------------------------|
| 1 Apts: North | 3 Apts: West |
| 2 Apts: Hospital and Downtown | 18 Res: North Ridge Heights |
| 15 Res: Northridge | 6 Res: Veenker |
| 6 Res: Timber | 7 Res: Clear Creek |
| 12 Res: Somerset | 16 Res: Gilbert |
| 19 Res: NW Ames | 65 Res: N Ames |
| 31 Res: Brookside | 34 Res: Old Town |
| 17 Res: Iowa DOT & RR | 15 Res: Mitchell |
| 15 Res: Crawford | 5 Res: S & W ISU |
| 32 Res: Edwards | 22 Res: Sawyer |

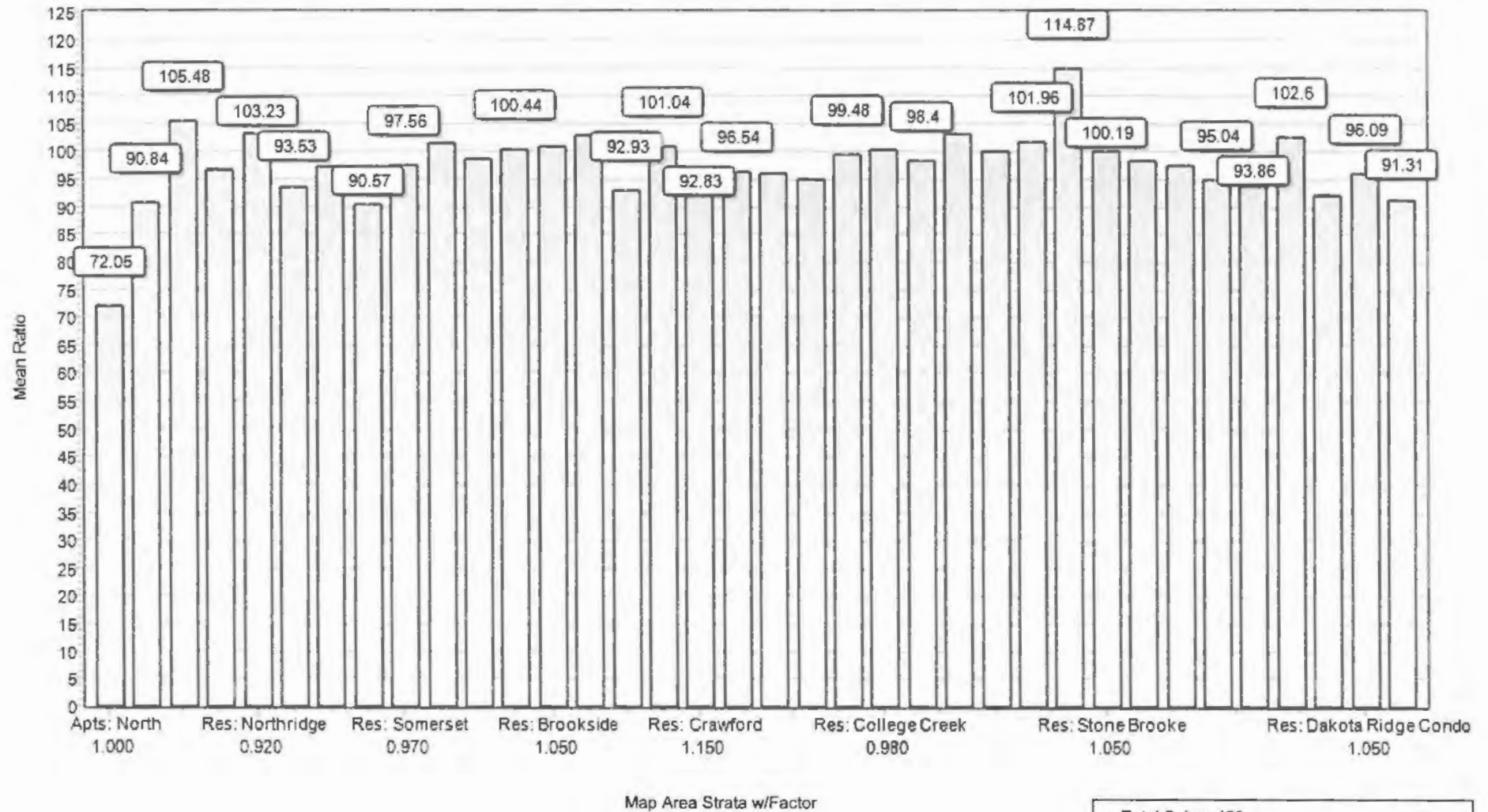
City of Ames, IA

Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 4



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

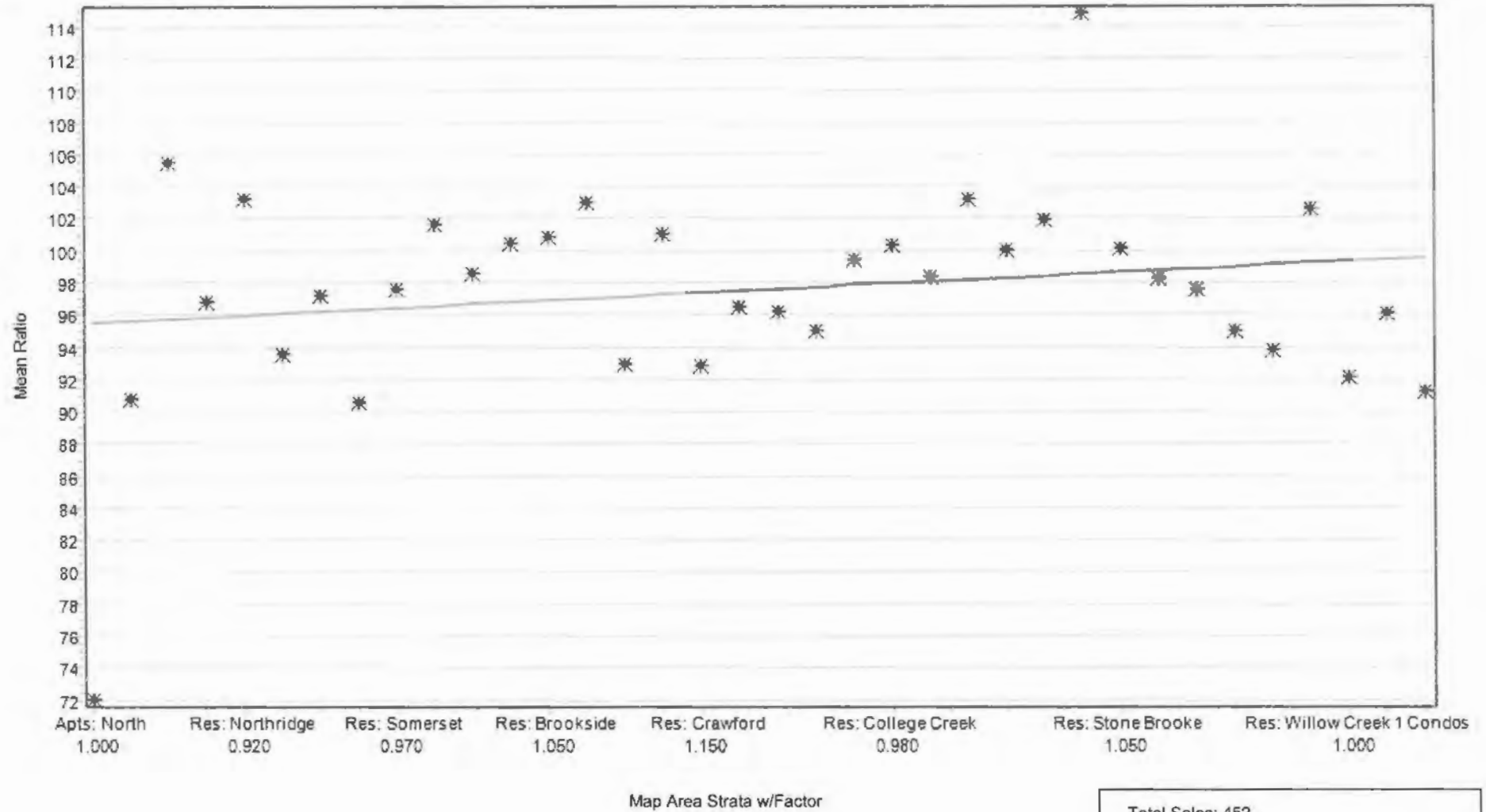
City of Ames, IA

Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 5



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Sub-division Strata

Thu, September 21, 2023 12:41 PM Page 1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
NONE	7	1.55	93.91	11.71	95.05	1.09	222,000	2,223,000	242,000	13,600,000
CAIRNS SD	2	0.44	85.14	7.45	85.14	1.00	155,000	160,500	160,500	166,000
BLOOMINGTON HEIGHTS PLAT 9	1	0.22	106.44		106.44	1.00	329,000	329,000	329,000	329,000
BLOOMINGTON HEIGHTS PLAT 8	2	0.44	113.42	13.97	113.42	1.00	300,000	306,500	306,500	313,000
BLOOMINGTON HEIGHTS PLAT 4	2	0.44	102.51	2.51	102.51	1.00	277,388	288,194	288,194	299,000
BLOOMINGTON HEIGHTS PLAT 3	1	0.22	100.16		100.16	1.00	351,250	351,250	351,250	351,250
CHAMBERLAIN'S ADD	3	0.66	96.24	23.91	118.94	1.10	100,000	187,833	192,000	271,500
COLLEGE CREEK DEVELOPMENT 2ND	1	0.22	102.73		102.73	1.00	238,000	238,000	238,000	238,000
COLLEGE CREEK DEVELOPMENT 3RD	1	0.22	107.38		107.38	1.00	252,000	252,000	252,000	252,000
COLLEGE CREEK DEVELOPMENT 4TH	1	0.22	78.64		78.64	1.00	250,000	250,000	250,000	250,000
DELAWARE HEIGHTS SD	3	0.66	112.80		112.80	1.00	375,000	375,000	375,000	375,000
DUFF'S HIGHLAND PARK ADD	1	0.22	129.15		129.15	1.00	234,000	234,000	234,000	234,000
GRAND HEIGHTS ADD	7	1.55	95.44	7.52	93.25	1.00	220,000	262,786	255,000	326,500
HOWARD E. AMES SD	1	0.22	105.92		105.92	1.00	231,500	231,500	231,500	231,500
HILLSIDE SD 3RD ADD	1	0.22	93.42		93.42	1.00	298,000	298,000	298,000	298,000
HILLSIDE SD 5TH ADD	1	0.22	126.25		126.25	1.00	339,000	339,000	339,000	339,000
GLENVIEW HEIGHTS SD 1ST ADD	2	0.44	99.01	19.05	99.01	1.03	155,000	187,500	187,500	220,000
MELROSE PARK SD 2ND ADD	1	0.22	79.28		79.28	1.00	250,000	250,000	250,000	250,000
MELROSE PARK SD 4TH ADD	2	0.44	109.30	8.18	109.30	1.00	204,000	214,000	214,000	224,000
PARKVIEW HEIGHTS SD 2ND ADD	2	0.44	96.21	6.74	96.21	0.99	260,000	324,950	324,950	389,900
PARKVIEW HEIGHTS SD 7TH ADD	1	0.22	95.05		95.05	1.00	293,000	293,000	293,000	293,000
PARKVIEW HEIGHTS SD 9TH ADD	1	0.22	98.87		98.87	1.00	300,000	300,000	300,000	300,000
PARKVIEW HEIGHTS SD 16TH ADD	2	0.44	108.77	6.96	108.77	1.00	341,100	358,050	358,050	375,000
PARKVIEW HEIGHTS SD 19TH ADD	1	0.22	93.65		93.65	1.00	315,000	315,000	315,000	315,000
SCOTT PLACE ADD	1	0.22	47.28		47.28	1.00	125,000	125,000	125,000	125,000
SPRING VALLEY SD 3RD ADD	1	0.22	82.82		82.82	1.00	298,000	298,000	298,000	298,000
SPRING VALLEY SD 6TH ADD	1	0.22	113.52		113.52	1.00	369,900	369,900	369,900	369,900
TOP-O-HOLLOW ADD	2	0.44	91.92	11.33	91.92	0.98	274,698	339,204	339,204	403,710
UNIVERSITY HEIGHTS 3RD ADD	1	0.22	94.32		94.32	1.00	216,500	216,500	216,500	216,500
STONE BROOKE SD 4TH ADD	1	0.22	84.62		84.62	1.00	340,000	340,000	340,000	340,000
BENTWOOD SD 2ND ADD	1	0.22	95.73		95.73	1.00	351,500	351,500	351,500	351,500
BENTWOOD SD 3RD ADD	1	0.22	100.00		100.00	1.00	350,000	350,000	350,000	350,000
BRIARDALE SQUARE	6	1.33	98.64	10.32	103.24	1.01	144,000	154,433	153,750	171,100

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 2

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
ALLENVIEW 2ND ADD	1	0.22	111.10		111.10	1.00	264,000	264,000	264,000	264,000
DEVORE'S SD	1	0.22	105.74		105.74	1.00	298,000	298,000	298,000	298,000
PARKVIEW HEIGHTS SD 1ST ADD	2	0.44	106.47	8.56	106.47	0.99	280,000	316,500	316,500	353,000
GLENVIEW HEIGHTS SD 2ND ADD	1	0.22	82.08		82.08	1.00	245,000	245,000	245,000	245,000
GLENVIEW HEIGHTS SD 3RD ADD	1	0.22	89.05		89.05	1.00	220,000	220,000	220,000	220,000
ONTARIO HEIGHTS SD 3RD ADD	1	0.22	101.86		101.86	1.00	215,000	215,000	215,000	215,000
ONTARIO HEIGHTS SD 8TH ADD	2	0.44	99.47	6.14	99.47	1.00	226,000	230,500	230,500	235,000
ONTARIO HEIGHTS SD 10TH ADD	2	0.44	98.70	2.99	98.70	1.00	190,000	225,000	225,000	260,000
MELROSE PARK SD 1ST ADD	1	0.22	81.65		81.65	1.00	237,000	237,000	237,000	237,000
MELROSE PARK SD 10TH ADD	1	0.22	93.77		93.77	1.00	220,000	220,000	220,000	220,000
STONE BROOKE SD 5TH ADD	1	0.22	96.48		96.48	1.00	421,000	421,000	421,000	421,000
BLOOMINGTON HEIGHTS PLAT 5	2	0.44	94.37	1.49	94.37	1.00	275,000	316,501	316,501	358,001
HILLSIDE SD 4TH ADD	1	0.22	94.10		94.10	1.00	379,900	379,900	379,900	379,900
DAUNTLESS SD 2ND ADD	1	0.22	117.45		117.45	1.00	192,000	192,000	192,000	192,000
LONGVIEW SD 2ND ADD	1	0.22	100.98		100.98	1.00	266,000	266,000	266,000	266,000
LONGVIEW SD 3RD ADD	1	0.22	107.52		107.52	1.00	282,000	282,000	282,000	282,000
ONTARIO CIR CONDOS	1	0.22	113.01		113.01	1.00	153,000	153,000	153,000	153,000
COLLEGE CREEK DEVELOPMENT 5TH	1	0.22	97.23		97.23	1.00	227,500	227,500	227,500	227,500
F. C. CHASE'S SD	1	0.22	201.47		201.47	1.00	95,000	95,000	95,000	95,000
NORTH GRAND SD 7TH ADD	1	0.22	98.02		98.02	1.00	247,500	247,500	247,500	247,500
NORTH PARK VILLA	5	1.11	98.98	8.41	100.07	1.01	200,000	216,150	223,750	227,000
ALLENVIEW 3RD ADD	1	0.22	90.85		90.85	1.00	330,000	330,000	330,000	330,000
NORTH GRAND SD 9TH ADD	1	0.22	94.64		94.64	1.00	265,000	265,000	265,000	265,000
FRIEDRICH'S 8TH ADD	2	0.44	86.31	4.78	86.31	1.00	265,000	291,000	291,000	317,000
W.T. SMITH'S 2ND ADD	2	0.44	93.45	9.37	93.45	1.00	259,900	270,450	270,450	281,000
LEE'S 2ND ADD	1	0.22	89.39		89.39	1.00	90,500	90,500	90,500	90,500
ONTARIO HEIGHTS SD 11TH ADD	1	0.22	90.77		90.77	1.00	260,000	260,000	260,000	260,000
SPRING VALLEY SD 2ND ADD	1	0.22	101.07		101.07	1.00	393,000	393,000	393,000	393,000
SPRING VALLEY SD 1ST ADD	1	0.22	112.14		112.14	1.00	345,000	345,000	345,000	345,000
MICHAEL'S SD	1	0.22	109.62		109.62	1.00	315,000	315,000	315,000	315,000
SOMERSET SD 7TH ADD	1	0.22	103.32		103.32	1.00	338,350	338,350	338,350	338,350
SOMERSET SD 9TH ADD	1	0.22	99.03		99.03	1.00	340,000	340,000	340,000	340,000
SOMERSET SD 13TH ADD	2	0.44	97.82	2.36	97.82	1.00	241,600	243,300	243,300	245,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 3

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
TAYLOR GLENN SD 2ND ADD	1	0.22	96.52		96.52	1.00	425,000	425,000	425,000	425,000
SOMERSET SD 17TH ADD	3	0.66	99.47	3.51	96.93	1.00	332,000	353,967	355,000	374,900
WALNUT RIDGE SD 2ND ADD	2	0.44	97.05	4.31	97.05	1.00	282,000	291,000	291,000	300,000
LANDMARK SD	5	1.11	97.67	7.45	95.04	1.00	140,000	171,190	176,000	199,000
DAUNTLESS SD 1ST ADD	3	0.66	96.36	2.80	96.09	1.00	110,000	122,367	127,100	130,000
PARKVIEW HEIGHTS SD 18TH ADD	1	0.22	67.20		67.20	1.00	350,000	350,000	350,000	350,000
BLOOMINGTON HEIGHTS	1	0.22	77.24		77.24	1.00	275,000	275,000	275,000	275,000
NORTHRIDGE HEIGHTS SD 5TH ADD	1	0.22	103.45		103.45	1.00	310,000	310,000	310,000	310,000
NORTHRIDGE HEIGHTS SD 9TH ADD	1	0.22	113.18		113.18	1.00	673,000	673,000	673,000	673,000
NORTHRIDGE HEIGHTS SD 7TH ADD	1	0.22	90.25		90.25	1.00	554,000	554,000	554,000	554,000
NORTHRIDGE HEIGHTS SD 2ND ADD	3	0.66	97.55	4.76	98.91	1.01	400,000	450,750	442,250	510,000
NORTHRIDGE HEIGHTS SD 3RD ADD	1	0.22	92.62		92.62	1.00	580,000	580,000	580,000	580,000
ALA ADD	1	0.22	93.30		93.30	1.00	273,750	273,750	273,750	273,750
ORCHARD ESTATES SD 4TH ADD	1	0.22	95.83		95.83	1.00	465,000	465,000	465,000	465,000
IRWIN'S ADD	1	0.22	89.30		89.30	1.00	386,000	386,000	386,000	386,000
BLOOMINGTON HEIGHTS PLAT 2	1	0.22	126.65		126.65	1.00	275,000	275,000	275,000	275,000
PARKVIEW HEIGHTS SD 17TH ADD	1	0.22	112.10		112.10	1.00	310,000	310,000	310,000	310,000
BLOOMINGTON HEIGHTS WEST TOWNH	4	0.88	98.53	6.24	98.34	1.00	310,000	336,825	336,200	364,900
BLOOMINGTON COURT	3	0.66	98.60	16.76	92.69	0.97	180,000	219,800	221,900	257,500
BLOOMINGTON HEIGHTS WEST PLAT	1	0.22	83.72		83.72	1.00	296,000	296,000	296,000	296,000
BLOOMINGTON HEIGHTS WEST PLAT	2	0.44	99.05	0.02	99.05	1.00	279,000	289,500	289,500	300,000
DOVER DRIVE ESTATES	1	0.22	98.89		98.89	1.00	325,000	325,000	325,000	325,000
LEW COLE'S SD	2	0.44	87.81	10.08	87.81	1.02	176,500	213,250	213,250	250,000
PARKVIEW HEIGHTS SD 8TH ADD	1	0.22	115.27		115.27	1.00	273,000	273,000	273,000	273,000
PARKVIEW HEIGHTS SD 21ST ADD	1	0.22	96.82		96.82	1.00	332,900	332,900	332,900	332,900
NORTHRIDGE PARKWAY SD 4TH ADD	3	0.66	109.04	8.75	105.26	1.02	315,000	373,500	354,000	451,500
NORTHRIDGE PARKWAY SD 2ND ADD	1	0.22	98.60		98.60	1.00	795,000	795,000	795,000	795,000
NORTHRIDGE PARKWAY SD 12TH ADD	1	0.22	95.52		95.52	1.00	495,000	495,000	495,000	495,000
NORTHRIDGE PARKWAY SD 9TH ADD	1	0.22	98.12		98.12	1.00	522,500	522,500	522,500	522,500
NORTHRIDGE PARKWAY SD 10TH ADD	1	0.22	98.18		98.18	1.00	385,000	385,000	385,000	385,000
NORTHRIDGE PARKWAY SD 11TH ADD	3	0.66	112.00	2.03	111.40	1.00	370,000	380,000	380,000	390,000
NORTHRIDGE PARKWAY SD 15TH ADD	1	0.22	100.21		100.21	1.00	419,000	419,000	419,000	419,000
NORTHRIDGE PARKWAY SD 16TH ADD	1	0.22	100.62		100.62	1.00	465,000	465,000	465,000	465,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 4

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
NORTHRIDGE PARKWAY SD 18TH ADD	3	0.66	103.46	2.56	102.42	1.00	400,000	456,083	465,000	503,250
HILLSIDE SD 1ST ADD	1	0.22	95.05		95.05	1.00	368,000	368,000	368,000	368,000
PEPPERIDGE SD 2ND ADD	1	0.22	88.68		88.68	1.00	242,000	242,000	242,000	242,000
BELOIT SD	1	0.22	142.08		142.08	1.00	271,333	271,333	271,333	271,333
FRIEDRICH'S 7TH ADD	1	0.22	112.00		112.00	1.00	260,000	260,000	260,000	260,000
FRIEDRICH'S 14TH ADD	1	0.22	133.99		133.99	1.00	193,000	193,000	193,000	193,000
GRAND PARK ADD	1	0.22	89.87		89.87	1.00	239,900	239,900	239,900	239,900
FRIEDRICH'S 3RD ADD	1	0.22	101.58		101.58	1.00	196,000	196,000	196,000	196,000
FRIEDRICH'S 16TH ADD	1	0.22	98.15		98.15	1.00	227,000	227,000	227,000	227,000
FRIEDRICH'S 10TH ADD	1	0.22	84.22		84.22	1.00	320,000	320,000	320,000	320,000
TODD'S 1ST ADD	1	0.22	91.18		91.18	1.00	288,000	288,000	288,000	288,000
GODARD'S ADD	1	0.22	86.08		86.08	1.00	385,000	385,000	385,000	385,000
KINGSBURY'S 3RD ADD	1	0.22	78.62		78.62	1.00	210,000	210,000	210,000	210,000
NORTHWOOD ESTATES 4TH ADD	1	0.22	72.05		72.05	1.00	820,000	820,000	820,000	820,000
OVERLAND HEIGHTS SD	2	0.44	99.26	0.43	99.26	1.00	240,000	265,500	265,500	291,000
NORTHWOOD ESTATES 3RD ADD	1	0.22	178.00		178.00	1.00	285,000	285,000	285,000	285,000
RINGGENBERG PARK SD 3RD ADD	1	0.22	83.13		83.13	1.00	675,000	675,000	675,000	675,000
DWIGHT HARRIS SD	1	0.22	106.34		106.34	1.00	325,000	325,000	325,000	325,000
NORTHWOOD ESTATES 1ST ADD	1	0.22	107.95		107.95	1.00	389,900	389,900	389,900	389,900
BROADMOOR 5TH ADD	1	0.22	93.57		93.57	1.00	297,000	297,000	297,000	297,000
HIGHLAND PARK 3RD ADD	1	0.22	82.48		82.48	1.00	221,500	221,500	221,500	221,500
BROADMOOR 4TH ADD	2	0.44	120.70	11.10	120.70	0.99	227,000	258,500	258,500	290,000
HIGHLAND PARK 4TH ADD	1	0.22	111.00		111.00	1.00	250,000	250,000	250,000	250,000
GUNDER FJARE 2ND ADD	2	0.44	89.06	10.00	89.06	1.00	187,500	188,000	188,000	188,500
BROADMOOR 2ND ADD	1	0.22	92.32		92.32	1.00	280,000	280,000	280,000	280,000
LAWSON'S ADD	1	0.22	83.18		83.18	1.00	305,000	305,000	305,000	305,000
HUNZIKER-FURMAN SD	1	0.22	115.13		115.13	1.00	195,000	195,000	195,000	195,000
PHILIP T. COY'S 1ST ADD	1	0.22	93.15		93.15	1.00	235,000	235,000	235,000	235,000
BROADMOOR ADD	2	0.44	141.45	33.14	141.45	1.16	108,000	186,500	186,500	265,000
EDGEWOOD TERRACE 1ST ADD	1	0.22	98.43		98.43	1.00	255,000	255,000	255,000	255,000
EDGEWOOD TERRACE 4TH ADD	1	0.22	92.66		92.66	1.00	233,000	233,000	233,000	233,000
EDGEWOOD TERRACE 3RD ADD	1	0.22	98.26		98.26	1.00	350,000	350,000	350,000	350,000
FRIEDRICH'S 5TH ADD	1	0.22	116.85		116.85	1.00	222,500	222,500	222,500	222,500

City of Ames, IA

Sales Ratio Sub-division Strata

Thu, September 21, 2023 12:41 PM Page 5

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
HARRIMAN'S ADD	2	0.44	88.48	6.32	88.48	1.01	167,000	196,000	196,000	225,000
FRIEDRICH'S 6TH ADD	3	0.66	75.89	3.61	76.47	1.00	160,000	172,500	175,000	182,500
RIVER VALLEY SD	2	0.44	95.98	1.12	95.98	1.00	265,000	265,000	265,000	265,000
CRESTWOOD 6TH ADD	1	0.22	107.82		107.82	1.00	275,000	275,000	275,000	275,000
CRESTWOOD 3RD ADD	2	0.44	108.75	2.06	108.75	1.00	175,000	183,000	183,000	191,000
LOGSDON'S ADD	1	0.22	90.33		90.33	1.00	184,000	184,000	184,000	184,000
CRESTWOOD ADD 1ST SD	1	0.22	91.84		91.84	1.00	212,000	212,000	212,000	212,000
FRIEDRICH'S 9TH ADD	1	0.22	108.25		108.25	1.00	160,000	160,000	160,000	160,000
CRESTWOOD 2ND ADD	2	0.44	97.40	3.81	97.40	1.00	217,000	218,450	218,450	219,900
NEW PHILADELPHIA (FOSTER'S ADD	1	0.22	77.25		77.25	1.00	1,300,000	1,300,000	1,300,000	1,300,000
MARSTON'S SD	2	0.44	97.45	4.10	97.45	1.00	186,500	206,750	206,750	227,000
UNIVERSITY HEIGHTS 1ST ADD	2	0.44	93.81	11.42	93.81	1.00	222,500	223,750	223,750	225,000
ONTARIO HEIGHTS SD 2ND ADD	1	0.22	94.49		94.49	1.00	185,000	185,000	185,000	185,000
ONTARIO HEIGHTS SD 5TH ADD	1	0.22	103.26		103.26	1.00	285,000	285,000	285,000	285,000
ONTARIO HEIGHTS SD 6TH ADD	1	0.22	111.45		111.45	1.00	220,000	220,000	220,000	220,000
JEWEL PARK SD PLAT 1	1	0.22	116.48		116.48	1.00	230,000	230,000	230,000	230,000
SOUTHDALE 5TH ADD	3	0.66	80.47	6.76	79.99	1.00	240,700	252,567	257,000	260,000
SOUTHDALE 2ND ADD	1	0.22	109.52		109.52	1.00	250,000	250,000	250,000	250,000
MEADOW VILLAGE	2	0.44	96.03	2.64	96.03	1.00	137,000	142,000	142,000	147,000
SOUTHDALE 3RD ADD	2	0.44	89.27	1.84	89.27	1.00	220,000	243,750	243,750	267,500
SOPER'S MEADOW SD	1	0.22	93.23		93.23	1.00	310,000	310,000	310,000	310,000
C. G. LEE'S SD	2	0.44	102.16	7.77	102.16	1.01	191,000	205,500	205,500	220,000
FRIEDRICH'S 15TH ADD	5	1.11	98.46	8.65	100.27	1.00	164,500	207,596	215,000	226,392
SOMERSET SD 21ST ADD	3	0.66	89.47	12.36	96.41	1.01	329,000	350,667	346,000	377,000
COUNTRY GABLES 8TH ADD	1	0.22	85.78		85.78	1.00	400,000	400,000	400,000	400,000
COUNTRY GABLES 10TH ADD	1	0.22	98.29		98.29	1.00	375,000	375,000	375,000	375,000
COUNTRY GABLES 7TH ADD	1	0.22	103.18		103.18	1.00	321,000	321,000	321,000	321,000
COUNTRY GABLES 9TH ADD	2	0.44	90.32	3.88	90.32	1.00	339,900	364,900	364,900	389,900
COUNTRY MEADOWS 2ND ADD	1	0.22	103.83		103.83	1.00	415,000	415,000	415,000	415,000
SCHOLL'S 1ST SD	1	0.22	108.58		108.58	1.00	260,000	260,000	260,000	260,000
GRANDVIEW SD	1	0.22	113.39		113.39	1.00	180,000	180,000	180,000	180,000
DEL SD	1	0.22	88.71		88.71	1.00	225,000	225,000	225,000	225,000
WESTWOOD SD 3RD ADD	2	0.44	110.91	2.79	110.91	1.00	270,000	295,000	295,000	320,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 6

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
SOMERSET SD 3RD ADD	1	0.22	96.18		96.18	1.00	348,000	348,000	348,000	348,000
BEEDE'S SD	2	0.44	95.54	1.57	95.54	1.00	172,500	198,750	198,750	225,000
NORTHRIDGE HEIGHTS SD 8TH ADD	1	0.22	91.18		91.18	1.00	287,000	287,000	287,000	287,000
EMERY'S SD	1	0.22	126.20		126.20	1.00	108,000	108,000	108,000	108,000
KINYON-CLARK SD 1ST ADD	1	0.22	114.29		114.29	1.00	449,900	449,900	449,900	449,900
STONE BROOKE SD 1ST ADD	5	1.11	101.64	8.18	104.41	1.00	295,000	358,000	360,000	430,000
PARKVIEW HEIGHTS SD 13TH ADD	1	0.22	94.50		94.50	1.00	239,900	239,900	239,900	239,900
SOUTH FORK SD 2ND ADD	1	0.22	106.43		106.43	1.00	357,900	357,900	357,900	357,900
KENFIELD ACRES	1	0.22	103.20		103.20	1.00	175,000	175,000	175,000	175,000
NASH'S SD OF BLKS 1 & 2 OF NAS	1	0.22	102.90		102.90	1.00	210,000	210,000	210,000	210,000
RIVERSIDE ADD	1	0.22	111.03		111.03	1.00	185,000	185,000	185,000	185,000
LINCOLN'S ADD	1	0.22	64.85		64.85	1.00	227,000	227,000	227,000	227,000
NORTHRIDGE HEIGHTS SD 11TH ADD	2	0.44	94.86	7.54	94.86	1.01	455,000	537,500	537,500	620,000
SOUTH FORK SD 7TH ADD	1	0.22	107.05		107.05	1.00	232,500	232,500	232,500	232,500
COUNTRY GABLES 1ST ADD	1	0.22	206.08		206.08	1.00	120,000	120,000	120,000	120,000
NORTHRIDGE HEIGHTS SD 10TH ADD	2	0.44	88.65	7.82	88.65	1.01	480,000	541,500	541,500	603,000
NORTHRIDGE HEIGHTS SD 15TH ADD	1	0.22	103.20		103.20	1.00	363,000	363,000	363,000	363,000
DUFF'S ADD	2	0.44	108.53	6.94	108.53	1.01	175,000	192,000	192,000	209,000
REISTE'S TIMBERLAND HEIGHTS SD	1	0.22	71.98		71.98	1.00	605,000	605,000	605,000	605,000
REISTE'S 1ST ADD	1	0.22	122.37		122.37	1.00	228,000	228,000	228,000	228,000
BENTWOOD SD 1ST ADD	3	0.66	89.89	1.82	90.83	1.00	245,000	259,967	250,000	284,900
DOTSON DRIVE DEVELOPMENT SD	1	0.22	100.35		100.35	1.00	344,400	344,400	344,400	344,400
THE UNION ADD	3	0.66	87.79	4.15	88.09	1.00	266,500	293,833	290,000	325,000
NORTHRIDGE HEIGHTS SD 1ST ADD	1	0.22	102.65		102.65	1.00	570,000	570,000	570,000	570,000
VIVIAN G. COY SD	3	0.66	79.65	10.75	79.99	1.06	170,000	273,333	200,000	450,000
LONGVIEW SD 1ST ADD	4	0.88	91.55	5.90	90.95	1.00	315,000	355,438	360,375	386,000
LINCOLN PLACE ADD	3	0.66	82.40	8.62	88.92	0.99	178,000	209,333	225,000	225,000
COLLEGE PARK ADD 1ST NORTH	2	0.44	76.55	9.52	76.55	1.03	243,000	335,400	335,400	427,800
CHAUTAUQUA PARK ADD	3	0.66	90.39	7.71	89.49	0.99	202,600	270,533	272,000	337,000
GEORGE & LITTLE'S SD	1	0.22	123.72		123.72	1.00	191,000	191,000	191,000	191,000
VALLEY EAST	2	0.44	114.72	4.97	114.72	1.00	310,000	312,500	312,500	315,000
THE ESTATES OF NATURE'S CROSSI	1	0.22	84.31		84.31	1.00	652,500	652,500	652,500	652,500
BAIRD'S ADD	7	1.55	102.98	12.45	100.15	1.01	119,900	189,457	173,000	286,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022

Study Date 01/01/2021-12/31/2022

Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26

Time Adj. None

NUTC 0

Thu, September 21, 2023 12:41 PM Page 7

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
SCENIC VALLEY SD 3RD ADD	1	0.22	91.33		91.33	1.00	528,000	528,000	528,000	528,000
CRANE FARM SD 2ND ADD	1	0.22	114.99		114.99	1.00	395,000	395,000	395,000	395,000
BEL-AIR 1ST ADD	1	0.22	96.23		96.23	1.00	289,000	289,000	289,000	289,000
EVERT'S ADD	1	0.22	102.94		102.94	1.00	214,000	214,000	214,000	214,000
BEL-AIR 7TH ADD	1	0.22	104.36		104.36	1.00	275,000	275,000	275,000	275,000
BEL-AIR 5TH ADD	1	0.22	74.26		74.26	1.00	265,000	265,000	265,000	265,000
BEL-AIR 8TH ADD	1	0.22	89.68		89.68	1.00	224,900	224,900	224,900	224,900
DOTSON'S ADD	1	0.22	110.67		110.67	1.00	475,000	475,000	475,000	475,000
BROWN'S SD	2	0.44	92.37	11.37	92.37	0.99	220,000	238,873	239,973	259,945
WEST AMES ADD	2	0.44	79.89	9.26	79.89	0.99	201,000	213,000	213,000	225,000
ONTARIO ORIGINAL TOWN	2	0.44	93.03	10.95	93.03	1.00	136,500	138,500	138,500	140,500
PATIO HOMES WEST 2ND ADD	1	0.22	99.05		99.05	1.00	200,000	200,000	200,000	200,000
BROOKVIEW PLACE 1ST ADD	2	0.44	93.70	6.08	93.70	1.00	309,900	318,200	318,200	326,500
BROOKVIEW PLACE 2ND ADD	1	0.22	110.03		110.03	1.00	340,000	340,000	340,000	340,000
BROOKVIEW PLACE WEST 1ST ADD	2	0.44	97.06	2.17	97.06	1.00	275,000	295,000	295,000	315,000
BROOKVIEW PLACE WEST SD 2ND AD	1	0.22	77.86		77.86	1.00	337,000	337,000	337,000	337,000
BROOKVIEW PLACE WEST SD 4TH AD	1	0.22	83.73		83.73	1.00	335,000	335,000	335,000	335,000
BROOKVIEW PLACE WEST SD 3RD AD	1	0.22	91.16		91.16	1.00	242,000	242,000	242,000	242,000
GATEWAY GREEN HILLS SD	9	1.99	100.63	17.94	97.58	1.01	100,000	246,667	256,000	369,000
BENTWOOD SD 5TH ADD	2	0.44	97.92	0.98	97.92	1.00	330,000	339,500	339,500	349,000
CRANE FARM SD 4TH ADD	1	0.22	112.76		112.76	1.00	475,000	475,000	475,000	475,000
STONE BROOKE SD 2ND ADD	2	0.44	98.82	6.58	98.82	1.01	295,000	335,000	335,000	375,000
BRINDLEY'S SD	1	0.22	84.79		84.79	1.00	480,000	480,000	480,000	480,000
BIGELOW ADD	1	0.22	76.19		76.19	1.00	215,000	215,000	215,000	215,000
SUNRISE ADD	4	0.88	96.39	13.61	103.11	1.03	125,000	189,600	202,500	228,400
SOUTHDALE 1ST ADD	1	0.22	152.54		152.54	1.00	122,000	122,000	122,000	122,000
ATHLETIC PARK ADD	1	0.22	114.88		114.88	1.00	170,000	170,000	170,000	170,000
RESLER & MILLER ADD	2	0.44	83.69	6.30	83.69	1.00	240,000	240,000	240,000	240,000
KEIGLEY'S ADD	1	0.22	113.55		113.55	1.00	164,250	164,250	164,250	164,250
WELL'S SD	2	0.44	132.83	46.53	132.83	1.17	140,000	202,500	202,500	265,000
ADAM'S SD	1	0.22	94.33		94.33	1.00	233,000	233,000	233,000	233,000
ORIGINAL TOWN (AMES)	1	0.22	80.04		80.04	1.00	209,900	209,900	209,900	209,900
IVE'S ADD	3	0.66	103.00	5.96	97.22	0.99	90,000	140,333	125,000	206,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022

Study Date 01/01/2021-12/31/2022

Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26

Time Adj. None

NUTC 0

Thu, September 21, 2023 12:41 PM Page 8

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
SHEARER'S SD	1	0.22	92.82		92.82	1.00	245,000	245,000	245,000	245,000
BISBEE'S SD	1	0.22	100.55		100.55	1.00	165,000	165,000	165,000	165,000
BLAIR'S ADD	2	0.44	98.77	6.38	98.77	1.01	225,000	268,500	268,500	312,000
BLACK'S 2ND ADD	1	0.22	99.49		99.49	1.00	117,900	117,900	117,900	117,900
FRIEDRICH'S 2ND ADD	1	0.22	99.54		99.54	1.00	390,000	390,000	390,000	390,000
FRIEDRICH'S 1ST ADD	1	0.22	103.72		103.72	1.00	565,000	565,000	565,000	565,000
MOORE'S 7TH ADD COUNTRY CLUB H	1	0.22	94.39		94.39	1.00	556,000	556,000	556,000	556,000
PRAIRIE WEST	1	0.22	84.72		84.72	1.00	307,000	307,000	307,000	307,000
ALLENVIEW 1ST ADD	2	0.44	94.95	3.69	94.95	1.00	266,000	288,000	288,000	310,000
RIDGEWOOD 2ND ADD	8	1.77	100.41	40.49	125.62	1.15	66,500	151,250	133,750	275,000
CAUGHEY'S SD	1	0.22	61.95		61.95	1.00	251,500	251,500	251,500	251,500
SUNSET RIDGE SD 7TH ADD	1	0.22	132.74		132.74	1.00	248,000	248,000	248,000	248,000
SUNSET RIDGE SD 4TH ADD	1	0.22	104.02		104.02	1.00	428,000	428,000	428,000	428,000
SUNSET RIDGE SD 1ST ADD	1	0.22	98.18		98.18	1.00	445,000	445,000	445,000	445,000
QUARRY ESTATES SD 2ND ADD	2	0.44	91.30	2.12	91.30	1.00	399,500	496,000	496,000	592,500
COUNTRY CLUB HEIGHTS 1ST ADD (	1	0.22	98.30		98.30	1.00	330,000	330,000	330,000	330,000
WILLOW CREEK ESTATES 1ST ADD	2	0.44	92.20	1.42	92.20	1.00	146,000	163,000	163,000	180,000
WILLOW CREEK ESTATES 2ND ADD	1	0.22	102.60		102.60	1.00	227,000	227,000	227,000	227,000
SOMERSET SD 5TH ADD	1	0.22	79.39		79.39	1.00	180,000	180,000	180,000	180,000
GATEWAY HILLS	3	0.66	101.37	7.44	101.99	0.96	182,000	294,333	191,000	510,000
SCENIC VALLEY SD 1ST ADD	3	0.66	98.18	2.74	97.21	1.01	352,000	449,500	401,500	595,000
SUNSET RIDGE SD 5TH ADD	1	0.22	102.39		102.39	1.00	423,000	423,000	423,000	423,000
SUNSET RIDGE SD 6TH ADD	1	0.22	96.63		96.63	1.00	362,000	362,000	362,000	362,000
FERGUSON SD	1	0.22	134.61		134.61	1.00	280,000	280,000	280,000	280,000
READ'S ADD	1	0.22	88.85		88.85	1.00	235,000	235,000	235,000	235,000
KOCIMSKI 1ST ADD	1	0.22	105.71		105.71	1.00	340,000	340,000	340,000	340,000
WESTWOOD SD 1ST ADD	1	0.22	83.61		83.61	1.00	360,000	360,000	360,000	360,000
WESTWOOD SD 2ND ADD	1	0.22	82.96		82.96	1.00	260,000	260,000	260,000	260,000
DOMANI SD 1ST ADD	1	0.22	83.45		83.45	1.00	472,000	472,000	472,000	472,000
SUNCREST SD, PHASE 2	1	0.22	100.82		100.82	1.00	389,000	389,000	389,000	389,000
COLLEGE HEIGHTS ADD	9	1.99	86.78	8.22	88.68	0.99	264,000	376,944	385,000	490,000
LEE'S ADD	2	0.44	106.52	3.73	106.52	1.00	202,000	203,000	203,000	204,000
RIDGEWOOD ADD	5	1.11	74.27	6.45	78.65	1.01	181,900	318,880	300,000	467,500

City of Ames, IA

Sales Ratio Sub-division Strata

Thu, September 21, 2023 12:41 PM Page 9

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
BIRCH MEADOWS SD 1ST ADD	2	0.44	92.78	6.97	92.78	0.99	375,000	407,450	407,450	439,900
HAYDEN'S CROSSING SD 2ND ADD	1	0.22	106.90		106.90	1.00	407,500	407,500	407,500	407,500
QUARRY ESTATES SD 1ST ADD	1	0.22	88.20		88.20	1.00	799,000	799,000	799,000	799,000
COLLEGE PARK ADD	6	1.33	99.56	8.53	94.23	1.02	160,000	194,450	187,000	260,700
THE GREEN 2ND ADD	1	0.22	104.95		104.95	1.00	295,000	295,000	295,000	295,000
THE GREEN 1ST ADD	1	0.22	97.10		97.10	1.00	272,000	272,000	272,000	272,000
THE GREEN 5TH ADD	2	0.44	101.96	1.80	101.96	1.00	242,000	251,000	251,000	260,000
THE GREEN 3RD ADD	2	0.44	92.02	14.11	92.02	1.02	400,000	457,500	457,500	515,000
ARBOR ON THE GREEN	1	0.22	79.27		79.27	1.00	368,000	368,000	368,000	368,000
WEARTH'S ADD	1	0.22	64.22		64.22	1.00	135,000	135,000	135,000	135,000
KINGSBURY'S 2ND ADD	2	0.44	110.20	1.94	110.20	1.00	150,000	173,000	173,000	196,000
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

City of Ames, IA

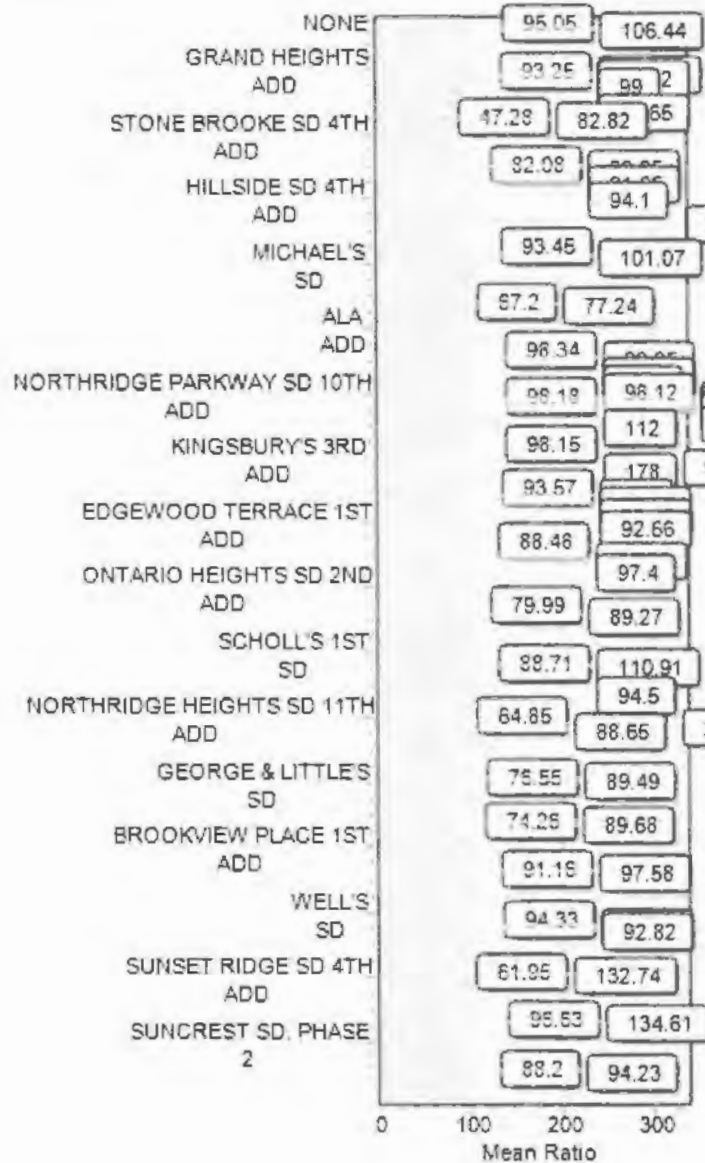
Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

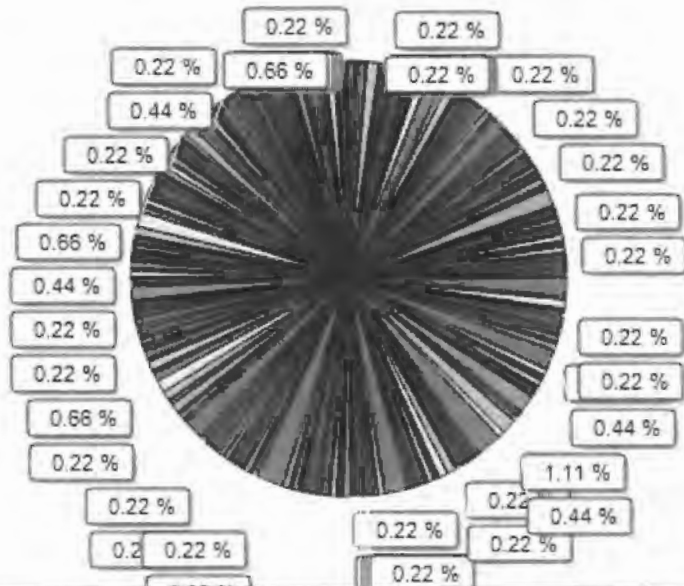
PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 10

Sub-division Strata



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per Sub-division

- 7 NONE
- 2 CAIRNS SD
- 1 BLOOMINGTON HEIGHTS PLAT 9
- 2 BLOOMINGTON HEIGHTS PLAT 8
- 2 BLOOMINGTON HEIGHTS PLAT 4
- 1 BLOOMINGTON HEIGHTS PLAT 3
- 3 CHAMBERLAIN'S ADD
- 1 COLLEGE CREEK DEVELOPMENT 2ND ADD
- 1 COLLEGE CREEK DEVELOPMENT 3RD ADD
- 1 COLLEGE CREEK DEVELOPMENT 4TH ADD

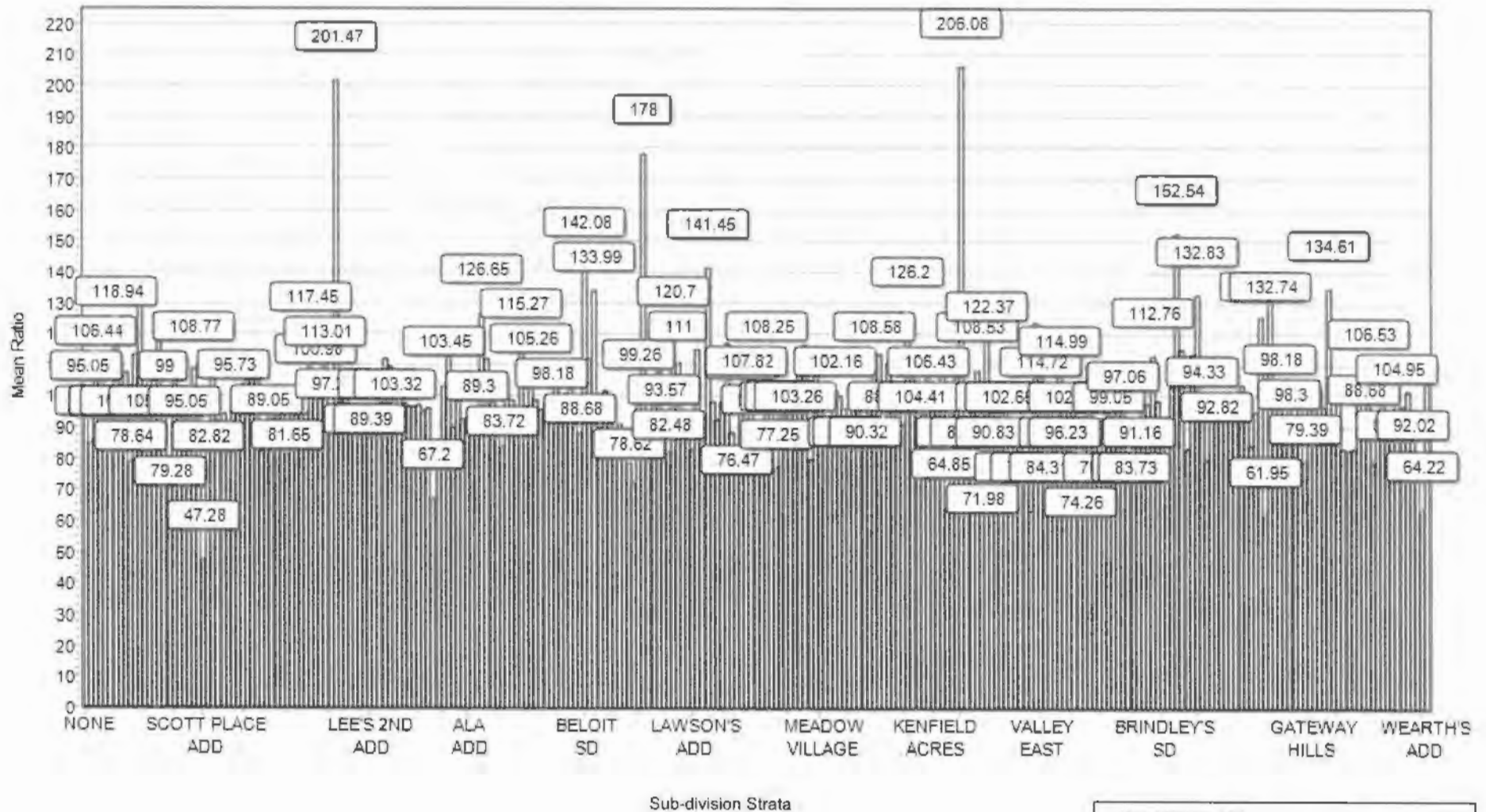
City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 11



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

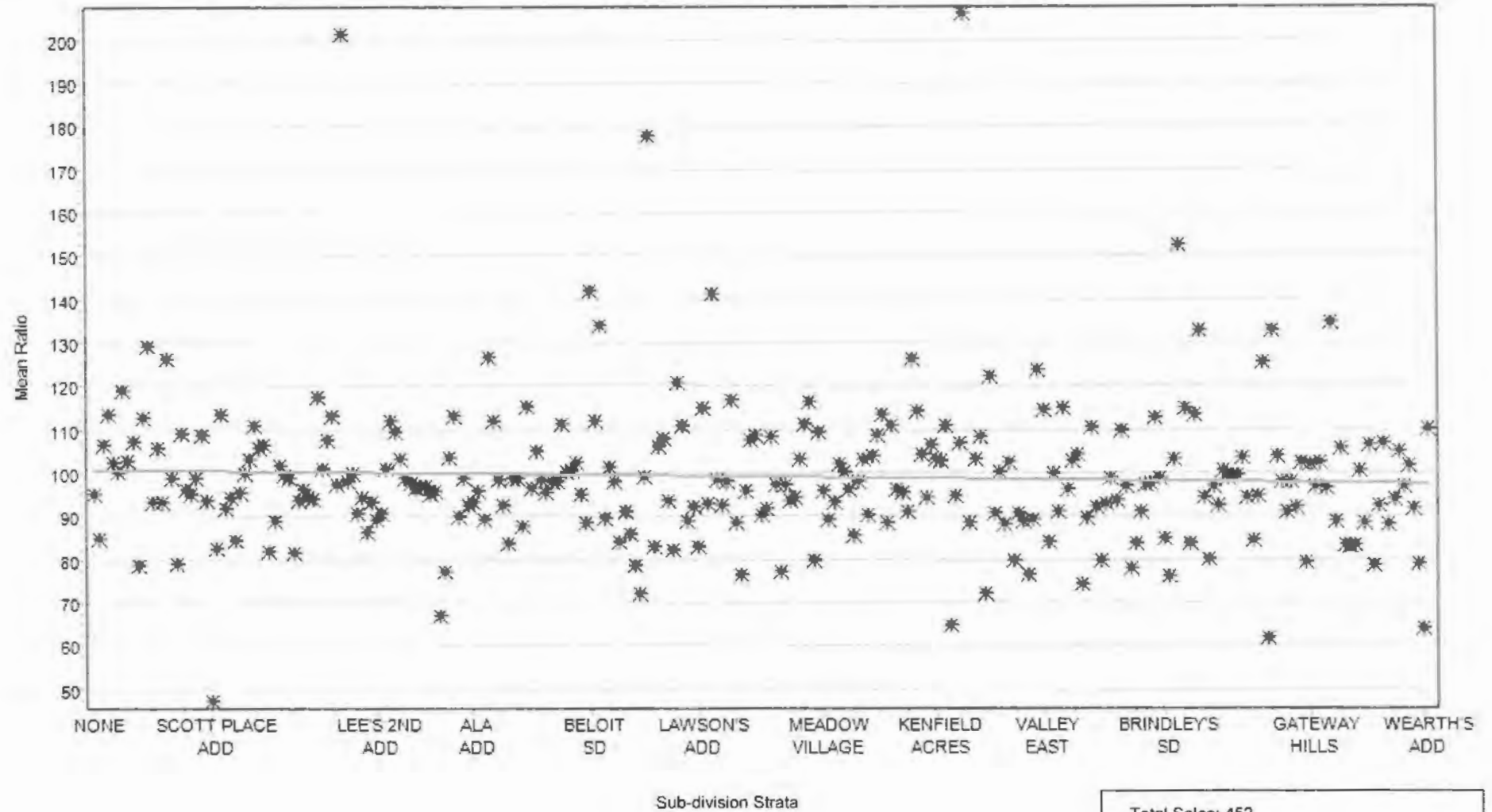
City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:41 PM Page 12



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Style Strata

Study Name Residential sales 2022

Study Date 01/01/2021-12/31/2022

Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26

Time Adj. None

NUTC 0

Thu, September 21, 2023 12:42 PM Page 1

Building Style Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
1 Story Frame	202	44.69	96.67	12.47	98.35	1.02	66,500	294,102	265,500	675,000
1 Story Brick	4	0.88	98.88	22.26	117.54	1.02	176,500	308,625	251,000	556,000
1 1/2 Story Frame	71	15.71	93.30	11.55	93.92	1.01	108,000	244,958	225,000	799,000
1 1/2 Story Brick	1	0.22	85.73		85.73	1.00	415,000	415,000	415,000	415,000
2 Story Frame	108	23.89	100.52	10.26	104.02	1.01	100,000	316,679	312,500	795,000
2 Story Brick	3	0.66	86.08	12.02	88.55	1.00	385,000	447,500	467,500	490,000
Split Foyer Frame	9	1.99	98.57	8.70	103.76	1.00	137,000	223,556	220,000	310,000
Split Level Frame	20	4.42	92.07	13.84	95.93	1.03	120,000	283,905	271,250	595,000
1 Story Townhouse	1	0.22	106.29		106.29	1.00	140,000	140,000	140,000	140,000
2 Story Townhouse	2	0.44	85.29	8.66	85.29	1.01	150,000	163,000	163,000	176,000
1 Story Condo	17	3.76	93.63	13.52	95.20	1.00	90,000	194,594	180,000	369,000
2 Story Condo	7	1.55	101.37	9.06	96.39	1.00	136,500	184,486	182,000	227,000
1 1/2 Story Log-Pine	1	0.22	123.72		123.72	1.00	191,000	191,000	191,000	191,000
2 1/2 Story Frame	3	0.66	79.60	13.11	83.14	1.00	403,500	418,767	425,000	427,800
Commercial / Industrial	3	0.66	77.25	5.66	78.15	0.93	820,000	5,240,000	1,300,000	13,600,000
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

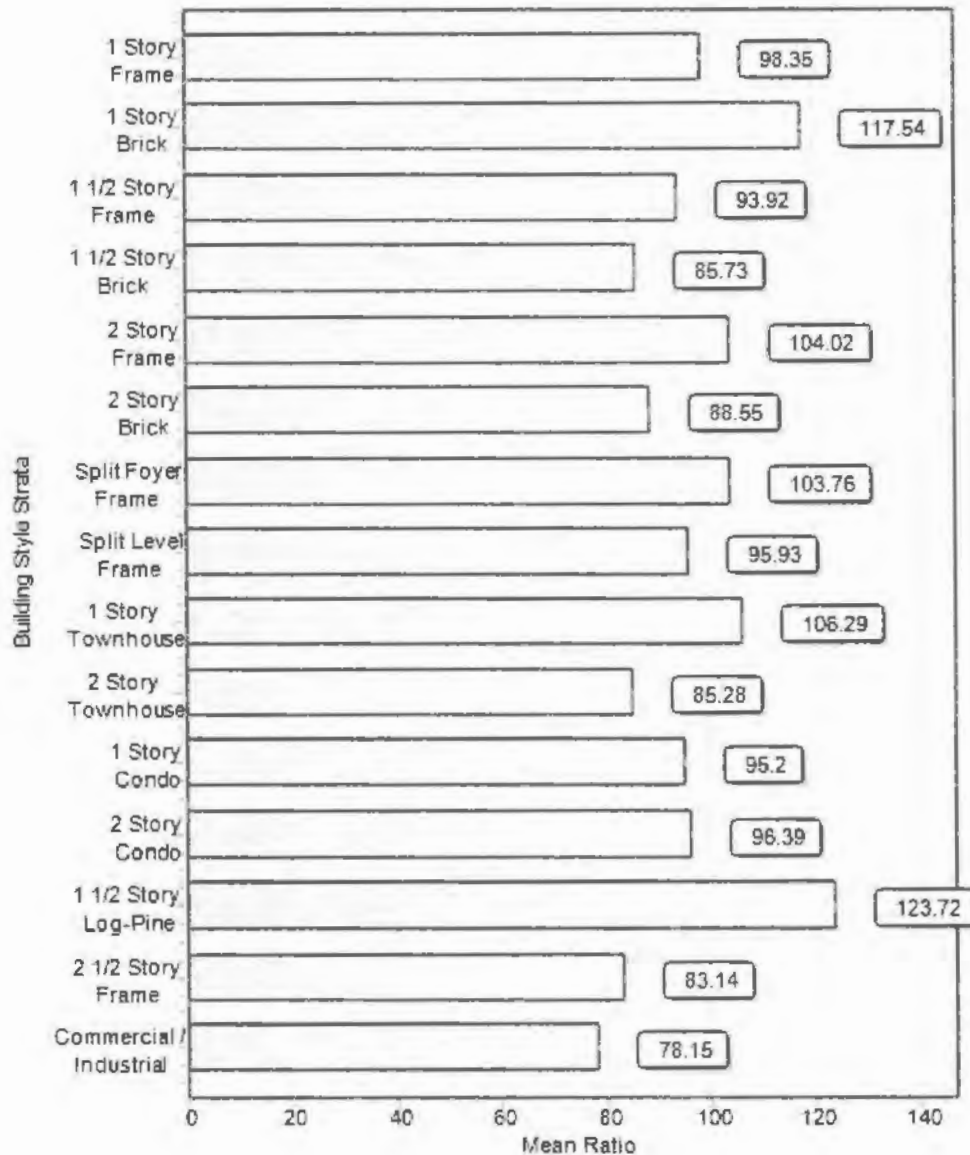
City of Ames, IA

Sales Ratio Style Strata

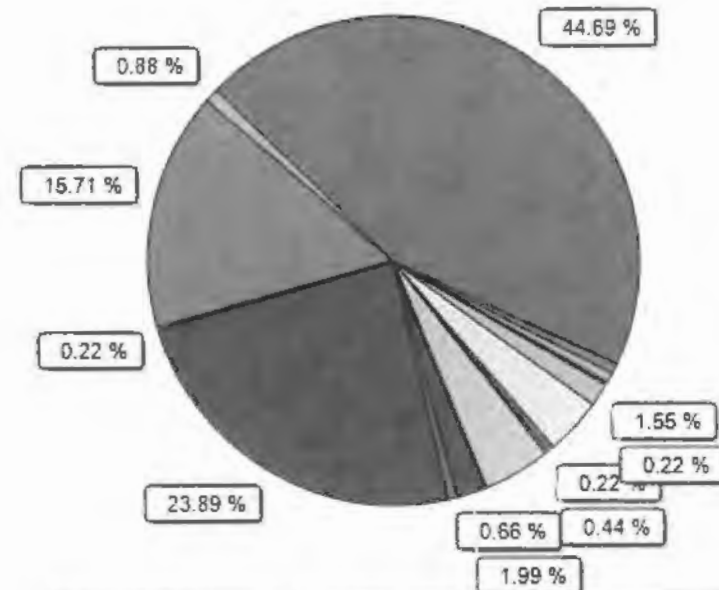
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM Page 2



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per Building Style

202 1 Story Frame	4 1 Story Brick
71 1 1/2 Story Frame	1 1 1/2 Story Brick
108 2 Story Frame	3 2 Story Brick
9 Split Foyer Frame	20 Split Level Frame
1 1 Story Townhouse	2 2 Story Townhouse
17 1 Story Condo	7 2 Story Condo
1 1 1/2 Story Log-Pine	3 2 1/2 Story Frame
3 Commercial / Industrial	

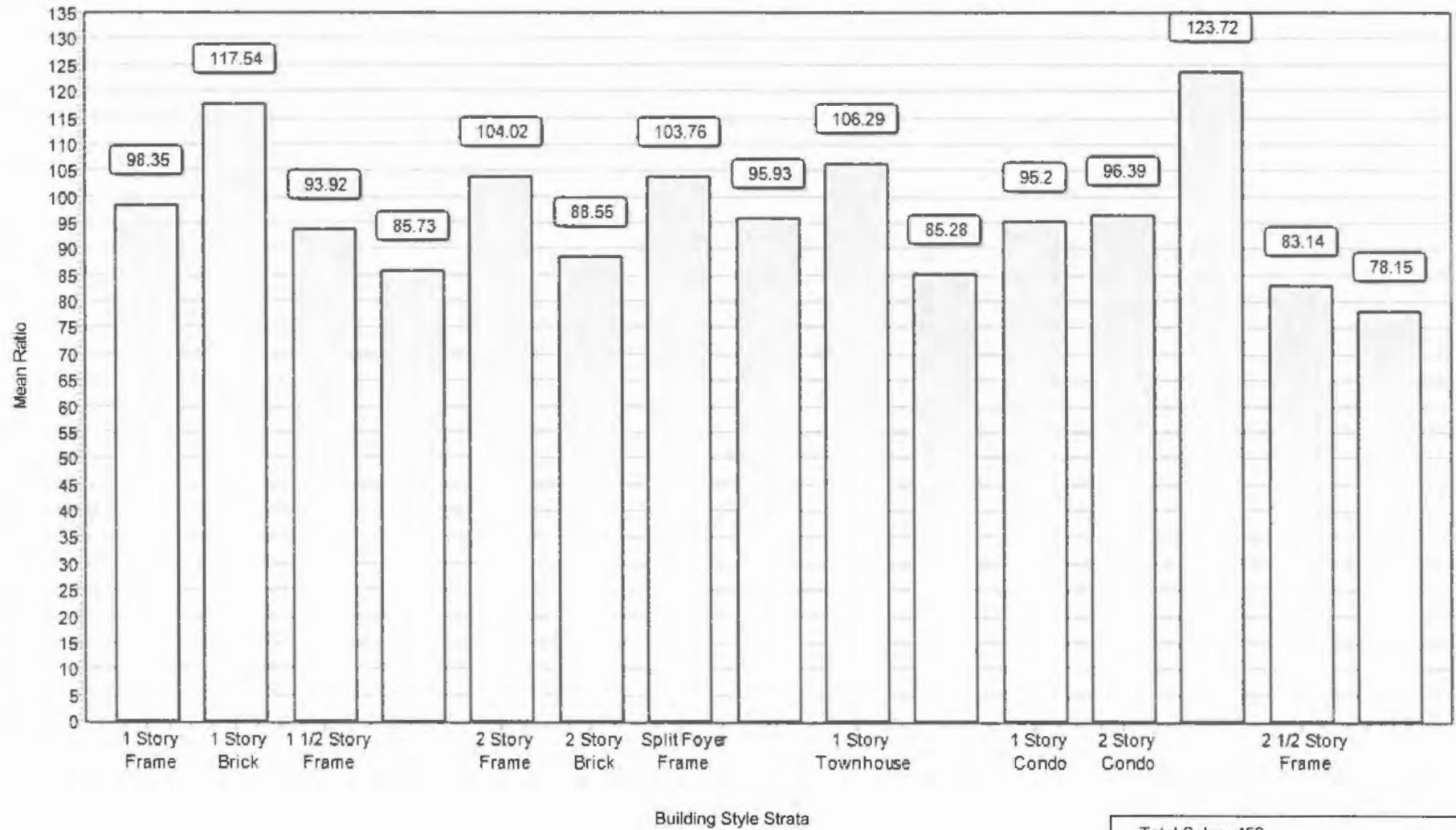
City of Ames, IA

Sales Ratio Style Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM Page 3



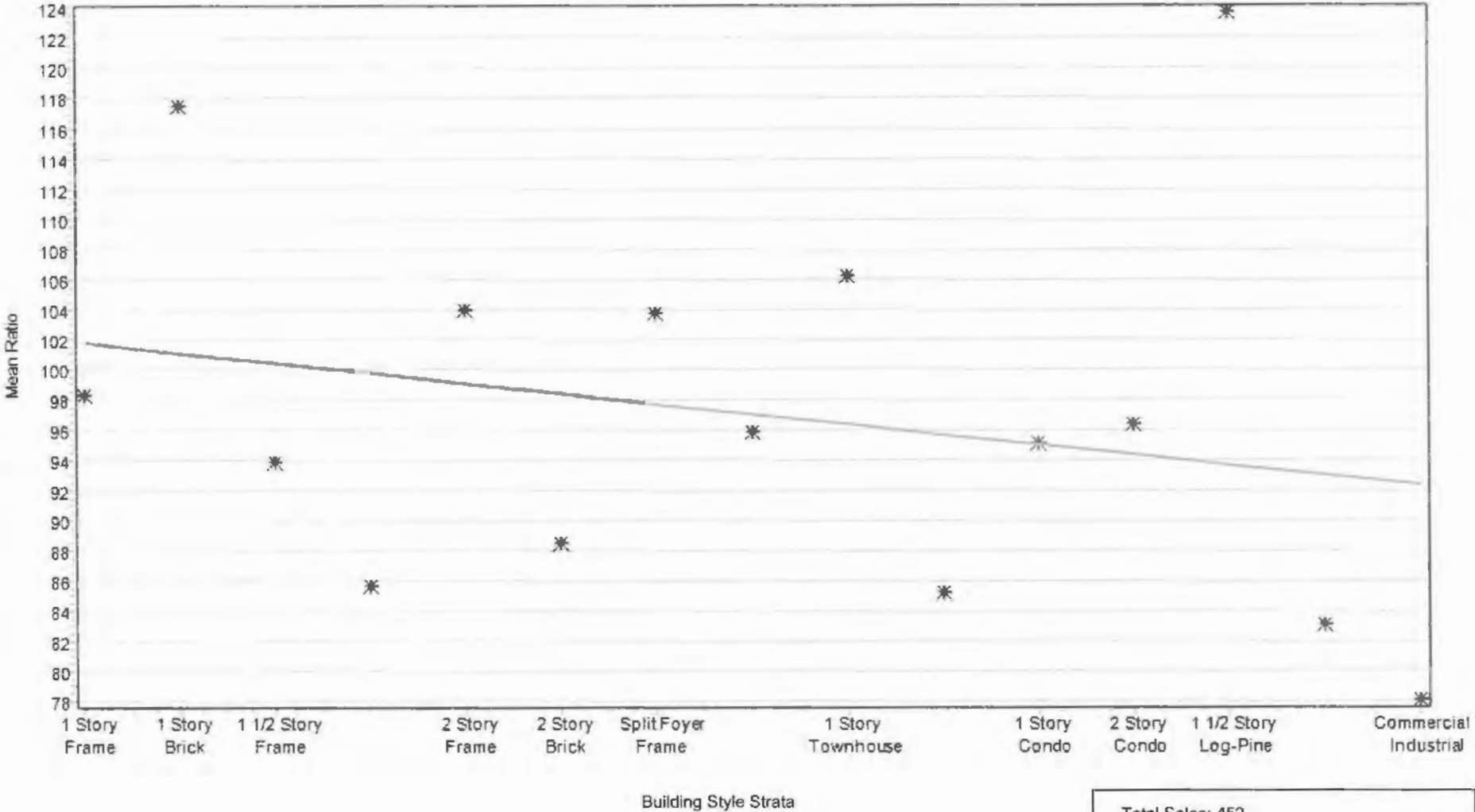
Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Style Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

Sales Ratio Year Built Strata

Table Basis Main Tables

NUTC	0
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Thu, September 21, 2023 12:42 PM Page 1

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City of Ames, IA

Sales Ratio Year Built Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

<u>Year Built Strata</u>	<u># of Sales</u>	<u>% of Total</u>	<u>Median Ratio</u>	<u>COD Median</u>	<u>Mean Ratio</u>	<u>P.R.D.</u>	<u>Low Sale</u>	<u>Mean Sale</u>	<u>Median Sale</u>	<u>High Sale</u>
Yard Item										
Vacant										
Other										
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

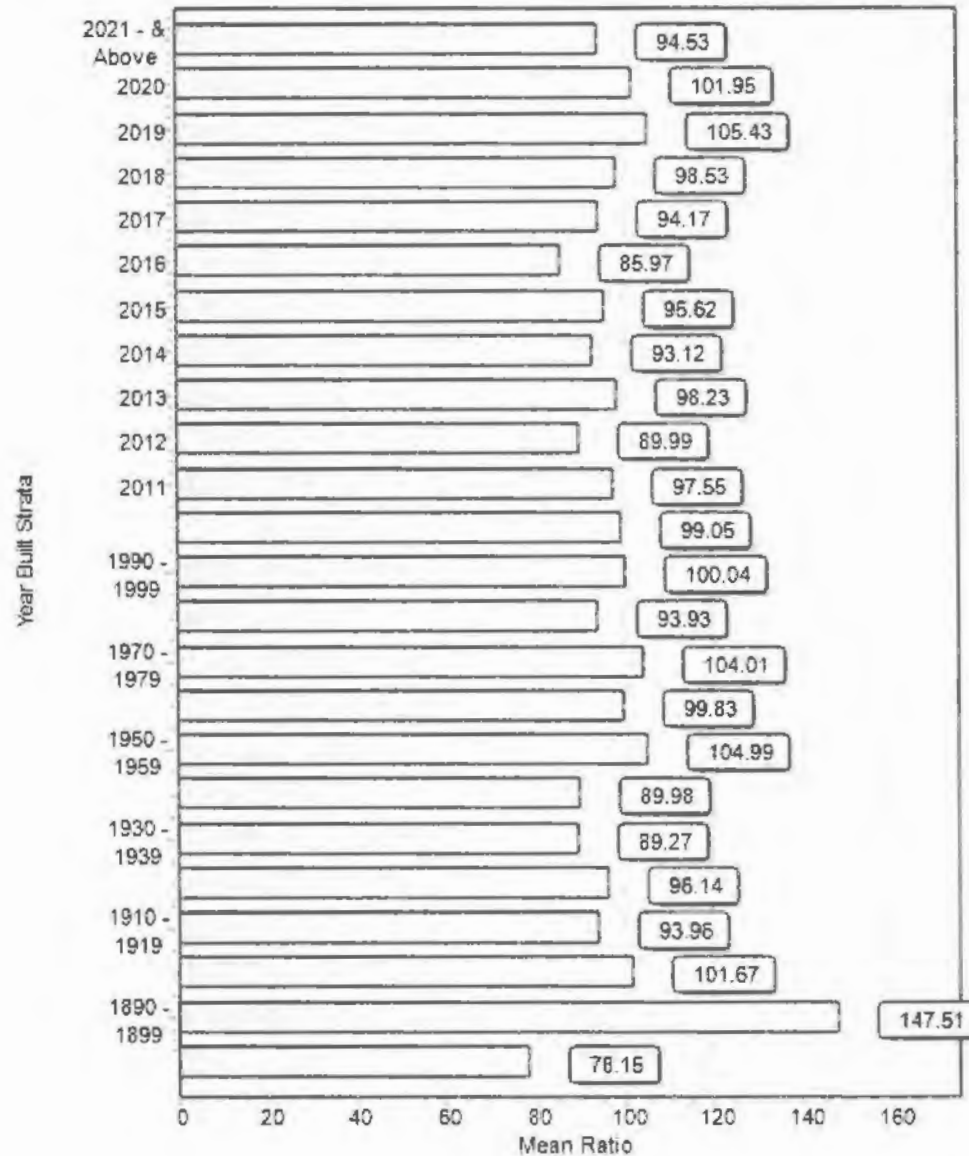
City of Ames, IA

Sales Ratio Year Built Strata

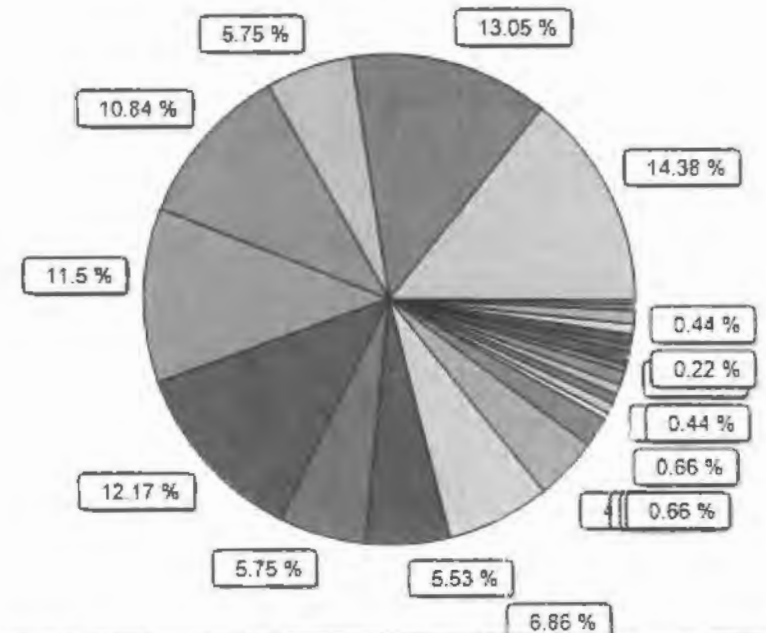
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM Page 3



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per Year Built

3 2021 - & Above	3 2020	4 2019
2 2018	4 2017	2 2016
3 2015	3 2014	4 2013
2 2012	1 2011	65 2000 - 2009
59 1990 - 1999	26 1980 - 1989	49 1970 - 1979
52 1960 - 1969	55 1950 - 1959	26 1940 - 1949
25 1930 - 1939	31 1920 - 1929	19 1910 - 1919
9 1900 - 1909	2 1890 - 1899	3 Commercial

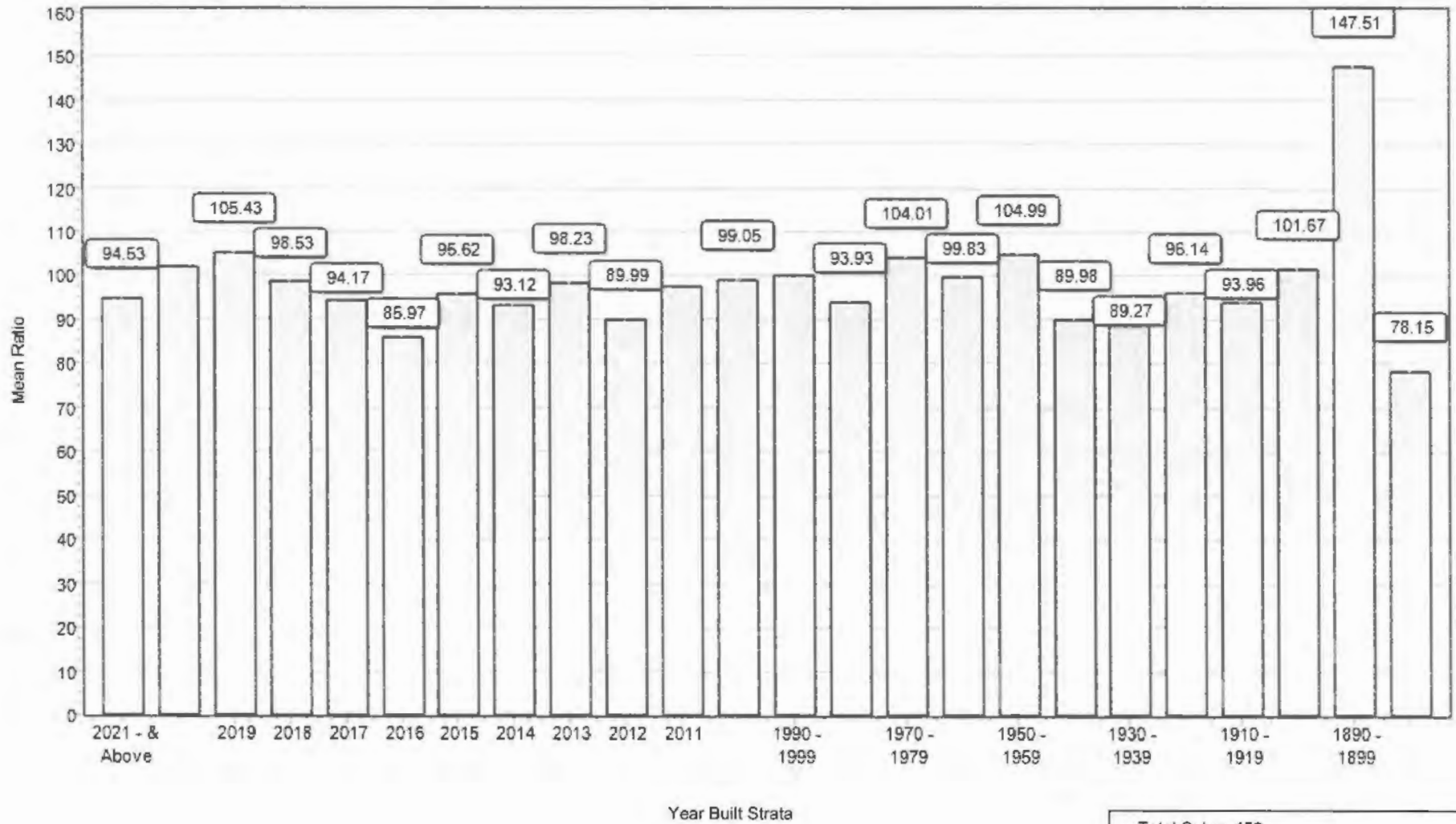
City of Ames, IA

Sales Ratio Year Built Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM Page 4



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Year Built Strata

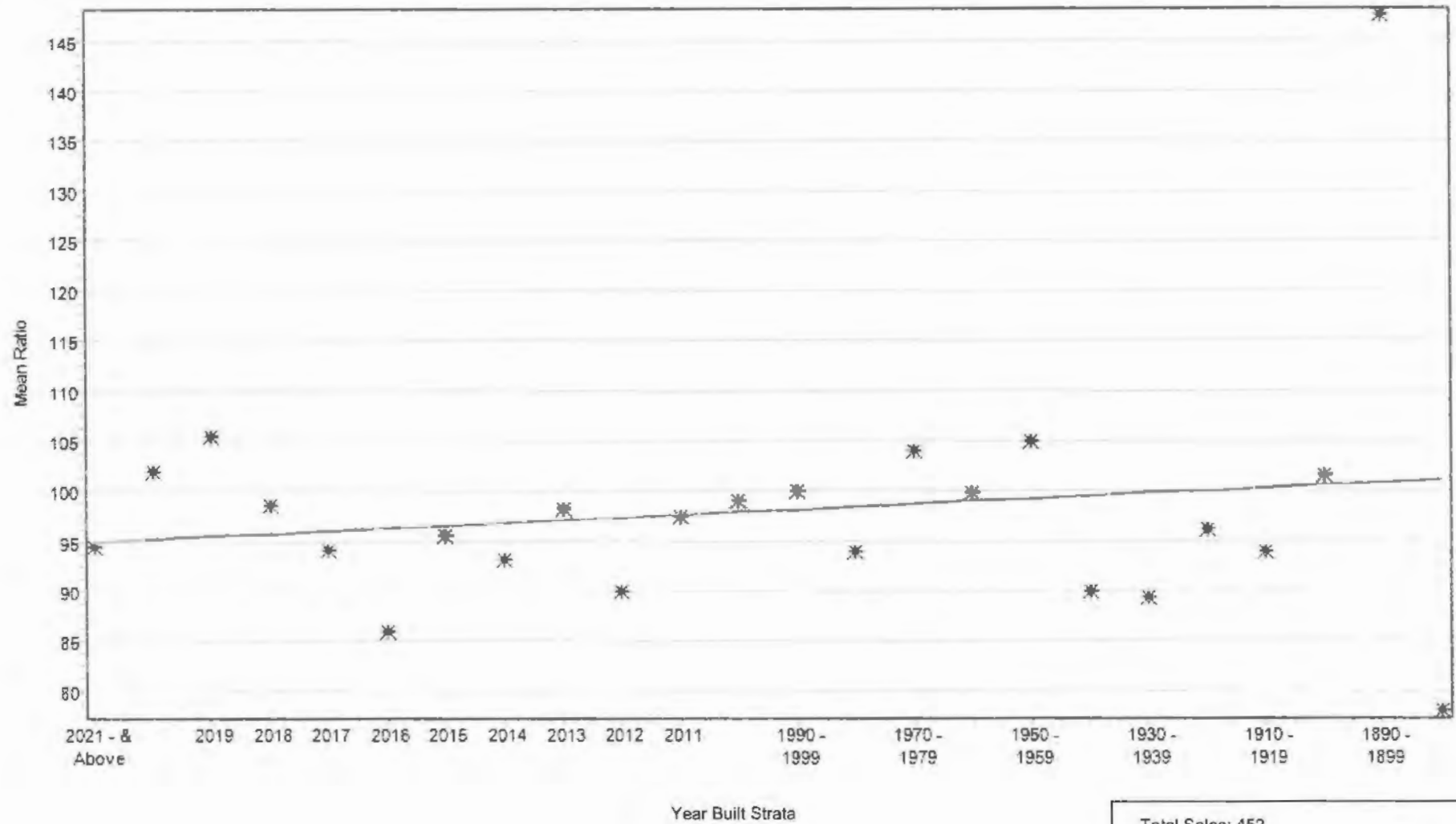
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM

Page

5



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Condition Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu. September 21, 2023 12:42 PM Page 1

Condition Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
None										
Excellent	9	1.99	99.49	8.09	99.58	0.99	176,000	303,778	272,000	565,000
Very Good	38	8.41	97.20	9.07	96.94	1.01	140,000	266,034	257,500	490,000
Good	57	12.61	99.26	15.48	104.75	1.04	66,500	265,257	250,000	753,000
Above Normal	65	14.38	95.05	15.55	97.89	1.02	100,000	242,062	227,500	467,500
Normal	247	54.65	97.06	10.69	99.09	1.01	90,500	308,638	289,000	799,000
Below Normal	23	5.09	98.60	13.57	96.23	0.99	129,000	272,891	240,000	795,000
Fair	8	1.77	83.49	13.77	83.95	1.02	90,000	216,238	193,000	374,900
Poor	1	0.22	47.28		47.28	1.00	125,000	125,000	125,000	125,000
Very Poor	1	0.22	64.22		64.22	1.00	135,000	135,000	135,000	135,000
Observed										
Ag Building										
Ag Land										
Commercial / Industrial	3	0.66	77.25	5.66	78.15	0.93	820,000	5,240,000	1,300,000	13,600,000
Exempt										
Other										
Vacant										
Yard Item										
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

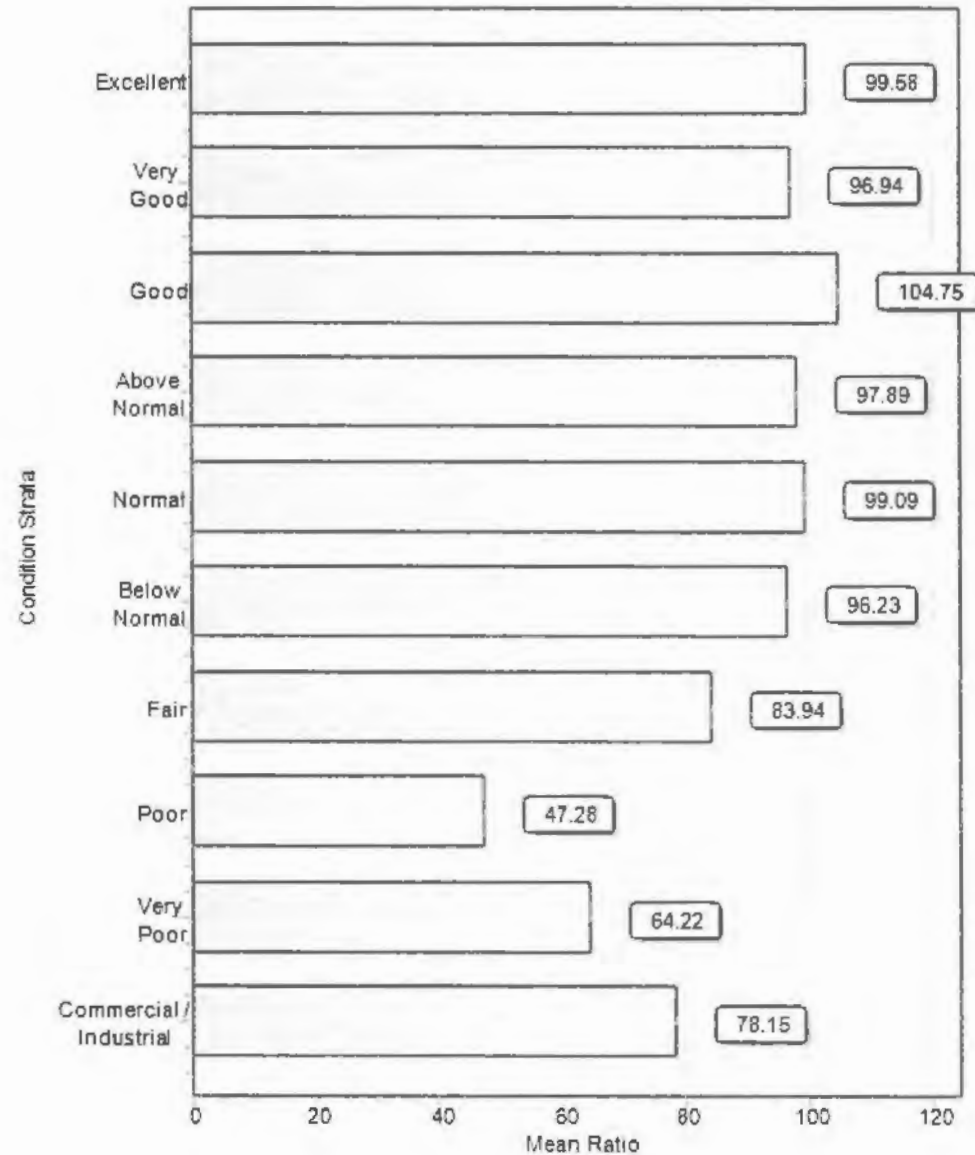
City of Ames, IA

Sales Ratio Condition Strata

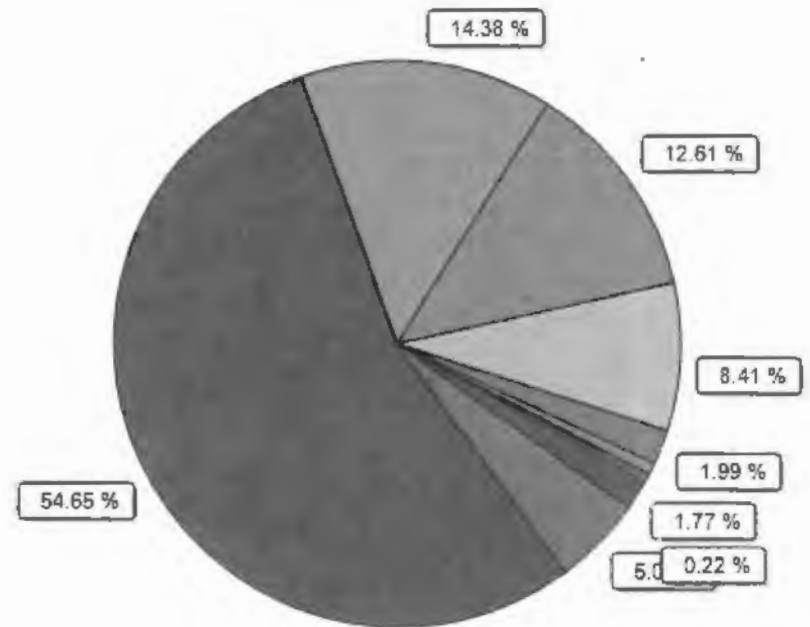
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM Page 2



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per Condition

9 Excellent	38 Very Good
57 Good	65 Above Normal
247 Normal	23 Below Normal
8 Fair	1 Poor
1 Very Poor	3 Commercial/Industrial

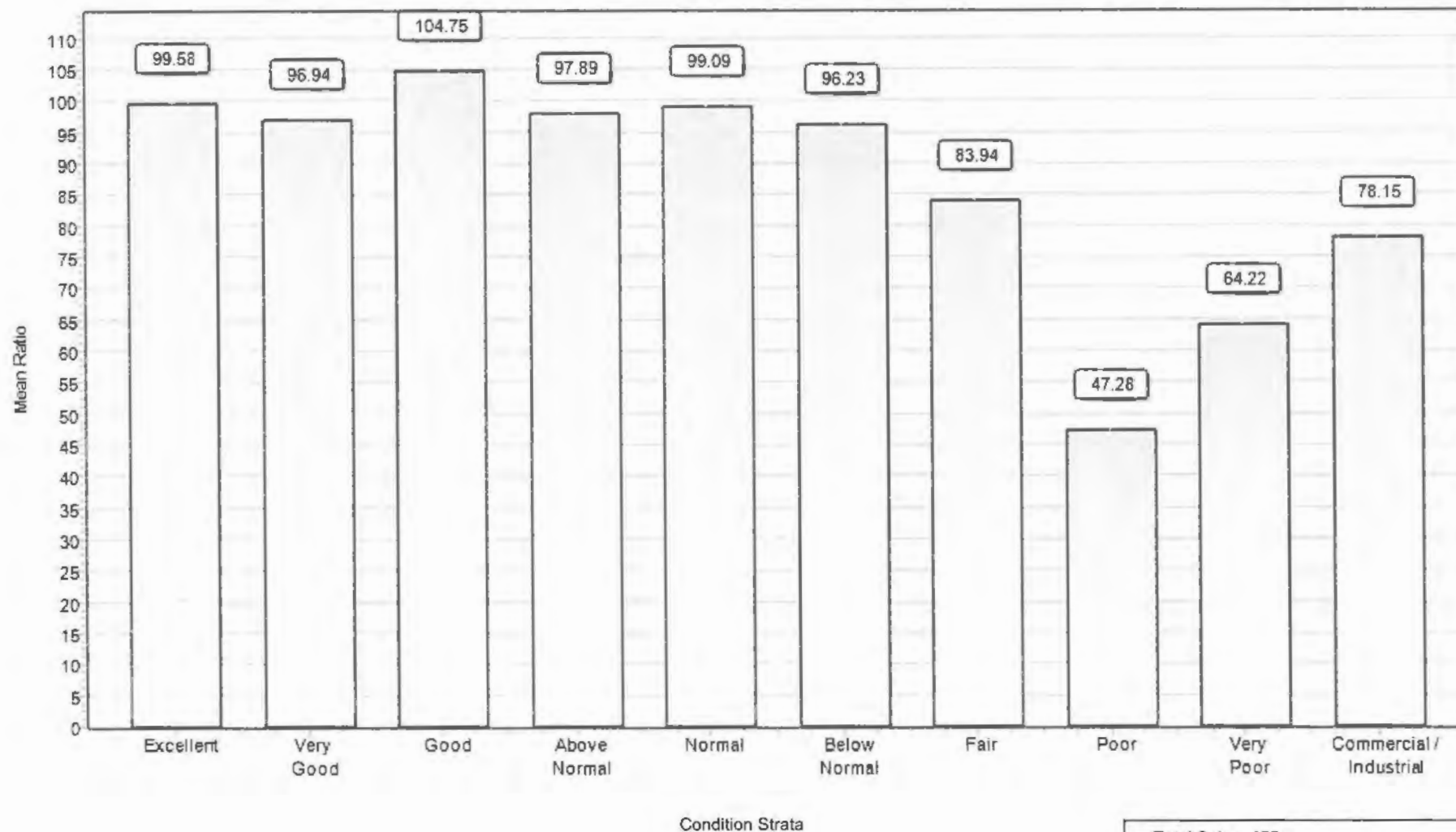
City of Ames, IA

Sales Ratio Condition Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
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NUTC 0

Thu, September 21, 2023 12:42 PM Page 3



Total Sales: 452
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City of Ames, IA

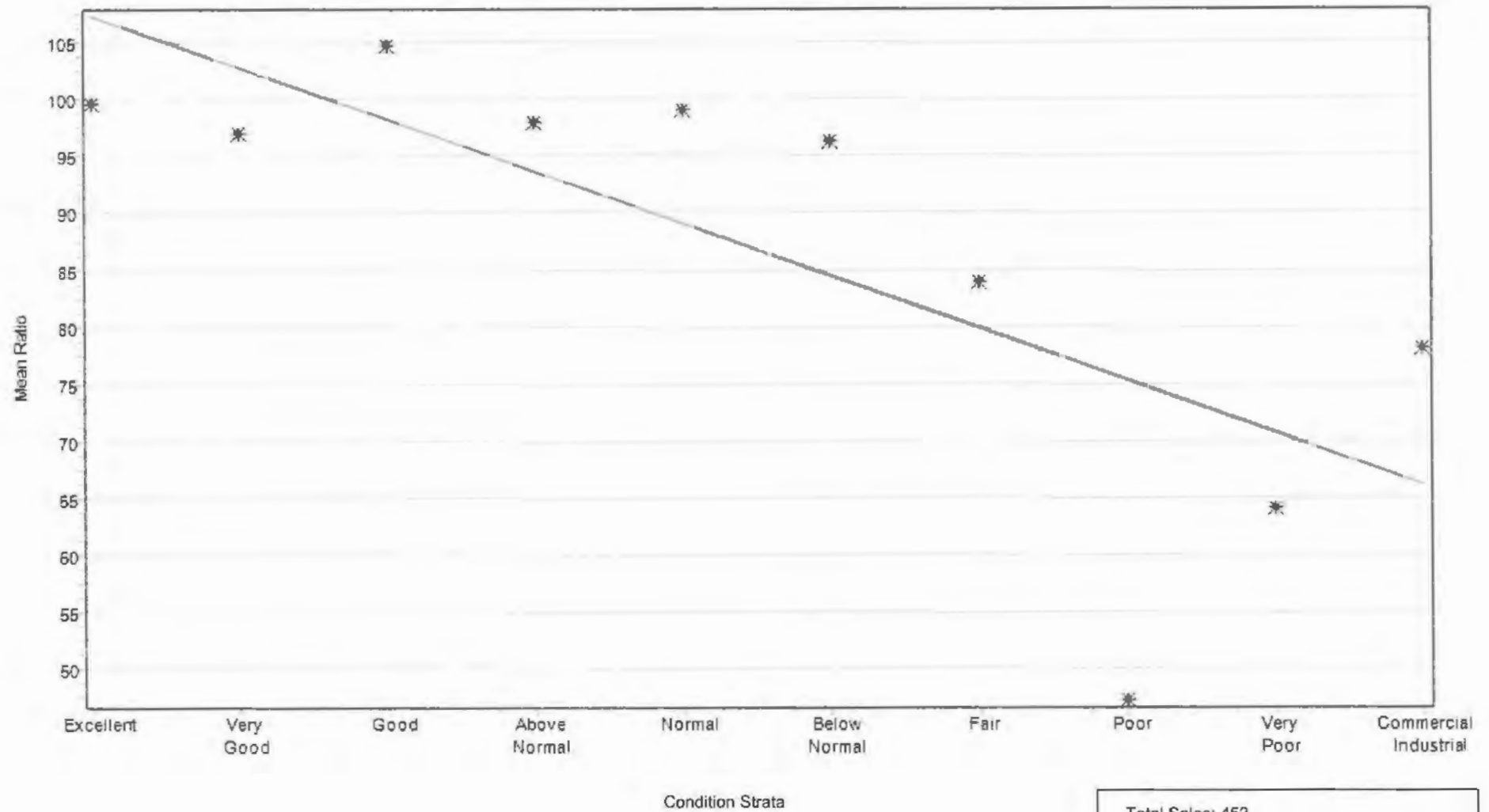
Sales Ratio Condition Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM

Page 4



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Grade Strata

Thu, September 21, 2023 12:42 PM Page 1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

<u>Building Grade Strata</u>	<u># of Sales</u>	<u>% of Total</u>	<u>Median Ratio</u>	<u>COD Median</u>	<u>Mean Ratio</u>	<u>P.R.D.</u>	<u>Low Sale</u>	<u>Mean Sale</u>	<u>Median Sale</u>	<u>High Sale</u>
2-10	8	1.77	104.52	8.87	105.50	1.03	290,000	547,188	523,000	799,000
3+10	4	0.88	101.18	11.27	99.75	0.98	399,500	574,375	572,500	753,000
3+5	25	5.53	101.07	11.98	101.67	1.02	225,000	435,246	439,900	605,000
3	69	15.27	100.57	10.00	101.96	1.02	193,000	393,594	386,000	675,000
3-5	72	15.93	99.25	10.96	102.49	1.02	120,000	305,192	308,500	445,000
3-10	85	18.81	98.43	10.92	98.24	1.01	110,000	266,171	265,000	379,900
4+10	77	17.04	94.64	11.68	97.40	1.03	95,000	232,147	230,000	368,000
4+5	81	17.92	93.46	13.79	95.77	1.03	66,500	202,982	204,000	475,000
4	19	4.20	98.57	16.22	98.48	1.02	100,000	164,034	164,500	252,000
4-5	5	1.11	93.50	12.19	86.28	1.09	100,000	187,100	137,000	450,000
4-10	1	0.22	64.94		64.94	1.00	180,000	180,000	180,000	180,000
5+10	1	0.22	47.28		47.28	1.00	125,000	125,000	125,000	125,000
5	1	0.22	74.15		74.15	1.00	119,900	119,900	119,900	119,900
5-5	1	0.22	89.39		89.39	1.00	90,500	90,500	90,500	90,500
Commercial / Industrial	3	0.66	77.25	5.66	78.15	0.93	820,000	5,240,000	1,300,000	13,600,000
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

City of Ames, IA

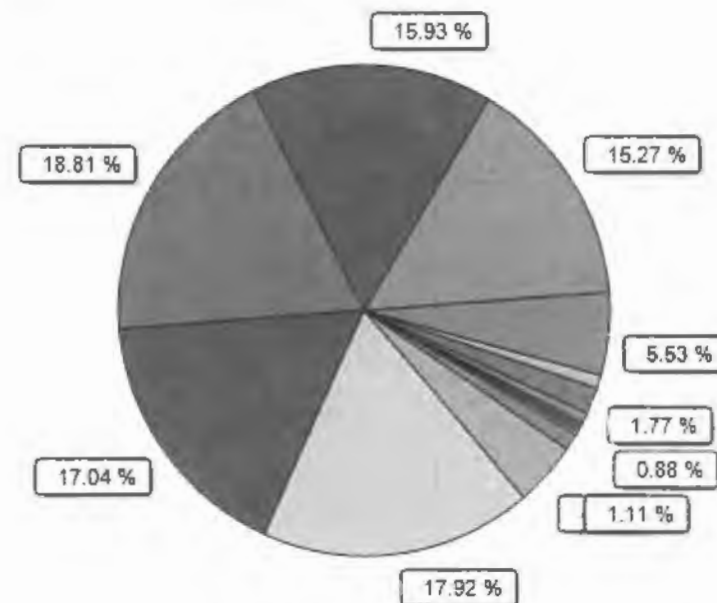
Sales Ratio Grade Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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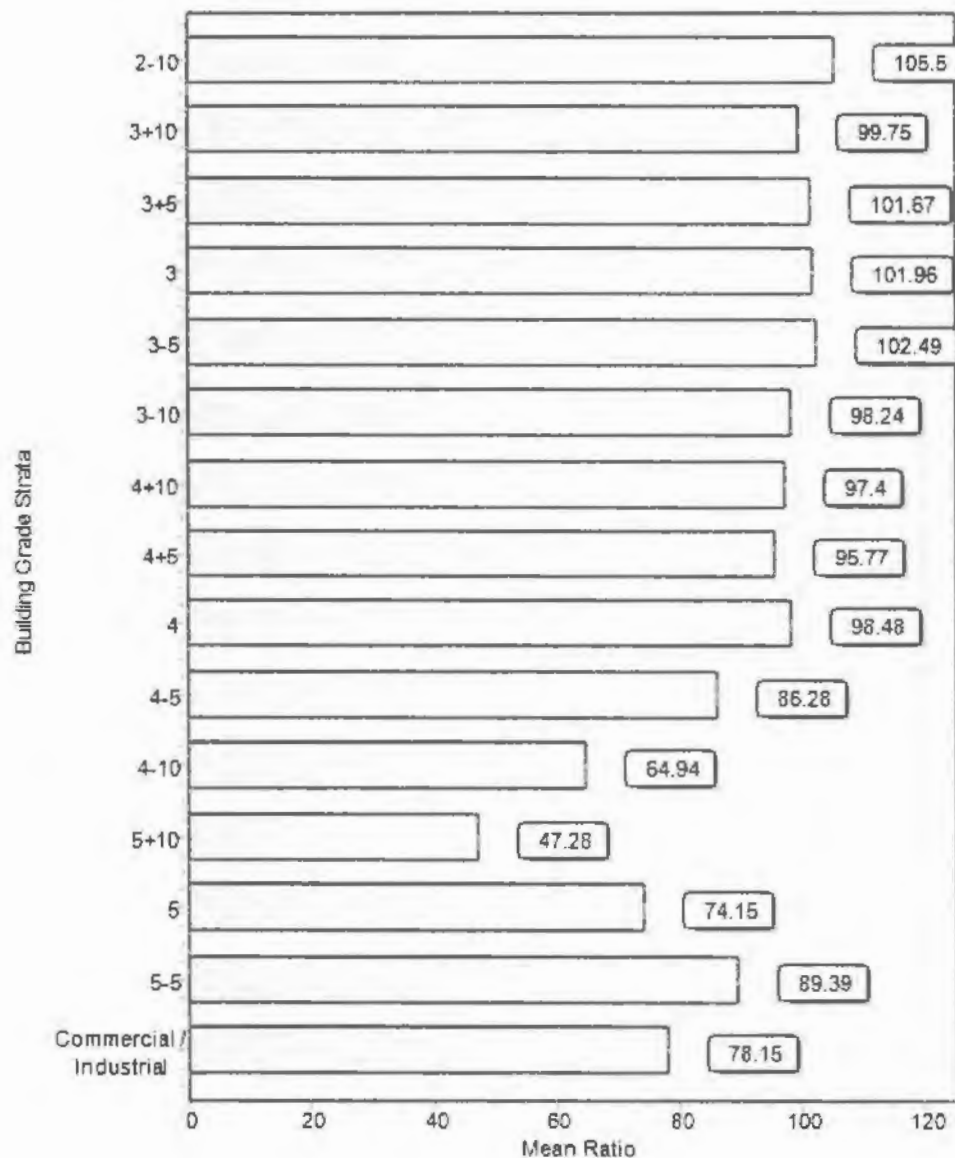
Thu, September 21, 2023 12:42 PM Page 2

Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per Building Grade

8 2-10	4 3+10
25 3+5	69 3
72 3-5	85 3-10
77 4+10	81 4+5
19 4	5 4-5
1 4-10	1 5+10
1 5	1 5-5
3 Commercial / Industrial	



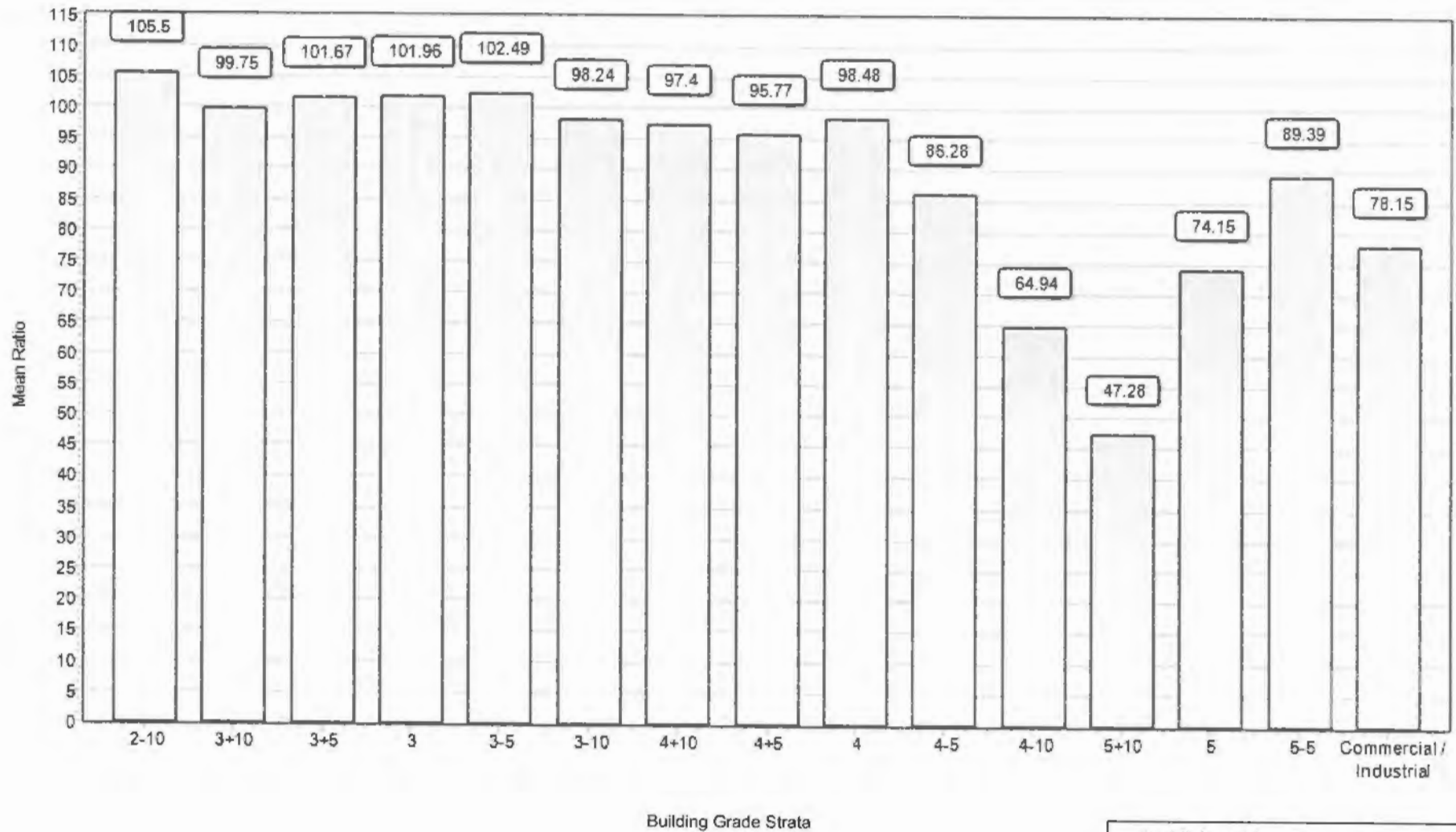
City of Ames, IA

Sales Ratio Grade Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
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Thu, September 21, 2023 12:42 PM Page 3



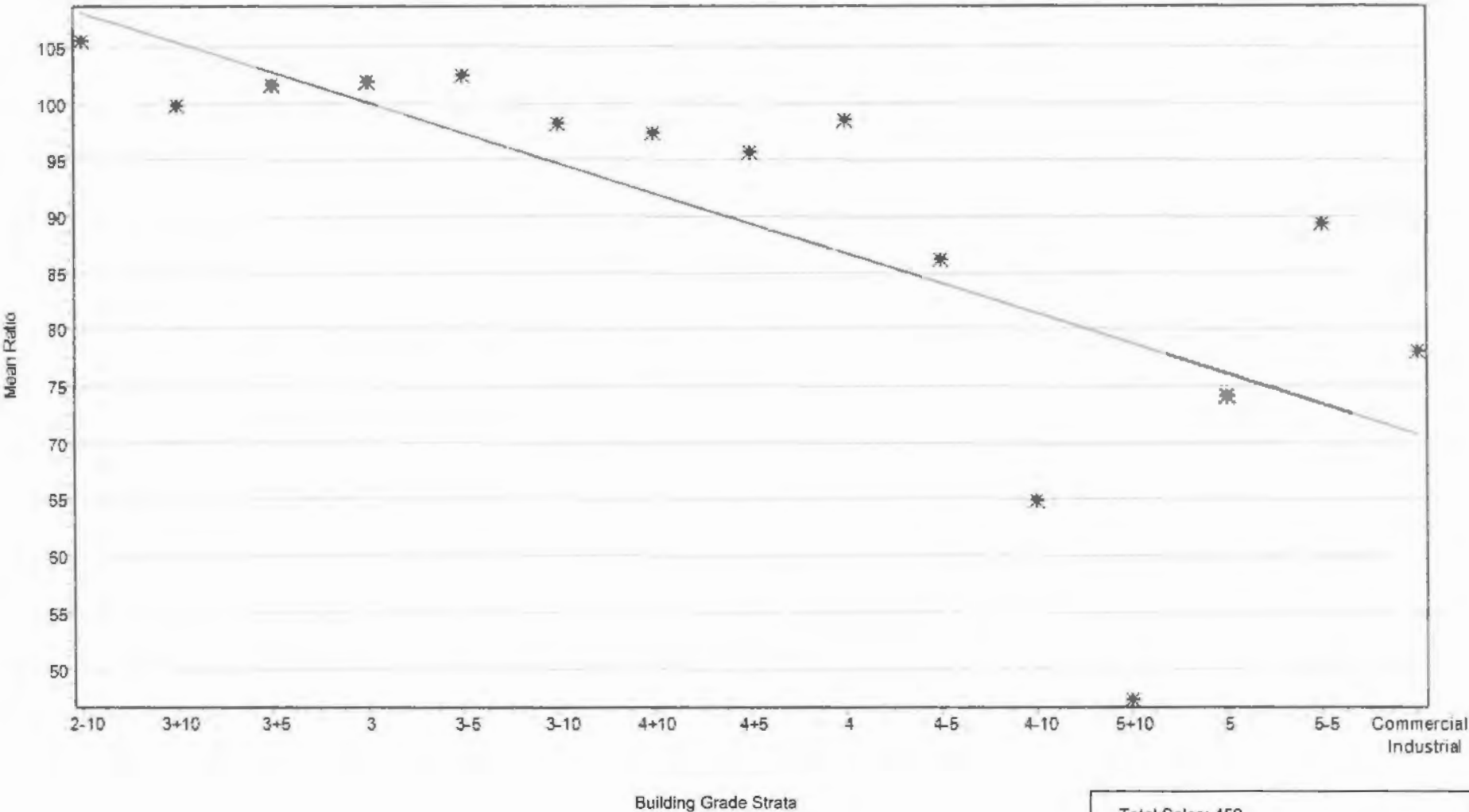
Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

City of Ames, IA

Sales Ratio Grade Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

Sales Ratio TLA or GBA Strata

Table Basis Main Tables

NUTC	0
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Thu, September 21, 2023 12:42 PM

Page 1

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City of Ames, IA

Sales Ratio TLA or GBA Strata

Thu, September 21, 2023 12:42 PM Page 2

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Main Tables

NUTC 0

TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
25,000 - 29,999										
30,000 - 34,999										
35,000 - 39,999										
40,000 - 44,999										
45,000 - 49,999										
50,000 - & UP										
Commercial	3	0.66	77.25	5.66	78.15	0.93	820,000	5,240,000	1,300,000	13,600,000
Ag Land										
Ag Building										
Exempt										
Yard Item										
Vacant										
Other										
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

City of Ames, IA

Sales Ratio TLA or GBA Strata

Study Name Residential sales 2022

Study Date 01/01/2021-12/31/2022

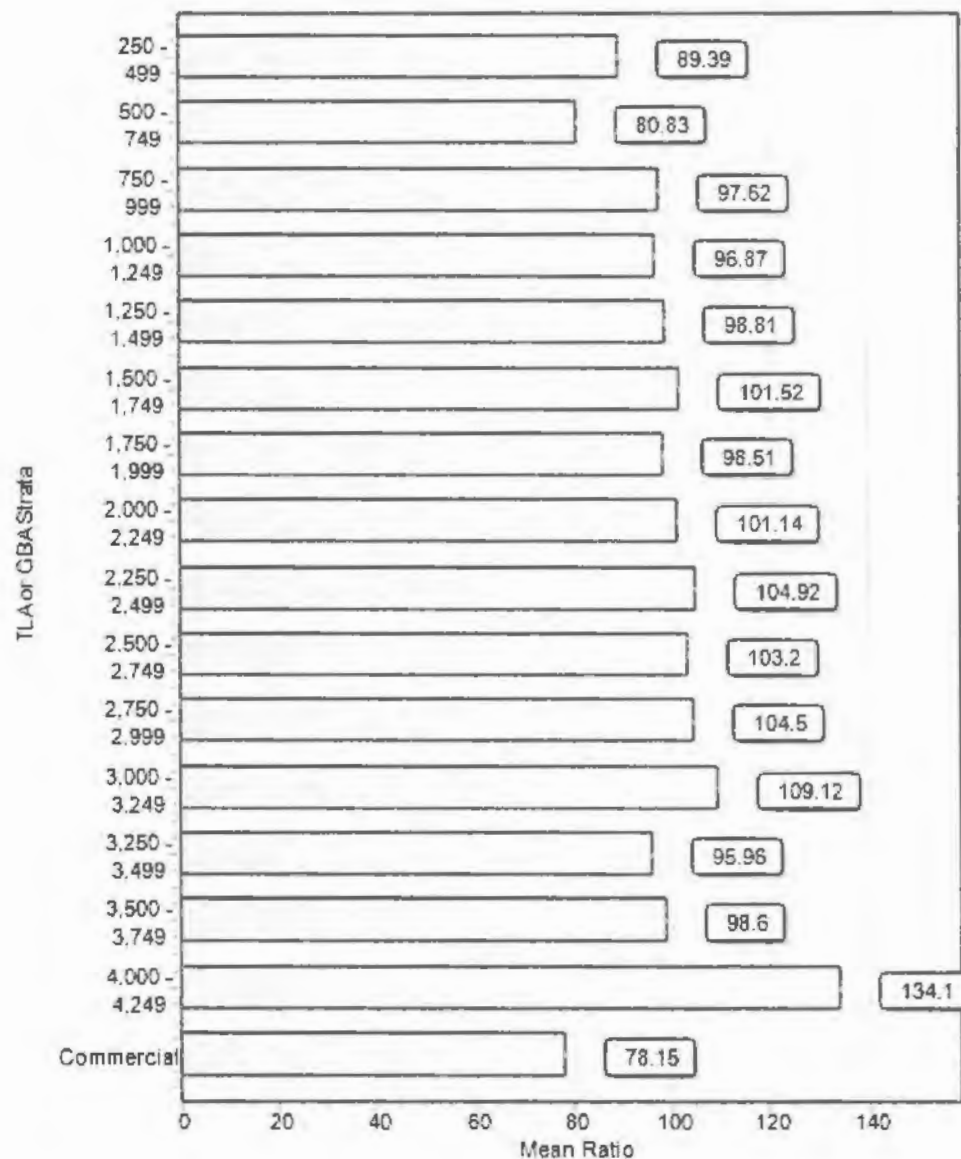
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26

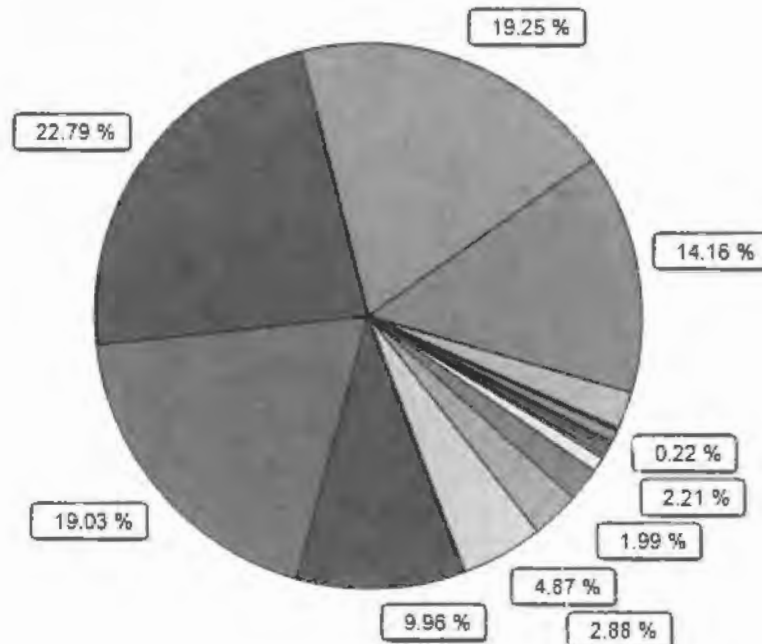
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Thu, September 21, 2023 12:42 PM Page 3



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015



Number of Sales per TLA or GBA

1 250 - 499	10 500 - 749	64 750 - 999
87 1,000 - 1,249	103 1,250 - 1,499	86 1,500 - 1,749
45 1,750 - 1,999	22 2,000 - 2,249	13 2,250 - 2,499
9 2,500 - 2,749	4 2,750 - 2,999	1 3,000 - 3,249
2 3,250 - 3,499	1 3,500 - 3,749	1 4,000 - 4,249
3 Commercial		

City of Ames, IA

Sales Ratio TLA or GBA Strata

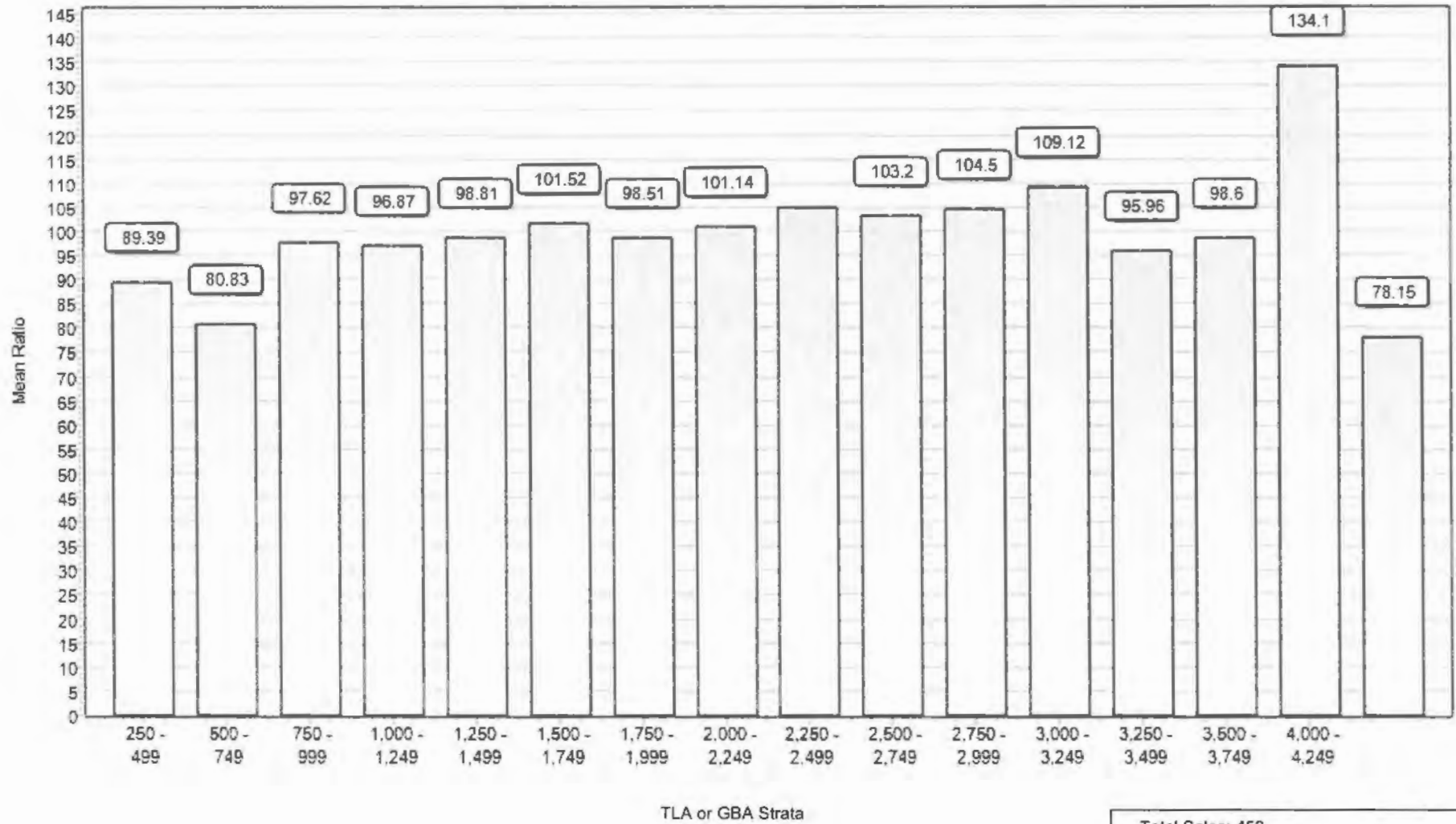
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
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PDFs 1, 6-7, 15, 17, 23, 26
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Thu, September 21, 2023 12:42 PM

Page

4



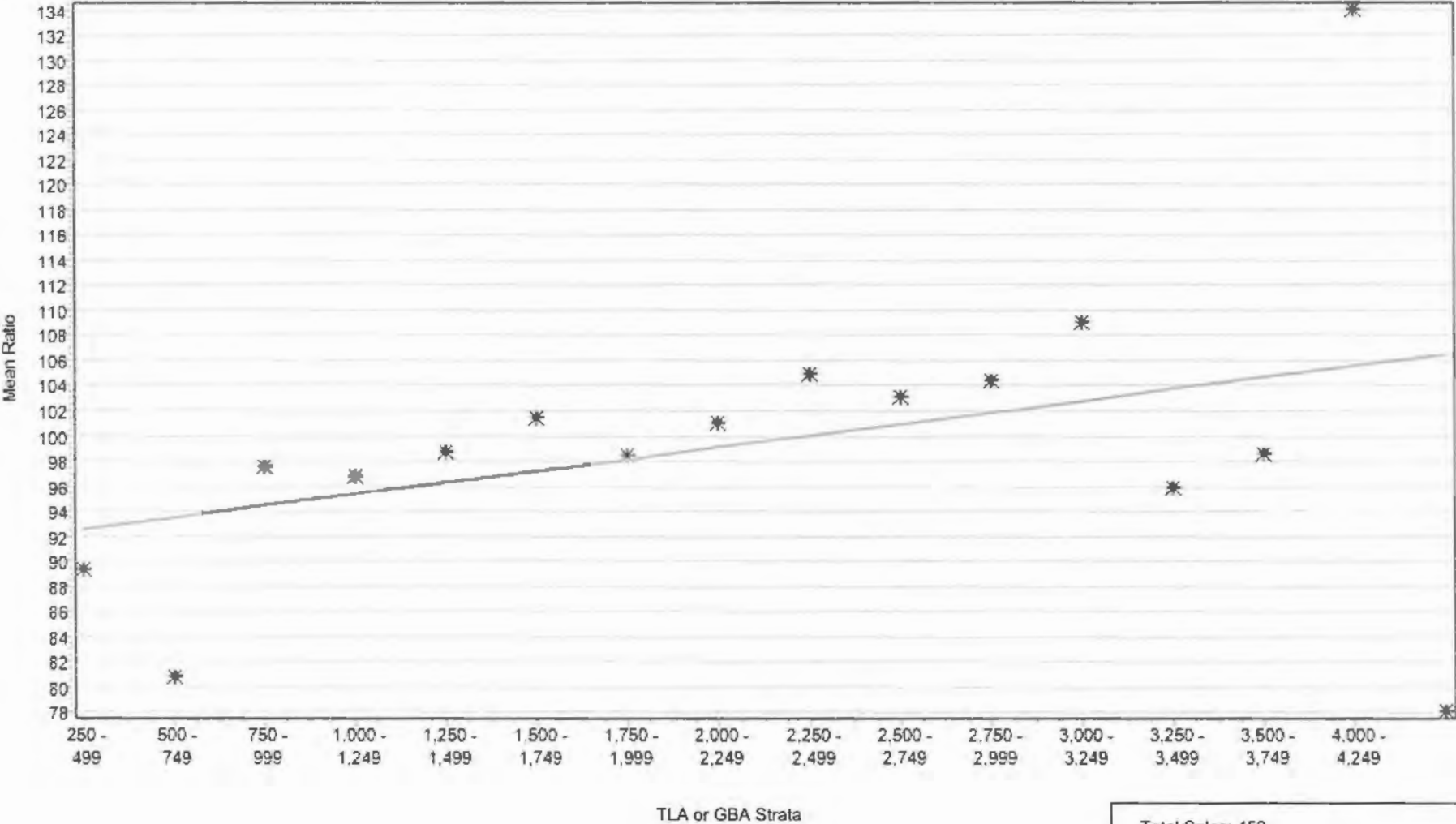
Total Sales: 452
Median Ratio: 97.29
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City of Ames, IA

Sales Ratio TLA or GBA Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
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Total Sales: 452
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City of Ames, IA

Sales Ratio Occupancy Strata

Thu, September 21, 2023 12:42 PM Page 1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Occupancy Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
101 - Single-Family / Owner Oc	349	77.21	96.53	12.47	98.37	1.02	66,500	297,349	274,698	799,000
103 - Two-Family Conversion	8	1.77	99.13	13.67	97.73	0.99	135,000	204,313	189,000	321,000
105 - Two-Family Duplex	13	2.88	112.80	14.62	106.27	0.97	129,000	261,295	265,000	375,000
106 - Three-Family Conversion	3	0.66	108.06	2.22	107.02	1.00	191,000	199,000	196,000	210,000
112 - Townhouse	53	11.73	99.16	8.53	101.50	1.01	122,000	272,098	245,000	528,000
113 - Condominium	23	5.09	96.36	12.88	95.24	1.00	90,000	190,109	180,000	369,000
702 - Apartment	3	0.66	77.25	5.66	78.15	0.93	820,000	5,240,000	1,300,000	13,600,000
Strata Totals.....	452	100.00	97.29	12.28	98.72	1.03	125,000	318,400	265,000	13,600,000

City of Ames, IA

Sales Ratio Occupancy Strata

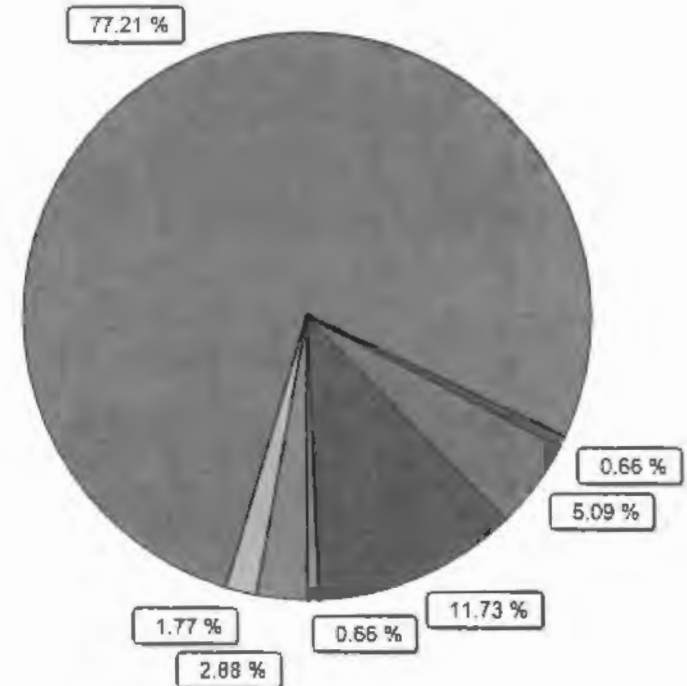
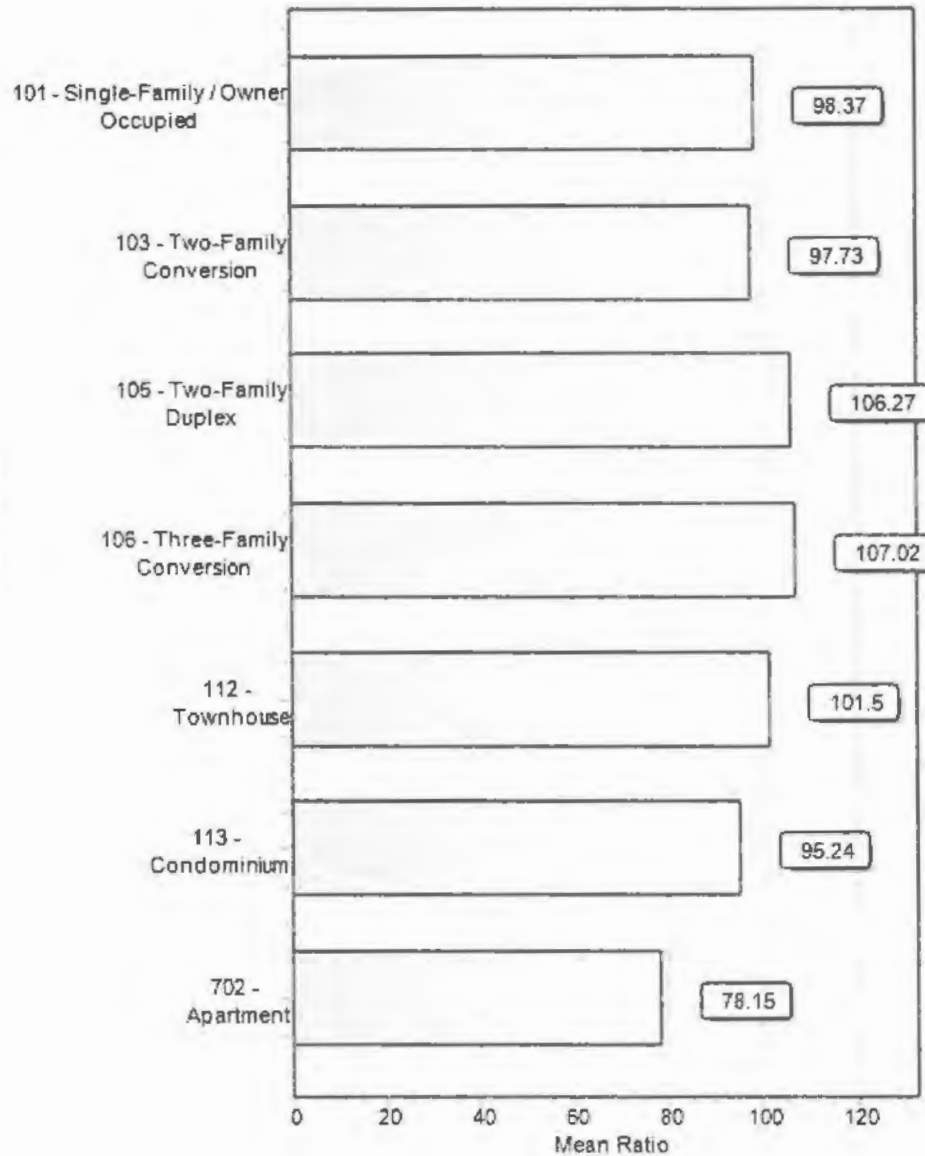
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM Page 2

Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

Occupancy Strata



Number of Sales per Occupancy

349 101 8 103 13 105 3 106 53 112
23 113 3 702

City of Ames, IA

Sales Ratio Occupancy Strata

Study Name Residential sales 2022

Study Date 01/01/2021-12/31/2022

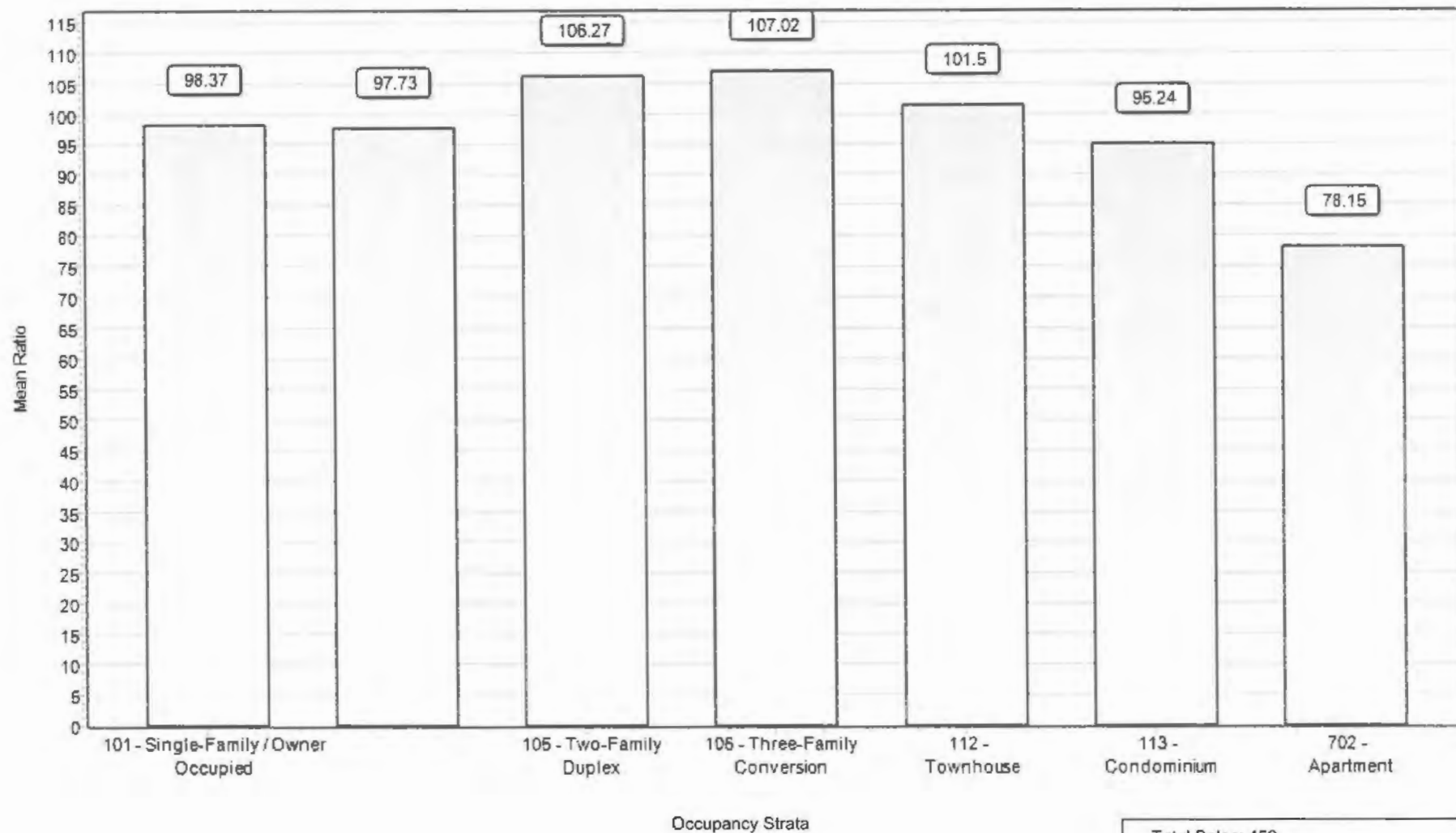
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26

Time Adj. None

NUTC 0

Thu, September 21, 2023 12:42 PM Page 3



Total Sales: 452
Median Ratio: 97.29
CQD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
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City of Ames, IA

Sales Ratio Occupancy Strata

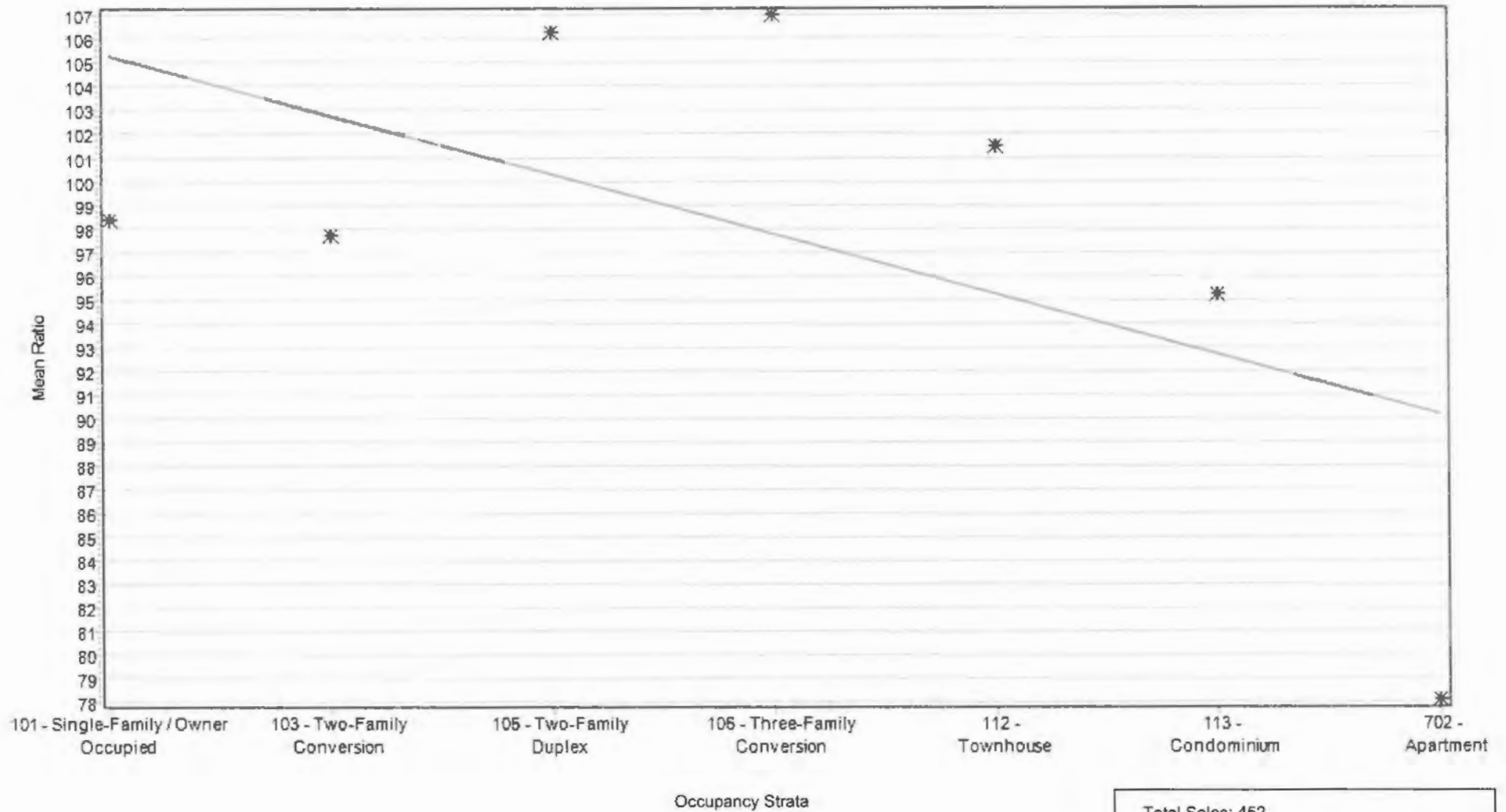
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Study Date 01/01/2021-12/31/2022
Table Basis Main Tables

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:42 PM

Page

4



Total Sales: 452
Median Ratio: 97.29
COD Median: 12.28
Mean Ratio: 98.72
PRD: 1.03
PRB: -0.015

Sales Ratio Statistical sheets before revaluation (Table base Historical - 2022 values) from VCS

- Group Stats
- Group Array
- Sale Price Strata
- Map Area Strata
- Building Style Strata
- Year Built Strata
- Condition Strata
- Grade Strata
- TLA Strata
- Occupancy Type Strata
- Subdivision Strata

City of Ames, IA

Sales Ratio Group Statistics

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:37 PM

Page 1

Group Tally

Number of sales in group = **452**

Deeds: 452; Contracts: 0; Other: 0

Value Source: Current Values (Apprsd, B of R, and SEO)

	Low Assd Value	Mean	High Assd Value	Total
Sale Price	125,000	318,400	13,600,000	143,916,907
Land Value	0	0	0	0
Improvement Value	0	0	0	0
Total Assd Value	62,800	247,634	11,787,100	111,930,600

Low PIN 09-05-227-070

High PIN09-05-353-010

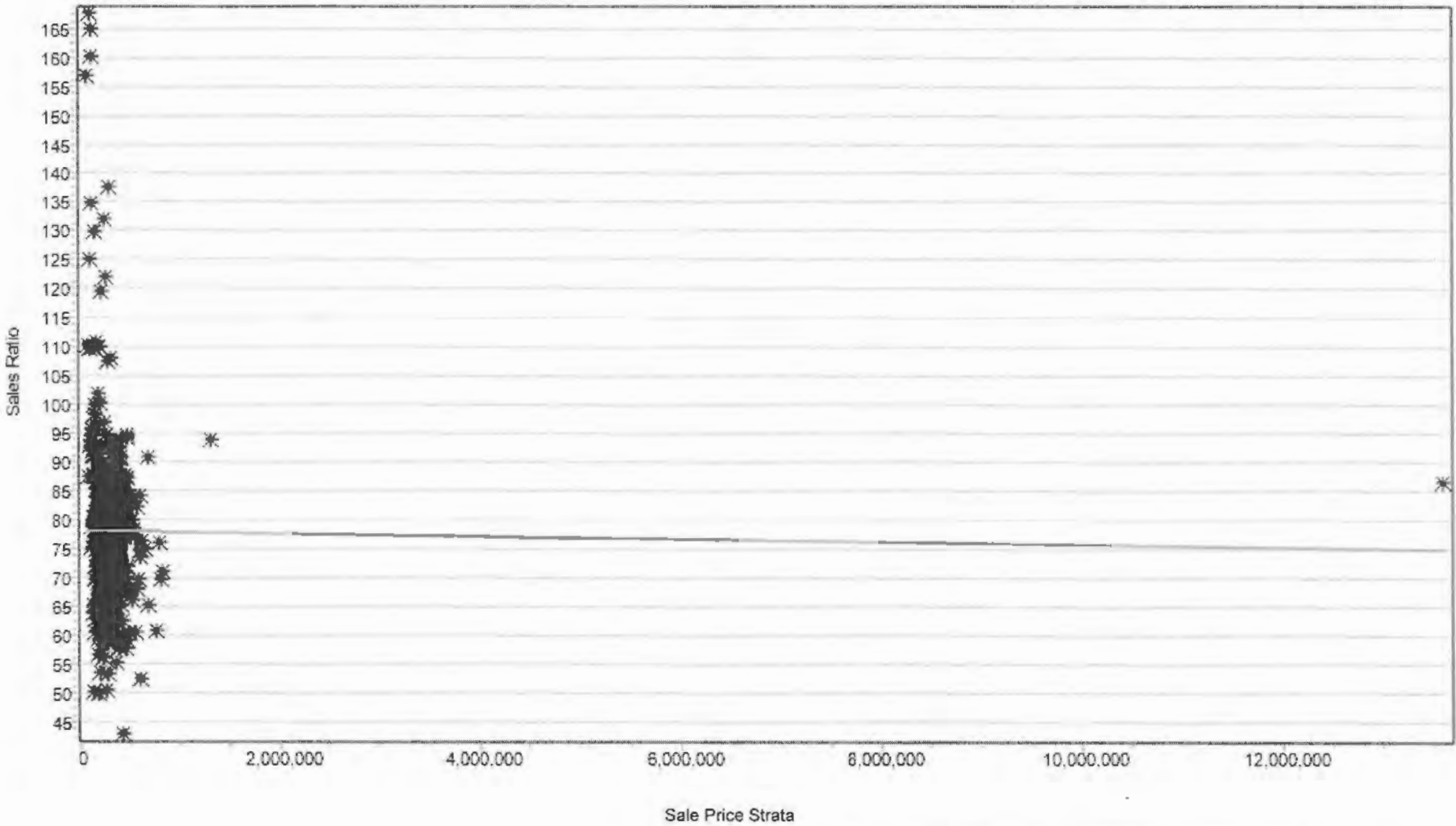
Statistical Measures

High Ratio	167.68
Low Ratio	43.03
Weighted Mean	77.77
Mean	78.06
Median	76.12
Coefficient of Dispersion - Median	12.32
Coefficient of Variance - Mean	18.71
Price Related Differential (PRD)	1.00
Price Related Bias (PRB)	-0.020

City of Ames, IA
Sales Ratio Group Statistics

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0



Weighted Mean	77.77	Coefficient of Dispersion - Median	12.32
Mean	78.06	Coefficient of Dispersion - Mean	12.25
Median	76.12	Coefficient of Variance - Mean	18.71
		Price Related Differential (PRD)	1.00

City of Ames, IA

Sales Ratio Group Array

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

Thu, September 21, 2023 12:38 PM

Page

1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
1	1	09-03-426-150	Res: Old Town	821 HODGE AVE	D	0	2022-06347		\$0	\$0	\$184,100	6/22/2022	\$427,800	43.03
2	7	05-35-454-030	Res: N Ames	1323 CARROLL AVE	D	0	2022-09774		\$0	\$0	\$91,400	9/16/2022	\$182,500	50.08
3	1	09-05-227-070	Res: Sawyer	1212 SCOTT AVE	D	0	2022-05459		\$0	\$0	\$62,800	6/1/2022	\$125,000	50.24
4	1	09-02-306-070	Res: Old Town	602 7TH ST	D	0	2022-11716		\$0	\$0	\$134,300	12/2/2022	\$265,000	50.68
5	1	09-16-325-070	Res: Timber	2415 TIMBERLAND RD	D	0	2022-05794		\$0	\$0	\$317,100	6/12/2022	\$605,000	52.41
6	1	05-34-452-035	Res: Brookside	1313 RIDGEWOOD AVE	D	0	2022-08578		\$0	\$0	\$147,000	8/24/2022	\$275,000	53.45
7	1	09-05-451-140	Res: Edwards	215 FRANKLIN AVE	D	0	2022-05548		\$0	\$0	\$107,700	5/25/2022	\$201,000	53.58
8	1	05-27-301-030	Res: NW Ames	3409 EISENHOWER AVE	D	0	2022-08047		\$0	\$0	\$193,000	8/8/2022	\$350,000	55.14
9	1	09-10-200-020	Res: Iowa DOT & RR	1314 LINCOLN WAY	D	0	2022-06832		\$0	\$0	\$127,100	7/5/2022	\$227,000	55.99
10	7	05-35-454-040	Res: N Ames	1319 CARROLL AVE 132	D	0	2022-08328		\$0	\$0	\$99,300	8/18/2022	\$175,000	56.74
11	1	09-02-108-060	Res: Old Town	417 10TH ST	D	0	2022-05498		\$0	\$0	\$123,500	6/2/2022	\$215,000	57.44
* 12	1	09-08-250-060	Res: Edwards	3421 COY ST	D	0	2022-11396		\$0	\$0	\$260,100	12/2/2022	\$450,000	57.80
13	1	09-09-282-040	Res: Crawford	2060 CESSNA ST	D	0	2022-07715		\$0	\$0	\$222,600	7/27/2022	\$385,000	57.82
14	1	09-05-426-210	Res: Edwards	3439 WOODLAND ST	D	0	2022-07335		\$0	\$0	\$223,300	7/14/2022	\$385,000	58.00
15	1	05-34-478-190	Res: N Ames	1404 ROOSEVELT AVE	D	0	2022-07444		\$0	\$0	\$188,300	7/25/2022	\$320,000	58.84
16	1	09-03-200-295	Res: Brookside	927 BROOKRIDGE AVE	D	0	2022-11802		\$0	\$0	\$276,100	12/18/2022	\$467,500	59.06
17	1	09-03-200-210	Res: Brookside	1105 BROOKRIDGE AVE	D	0	2022-09256		\$0	\$0	\$251,700	9/16/2022	\$425,000	59.22
18	1	09-23-425-030	Res: Mitchell	500 KEN MARIL RD	D	0	2022-08459		\$0	\$0	\$154,300	8/5/2022	\$260,000	59.35
19	1	09-03-202-180	Res: Brookside	1012 RIDGEWOOD AVE	D	0	2022-08697		\$0	\$0	\$130,700	8/26/2022	\$220,000	59.41
20	26	05-27-451-390	Res: Briardale	1322 BARKLEY CT	D	0	2022-07006		\$0	\$0	\$101,800	7/11/2022	\$171,100	59.50
21	1	09-06-475-120	Res: Clear Creek	4809 WESTBEND DR	D	0	2022-06964		\$0	\$0	\$215,200	7/2/2022	\$360,000	59.78
22	1	05-34-479-050	Res: N Ames	1507 GRAND AVE	D	0	2022-06776		\$0	\$0	\$173,200	7/1/2022	\$288,000	60.14
23	1	09-09-101-200	Res: S & W ISU	2803 ARBOR ST	D	0	2023-0126		\$0	\$0	\$114,900	12/22/2022	\$191,000	60.16
24	1	05-27-401-050	Res: N Ames	1314 TOP O HOLLOW RI	D	0	2022-04082		\$0	\$0	\$166,000	4/11/2022	\$274,698	60.43
25	1	09-09-475-100	Res: Crawford	2130 ASHMORE DR	D	0	2022-07919		\$0	\$0	\$336,200	8/5/2022	\$556,000	60.47
26	1	09-05-200-040	Res: Sawyer	3718 ONTARIO ST	D	0	2022-07598		\$0	\$0	\$136,200	7/27/2022	\$225,000	60.53
27	1	05-31-479-040	Res: Sawyer West	1408 FLORIDA AVE	D	0	2022-11055		\$0	\$0	\$85,100	11/16/2022	\$140,500	60.57
28	1	09-05-325-020	Res: Clear Creek	3725 WOODLAND ST	D	0	2022-05980		\$0	\$0	\$291,300	6/14/2022	\$480,000	60.69
29	1	09-21-200-155	Res: Timber	3312 CEDAR LN	D	0	2022-09398		\$0	\$0	\$457,800	9/16/2022	\$753,000	60.80
30	1	05-27-402-130	Res: N Ames	1217 JEFFERSON ST	D	0	2022-06905		\$0	\$0	\$134,100	6/30/2022	\$220,000	60.95
31	1	05-34-276-160	Res: N Ames	2033 FERNDAL AVE	D	0	2022-05419		\$0	\$0	\$145,300	6/3/2022	\$237,000	61.31
32	1	09-07-405-110	Res: College Creek	903 MILLER AVE	D	0	2022-05509		\$0	\$0	\$235,000	5/29/2022	\$380,000	61.84
33	1	05-35-354-230	Res: N Ames	1404 WILSON AVE	D	0	2022-10860		\$0	\$0	\$164,100	11/7/2022	\$265,000	61.92

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City of Ames, IA

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Thu, September 21, 2023 12:38 PM

Page

2

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
34	7	05-35-454-060	Res: N Ames	1311 CARROLL AVE	131	D	0	2022-08644	\$0	\$0	\$99,300	8/15/2022	\$160,000	62.06
35	1	09-05-107-140	Res: Sawyer	911 MESA VERDE PL		D	0	2022-04706	\$0	\$0	\$201,700	4/28/2022	\$325,000	62.06
36	1	09-09-251-170	Res: S & W ISU	512 STANTON AVE		D	0	2022-09197	\$0	\$0	\$174,600	9/2/2022	\$281,000	62.14
37	1	05-34-403-430	Res: N Ames	1918 BEL AIR DR		D	0	2022-06336	\$0	\$0	\$164,700	6/23/2022	\$265,000	62.15
38	1	09-09-280-030	Res: Crawford	623 AGG AVE		D	0	2022-10437	\$0	\$0	\$259,300	10/22/2022	\$415,000	62.48
39	1	09-05-480-160	Res: Edwards	3011 LINCOLN WAY		D	0	2022-08380	\$0	\$0	\$137,600	8/12/2022	\$220,000	62.55
40	26	05-27-145-090	Res: Stone Brooke	4028 FLETCHER BLVD		D	0	2022-05602	\$0	\$0	\$213,200	6/7/2022	\$340,000	62.71
41	1	09-02-427-040	Res: Old Town	418 E 6TH ST		D	0	2022-07739	\$0	\$0	\$156,800	7/28/2022	\$250,000	62.72
42	7	05-35-476-100	Res: N Ames	1615 MEADOWLANE AV		D	0	2022-06955	\$0	\$0	\$166,400	7/8/2022	\$265,000	62.79
43	26	09-23-226-160	Res: Meadow Village	637 MEADOW PL		D	0	2022-07756	\$0	\$0	\$92,300	7/23/2022	\$147,000	62.79
44	1	09-06-475-150	Res: Clear Creek	212 WESTBEND CIR		D	0	2022-10262	\$0	\$0	\$164,900	10/20/2022	\$260,000	63.42
45	1	05-34-451-080	Res: Brookside	1401 RIDGEWOOD AVE		D	0	2022-10758	\$0	\$0	\$88,500	11/9/2022	\$138,500	63.90
46	1	05-35-102-010	Res: N Ames	2729 NORTHWOOD DR		D	0	2022-04194	\$0	\$0	\$189,800	4/27/2022	\$297,000	63.91
47	1	09-09-129-090	Res: S & W ISU	303 HAYWARD AVE		D	0	2022-05383	\$0	\$0	\$154,200	5/18/2022	\$240,000	64.25
48	1	05-28-290-110	Res: Gilbert	3801 WELBECK DR		D	0	2022-06081	\$0	\$0	\$201,500	6/20/2022	\$313,000	64.38
49	1	09-03-429-010	Res: Old Town	712 8TH ST		D	0	2022-05756	\$0	\$0	\$156,500	6/6/2022	\$243,000	64.40
50	7	05-35-476-090	Res: N Ames	626 CARR DR	628	D	0	2022-06956	\$0	\$0	\$171,000	7/8/2022	\$266,000	64.53
51	1	05-34-276-010	Res: N Ames	2317 FERNDAL AVE		D	0	2022-05466	\$0	\$0	\$161,800	6/3/2022	\$250,000	64.72
52	1	05-34-251-280	Res: NW Ames	2117 NORTHWESTERN		D	0	2022-07599	\$0	\$0	\$213,800	7/29/2022	\$330,000	64.79
53	1	05-35-400-030	Res: N Ames	1917 GEORGE ALLEN A'		D	0	2022-08568	\$0	\$0	\$227,200	8/17/2022	\$350,000	64.91
54	1	05-34-479-120	Res: N Ames	1329 GRAND AVE		D	0	2022-06669	\$0	\$0	\$155,900	6/28/2022	\$239,900	64.99
55	1	09-09-129-105	Res: S & W ISU	315 HAYWARD AVE		D	0	2022-05384	\$0	\$0	\$156,100	5/18/2022	\$240,000	65.04
56	1	05-27-106-170	Res: Gilbert	4026 BERKSHIRE AVE		D	0	2022-08253	\$0	\$0	\$232,900	8/22/2022	\$358,001	65.06
57	1	09-09-275-110	Res: Crawford	407 PEARSON AVE		D	0	2022-04841	\$0	\$0	\$263,100	5/4/2022	\$403,500	65.20
58	7	05-35-150-310	Res: N Ames	2006 GRAND AVE		D	0	2022-08086	\$0	\$0	\$189,200	7/29/2022	\$290,000	65.24
59	26	09-23-226-180	Res: Meadow Village	633 MEADOW PL		D	0	2022-04807	\$0	\$0	\$89,600	5/10/2022	\$137,000	65.40
60	1	09-21-130-100	Res: Timber	2717 COYOTE DR		D	0	2022-07724	\$0	\$0	\$441,600	7/26/2022	\$675,000	65.42
61	1	05-31-367-010	Res: Sawyer West	5405 MARYLAND ST		D	0	2022-07116	\$0	\$0	\$222,400	7/12/2022	\$337,000	65.99
62	26	09-08-301-030	Res: Willow Creek 2 C	906 SOUTH DAKOTA AV		D	0	2022-11999	\$0	\$0	\$150,100	12/15/2022	\$227,000	66.12
63	1	05-33-252-180	Res: Veenker	2835 TORREY PINES RD		D	0	2022-08744	\$0	\$0	\$340,700	8/18/2022	\$515,000	66.16
64	1	09-05-201-030	Res: Sawyer	1235 MICHIGAN AVE		D	0	2022-07310	\$0	\$0	\$123,400	7/20/2022	\$186,500	66.17
65	1	09-08-102-230	Res: Edwards	228 TODD CIR		D	0	2022-05930	\$0	\$0	\$160,200	6/8/2022	\$242,000	66.20
66	1	09-03-228-150	Res: Brookside	1226 ROOSEVELT AVE		D	0	2022-08890	\$0	\$0	\$180,900	8/31/2022	\$273,000	66.26

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City of Ames, IA

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Thu, September 21, 2023 12:38 PM

Page

3

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
67	1	09-05-377-050	Res: Edwards	4011 LINCOLN WAY	D	0	2022-05621		\$0	\$0	\$147,200	6/2/2022	\$222,000	66.31
68	1	09-03-454-090	Res: Iowa DOT & RR	1211 N 2ND ST	D	0	2022-06052		\$0	\$0	\$173,600	6/10/2022	\$260,700	66.59
69	1	09-09-282-050	Res: Crawford	2054 CESSNA ST	D	0	2022-06220		\$0	\$0	\$236,800	6/8/2022	\$355,000	66.70
70	1	09-02-102-060	Res: Old Town	1211 BURNETT AVE	D	0	2022-05584		\$0	\$0	\$181,100	6/1/2022	\$271,500	66.70
71	1	09-02-329-100	Res: Old Town	704 KELLOGG AVE	D	0	2022-09156		\$0	\$0	\$140,300	8/30/2022	\$209,900	66.84
72	1	09-08-250-040	Res: Edwards	3413 COY ST	D	0	2022-10534		\$0	\$0	\$113,800	10/28/2022	\$170,000	66.94
73	1	09-05-103-020	Res: Sawyer	3901 ROSS RD	D	0	2022-09769		\$0	\$0	\$194,800	9/29/2022	\$290,000	67.17
74	1	09-02-427-160	Res: Old Town	421 E 6TH ST	D	0	2022-07045		\$0	\$0	\$118,800	7/8/2022	\$176,500	67.31
75	7	09-02-304-010	Res: Old Town	522 8TH ST	D	0	2022-07768		\$0	\$0	\$156,900	7/15/2022	\$233,000	67.34
76	1	09-05-104-190	Res: Sawyer	833 YUMA AVE	D	0	2022-08580		\$0	\$0	\$158,300	8/23/2022	\$235,000	67.36
77	1	05-35-178-130	Res: N Ames	2024 BURNETT AVE	D	0	2022-10242		\$0	\$0	\$127,000	10/20/2022	\$188,500	67.37
78	26	09-07-229-180	Res: Landmark Villa C	202 COOPER CT	D	0	2022-05425		\$0	\$0	\$118,800	6/3/2022	\$176,000	67.50
79	1	09-09-275-230	Res: Crawford	504 ASH AVE	D	0	2022-11787		\$0	\$0	\$267,100	12/15/2022	\$395,000	67.62
80	1	09-09-251-150	Res: Crawford	2337 DONALD ST	D	0	2022-05313		\$0	\$0	\$176,000	5/31/2022	\$259,900	67.72
81	1	05-34-251-330	Res: NW Ames	2009 NORTHWESTERN	D	0	2022-05014		\$0	\$0	\$210,300	5/10/2022	\$310,000	67.84
82	1	09-03-454-010	Res: Iowa DOT & RR	1218 N 3RD ST	D	0	2022-09576		\$0	\$0	\$159,500	9/24/2022	\$235,000	67.87
83	1	09-14-460-060	Res: Mitchell	326 RUBY CIR	D	0	2022-05468		\$0	\$0	\$271,600	6/3/2022	\$400,000	67.90
84	1	05-31-385-110	Res: Sawyer West	1332 NEBRASKA AVE	D	0	2022-06814		\$0	\$0	\$210,800	6/30/2022	\$309,900	68.02
* 85	1	09-09-426-160	Res: Crawford	804 GASKILL DR	D	0	2022-10081		\$0	\$0	\$384,700	10/9/2022	\$565,000	68.09
86	1	09-09-281-130	Res: Crawford	618 AGG AVE	D	0	2022-08377		\$0	\$0	\$334,200	8/19/2022	\$490,000	68.20
87	1	05-34-128-100	Res: NW Ames	1607 PIERCE CIR	D	0	2022-08060		\$0	\$0	\$199,900	8/3/2022	\$293,000	68.23
88	1	05-35-375-060	Res: Old Town	1507 KELLOGG AVE	D	0	2022-10209		\$0	\$0	\$153,700	10/13/2022	\$225,000	68.31
89	7	05-32-378-190	Res: Sawyer	3901 ONTARIO ST	D	0	2022-05389		\$0	\$0	\$152,400	5/27/2022	\$222,500	68.49
90	26	05-33-250-070	Res: Veenker	2853 GREENSBORO CIR	D	0	2022-08944		\$0	\$0	\$252,500	9/1/2022	\$368,000	68.61
91	1	09-08-225-240	Res: Edwards	223 HILLTOP RD	D	0	2022-08028		\$0	\$0	\$146,300	7/12/2022	\$213,100	68.65
92	1	09-05-452-060	Res: Edwards	325 FRANKLIN AVE	D	0	2022-07148		\$0	\$0	\$154,600	7/15/2022	\$225,000	68.71
93	1	09-06-382-050	Res: College Creek	320 HARTFORD DR	D	0	2022-06660		\$0	\$0	\$306,400	6/29/2022	\$445,000	68.85
94	26	05-27-454-020	Res: North Park Villa	1118 KENNEDY ST	D	0	2022-11978		\$0	\$0	\$155,300	12/14/2022	\$225,000	69.02
95	1	05-27-376-110	Res: NW Ames	1607 TRUMAN DR	D	0	2022-06544		\$0	\$0	\$207,100	6/30/2022	\$300,000	69.03
96	1	09-05-300-080	Res: Sawyer	733 ARIZONA AVE	D	0	2022-05673		\$0	\$0	\$179,600	6/9/2022	\$260,000	69.08
97	1	09-03-226-020	Res: Brookside	1225 MARSTON AVE	D	0	2022-04371		\$0	\$0	\$173,200	5/2/2022	\$250,000	69.28
98	1	09-06-203-050	Res: Sawyer West	1007 OKLAHOMA DR	D	0	2022-08532		\$0	\$0	\$206,600	8/5/2022	\$298,000	69.33
99	1	05-35-154-070	Res: N Ames	321 22ND ST	D	0	2022-10358		\$0	\$0	\$194,300	10/25/2022	\$280,000	69.39

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Thu, September 21, 2023 12:38 PM

Page

4

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #PDF PIN	Map Area	Address	D/CNUTC Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
100 1 05-34-129-100	Res: NW Ames	1703 PIERCE CT	D 0	2022-07660	\$0	\$0	\$194,500	7/28/2022	\$280,000	69.46
101 1 09-07-127-070	Res: College Creek	5253 SCHUBERT ST	D 0	2022-09267	\$0	\$0	\$197,900	9/9/2022	\$284,900	69.46
102 1 09-03-231-050	Res: Brookside	1113 MARSTON AVE	D 0	2022-07611	\$0	\$0	\$184,400	7/27/2022	\$265,000	69.58
103 1 05-22-135-010	Res: Hayden Lake	1424 ADA HAYDEN RD	D 0	2022-07958	\$0	\$0	\$556,200	7/26/2022	\$799,000	69.61
104 26 05-27-184-110	Res: Stone Brooke	1512 STONE BROOKE R	D 0	2022-08183	\$0	\$0	\$261,100	8/10/2022	\$375,000	69.63
105 1 09-03-236-140	Res: Old Town	713 9TH ST	D 0	2022-10972	\$0	\$0	\$204,800	11/6/2022	\$294,000	69.66
106 1 05-28-166-110	Res: North Ridge Heig	3213 FOXLEY DR	D 0	2022-07492	\$0	\$0	\$404,300	7/16/2022	\$580,000	69.71
107 1 05-32-377-100	Res: Sawyer	1305 ALABAMA LN	D 0	2022-07484	\$0	\$0	\$157,100	7/25/2022	\$225,000	69.82
108 1 09-03-430-040	Res: Old Town	812 7TH ST	D 0	2022-07915	\$0	\$0	\$108,300	8/4/2022	\$155,000	69.87
109 1 05-33-135-070	Res: Northridge	2609 SOUTHRIDGE CIR	D 0	2022-11285	\$0	\$0	\$316,100	11/15/2022	\$451,500	70.01
110 1 09-02-327-060	Res: Old Town	807 DUFF AVE	D 0	2022-04625	\$0	\$0	\$157,700	4/19/2022	\$225,000	70.09
111 1 09-02-300-040	Res: Old Town	612 9TH ST	D 0	2022-05867	\$0	\$0	\$171,800	5/19/2022	\$245,000	70.12
112 1 09-03-229-050	Res: Old Town	703 12TH ST	D 0	2022-10826	\$0	\$0	\$271,100	11/9/2022	\$386,000	70.23
113 1 09-23-426-030	Res: Mitchell	614 KEN MARIL RD	D 0	2022-06969	\$0	\$0	\$180,700	6/12/2022	\$257,000	70.31
114 1 09-07-200-170	Res: College Creek	5107 SCHUBERT ST	D 0	2022-04996	\$0	\$0	\$175,800	5/20/2022	\$250,000	70.32
115 1 09-03-400-090	Res: Brookside	801 RIDGEWOOD AVE	D 0	2022-05470	\$0	\$0	\$237,100	5/31/2022	\$337,000	70.36
116 1 09-02-201-040	Res: Old Town	1219 STAFFORD AVE	D 0	2022-10850	\$0	\$0	\$160,700	10/11/2022	\$228,400	70.36
117 1 05-35-377-070	Res: N Ames	1507 DUFF AVE	D 0	2022-11220	\$0	\$0	\$117,600	10/26/2022	\$167,000	70.42
118 1 09-03-231-090	Res: Brookside	1017 MARSTON AVE	D 0	2022-05194	\$0	\$0	\$201,600	5/13/2022	\$286,000	70.49
119 1 09-03-201-080	Res: Brookside	1111 ORCHARD DR	D 0	2022-08091	\$0	\$0	\$211,500	8/5/2022	\$300,000	70.50
120 1 09-05-378-040	Res: Edwards	120 MCDONALD DR	D 0	2022-08291	\$0	\$0	\$170,800	7/27/2022	\$242,000	70.58
121 1 05-32-351-050	Res: Sawyer	4127 TORONTO ST	D 0	2022-06259	\$0	\$0	\$151,800	6/23/2022	\$215,000	70.60
122 1 05-34-431-100	Res: N Ames	707 16TH ST	D 0	2022-10892	\$0	\$0	\$151,600	11/14/2022	\$214,000	70.84
123 1 05-35-354-250	Res: N Ames	1418 WILSON AVE	D 0	2022-07421	\$0	\$0	\$224,600	7/19/2022	\$317,000	70.85
124 1 05-32-377-080	Res: Sawyer	1319 ALABAMA LN	D 0	2022-08304	\$0	\$0	\$154,000	8/11/2022	\$216,500	71.13
125 1 05-27-163-090	Res: Gilbert	3808 EISENHOWER AVE	D 0	2022-06191	\$0	\$0	\$197,400	6/7/2022	\$277,388	71.16
126 1 09-02-103-090	Res: Old Town	1103 WILSON AVE	D 0	2022-05433	\$0	\$0	\$145,200	6/1/2022	\$204,000	71.18
127 1 09-05-103-050	Res: Sawyer	3919 ROSS RD	D 0	2022-01486	\$0	\$0	\$189,700	9/29/2022	\$266,500	71.18
128 1 05-27-190-200	Res: Stone Brooke	1609 WOODHAVEN CIR	D 0	2022-09270	\$0	\$0	\$306,100	9/13/2022	\$430,000	71.19
129 1 05-35-456-100	Res: N Ames	1322 STAFFORD AVE	D 0	2022-06529	\$0	\$0	\$131,000	6/20/2022	\$184,000	71.20
130 6 05-26-350-070	Apts: North	3005 GROVE AVE 3009	D 0	2022-09717	\$0	\$0	\$584,200	9/12/2022	\$820,000	71.24
131 1 05-27-301-280	Res: NW Ames	2120 BUCHANAN DR	D 0	2022-10762	\$0	\$0	\$224,500	10/29/2022	\$315,000	71.27
132 1 05-33-252-070	Res: Veenker	2800 GREENSBORO DR	D 0	2022-11682	\$0	\$0	\$210,500	12/7/2022	\$295,000	71.36

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City of Ames, IA

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Thu, September 21, 2023 12:38 PM

Page

5

Study Name Residential sales 2022
 Study Date 01/01/2021-12/31/2022
 Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
 Time Adj. None
 NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
133	1	09-23-230-010	Res: Mitchell	601 GARDEN RD	D	0	2022-09042		\$0	\$0	\$178,400	9/6/2022	\$250,000	71.36
134	1	05-35-403-030	Res: N Ames	114 E O NEIL DR	D	0	2022-04860		\$0	\$0	\$166,300	5/13/2022	\$233,000	71.37
135	1	05-34-403-300	Res: N Ames	1704 BEL AIR DR	D	0	2022-07179		\$0	\$0	\$196,500	7/8/2022	\$275,000	71.45
136	1	05-27-355-230	Res: NW Ames	1931 POLK DR	D	0	2022-10777		\$0	\$0	\$268,200	10/27/2022	\$375,000	71.52
137	1	05-27-164-120	Res: Gilbert	3832 BROOKDALE AVE	D	0	2022-05651		\$0	\$0	\$252,100	6/8/2022	\$351,250	71.77
138	1	05-28-390-180	Res: Northridge	3020 REDBUD CIR	D	0	2022-06743		\$0	\$0	\$276,900	7/2/2022	\$385,000	71.92
139	1	05-27-110-130	Res: Gilbert	2040 WYNGATE DR	D	0	2022-07430		\$0	\$0	\$197,800	7/23/2022	\$275,000	71.93
140	26	09-07-229-140	Res: Landmark Villa C	407 FAULKNER CT	D	0	2022-05336		\$0	\$0	\$108,000	5/24/2022	\$150,000	72.00
141	1	09-05-101-410	Res: Sawyer	1211 QUEBEC CIR	D	0	2022-05512		\$0	\$0	\$205,200	5/31/2022	\$285,000	72.00
142	1	05-34-275-080	Res: N Ames	2027 MELROSE AVE	D	0	2022-05046		\$0	\$0	\$146,900	4/8/2022	\$204,000	72.01
143	1	05-34-400-260	Res: N Ames	1319 16TH ST	D	0	2022-04787		\$0	\$0	\$208,200	4/29/2022	\$289,000	72.04
144	1	05-32-477-140	Res: Veenker	3329 CANTERBURY CT	D	0	2022-05737		\$0	\$0	\$335,000	6/9/2022	\$465,000	72.04
145	1	09-08-276-250	Res: Edwards	308 HILLTOP RD	D	0	2022-11339		\$0	\$0	\$157,800	11/22/2022	\$219,000	72.05
146	1	05-35-452-080	Res: N Ames	1501 MAXWELL AVE	D	0	2022-07553		\$0	\$0	\$152,900	7/20/2022	\$212,000	72.12
147	1	09-03-202-160	Res: Brookside	1024 RIDGEWOOD AVE	D	0	2022-08207		\$0	\$0	\$131,400	8/12/2022	\$181,900	72.24
148	1	05-34-150-020	Res: NW Ames	2000 PRAIRIE VIEW EAS	D	0	2022-04611		\$0	\$0	\$222,000	5/11/2022	\$307,000	72.31
149	1	05-28-456-240	Res: Somerset	2847 ASPEN RD	D	0	2022-06143		\$0	\$0	\$272,800	6/13/2022	\$377,000	72.36
150	1	09-03-400-120	Res: Brookside	1209 LEE ST	D	0	2022-06978		\$0	\$0	\$146,700	7/11/2022	\$202,600	72.41
151	1	05-27-380-090	Res: NW Ames	1648 REAGAN DR	D	0	2022-11520		\$0	\$0	\$241,600	11/19/2022	\$332,900	72.57
152	1	09-07-125-040	Res: College Creek	5419 SCHUBERT ST	D	0	2022-06891		\$0	\$0	\$181,500	7/11/2022	\$250,000	72.60
153	1	05-31-384-020	Res: Sawyer West	5228 TEXAS CIR	D	0	2022-09038		\$0	\$0	\$237,900	9/7/2022	\$326,500	72.86
154	1	09-08-275-130	Res: Edwards	234 S FRANKLIN AVE	D	0	2022-05479		\$0	\$0	\$160,400	5/26/2022	\$220,000	72.91
155	1	05-27-165-020	Res: Gilbert	2012 TAYLOR CIR	D	0	2022-08236		\$0	\$0	\$200,600	8/9/2022	\$275,000	72.95
156	1	09-09-426-070	Res: Crawford	2025 FRILEY RD	D	0	2022-09838		\$0	\$0	\$284,700	9/23/2022	\$390,000	73.00
157	1	05-27-403-270	Res: N Ames	1315 WHEELER ST	D	0	2022-07446		\$0	\$0	\$160,800	7/22/2022	\$220,000	73.09
158	1	05-34-450-030	Res: Brookside	1525 RIDGEWOOD AVE	D	0	2022-10086		\$0	\$0	\$148,400	10/12/2022	\$203,000	73.10
159	1	05-27-190-310	Res: Gilbert	1816 WOODHAVEN CIR	D	0	2022-06837		\$0	\$0	\$244,900	7/6/2022	\$335,000	73.10
160	1	05-35-403-280	Res: N Ames	1640 CARROLL AVE	D	0	2022-07358		\$0	\$0	\$186,400	7/10/2022	\$255,000	73.10
161	1	09-03-225-070	Res: Brookside	1205 CURTISS AVE	D	0	2022-05775		\$0	\$0	\$160,900	6/8/2022	\$220,000	73.14
162	1	05-35-304-080	Res: N Ames	1613 CLARK AVE	D	0	2022-05785		\$0	\$0	\$171,900	6/10/2022	\$235,000	73.15
163	1	09-02-306-130	Res: Old Town	617 CLARK AVE	D	0	2022-09890		\$0	\$0	\$228,400	10/3/2022	\$312,000	73.21
164	1	09-07-275-030	Res: College Creek	4512 HEMINGWAY DR	D	0	2022-08338		\$0	\$0	\$269,600	8/16/2022	\$368,000	73.26
165	1	05-28-480-010	Res: Somerset	2624 KINGSTON DR	D	0	2022-07546		\$0	\$0	\$274,800	7/19/2022	\$374,900	73.30

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City of Ames, IA

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Thu, September 21, 2023 12:38 PM

Page

6

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Time Adj. None
NUTC 0

Sale #PDF PIN	Map Area	Address	D/CNUTC Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
166 1 09-14-469-020	Res: Mitchell	512 CRYSTAL ST	D 0	2022-09595	\$0	\$0	\$249,200	9/26/2022	\$339,900	73.32
167 1 05-34-252-020	Res: N Ames	2313 MELROSE AVE	D 0	2022-08462	\$0	\$0	\$161,300	8/4/2022	\$220,000	73.32
168 1 09-24-151-030	Res: Mitchell	3610 JEWEL DR	D 0	2022-07675	\$0	\$0	\$227,300	7/29/2022	\$310,000	73.32
169 1 09-07-176-060	Res: College Creek	5225 THACKERAY DR	D 0	2022-09624	\$0	\$0	\$257,800	9/28/2022	\$351,500	73.34
170 1 09-03-226-040	Res: Brookside	1217 MARSTON AVE	D 0	2022-07623	\$0	\$0	\$187,200	7/18/2022	\$255,000	73.41
171 1 09-03-455-080	Res: Iowa DOT & RR	209 N MAPLE AVE	D 0	2022-08254	\$0	\$0	\$135,100	8/13/2022	\$184,000	73.42
172 1 09-05-105-140	Res: Sawyer	811 ARIZONA AVE	D 0	2022-06300	\$0	\$0	\$190,900	6/29/2022	\$260,000	73.42
173 1 05-34-126-100	Res: NW Ames	2611 CLEVELAND DR	D 0	2022-08023	\$0	\$0	\$190,900	7/27/2022	\$260,000	73.42
174 1 09-16-475-110	Res: Timber	2321 SUNDOWN DR	D 0	2022-04177	\$0	\$0	\$285,700	4/27/2022	\$389,000	73.44
175 17 09-09-454-140	Res: Misc Condos	1517 LITTLE BLUESTEM	D 0	2022-07453	\$0	\$0	\$140,500	7/25/2022	\$191,000	73.56
176 1 09-06-201-025	Res: Sawyer West	1155 OKLAHOMA DR	D 0	2022-05689	\$0	\$0	\$289,400	6/9/2022	\$393,000	73.64
177 1 05-34-251-320	Res: NW Ames	2017 NORTHWESTERN	D 0	2022-09482	\$0	\$0	\$195,900	9/22/2022	\$266,000	73.65
178 1 05-34-201-260	Res: N Ames	1225 24TH ST	D 0	2022-07171	\$0	\$0	\$195,200	7/15/2022	\$265,000	73.66
179 1 09-05-201-020	Res: Sawyer	3412 ONTARIO ST	D 0	2022-10102	\$0	\$0	\$167,200	10/14/2022	\$227,000	73.66
180 1 09-09-277-040	Res: Crawford	2012 COUNTRY CLUB BL	D 0	2022-07020	\$0	\$0	\$254,200	7/13/2022	\$345,000	73.68
181 1 09-07-254-080	Res: College Creek	4715 CLEMENS BLVD	D 0	2022-07157	\$0	\$0	\$280,000	7/15/2022	\$379,900	73.70
182 1 05-22-105-180	Res: Hayden Lake	1817 LEDGES DR	D 0	2022-07117	\$0	\$0	\$437,000	7/14/2022	\$592,500	73.76
183 1 05-34-200-080	Res: N Ames	1306 JOHNSON ST	D 0	2022-09607	\$0	\$0	\$182,800	9/16/2022	\$247,500	73.86
184 1 05-35-152-260	Res: N Ames	2308 JENSEN AVE	D 0	2023-00223	\$0	\$0	\$163,900	12/31/2022	\$221,500	74.00
185 1 05-32-353-060	Res: Sawyer	1319 ARIZONA AVE	D 0	2022-08360	\$0	\$0	\$136,900	8/9/2022	\$185,000	74.00
186 1 09-02-201-110	Res: Old Town	1212 CARROLL AVE	D 0	2022-07792	\$0	\$0	\$166,600	7/29/2022	\$225,000	74.04
187 1 09-07-405-080	Res: College Creek	912 TENNYSON AVE	D 0	2022-05744	\$0	\$0	\$252,300	6/6/2022	\$340,750	74.04
188 1 05-35-453-100	Res: N Ames	1411 GLENDALE AVE	D 0	2022-07187	\$0	\$0	\$163,000	7/14/2022	\$219,900	74.12
189 26 05-33-212-110	Res: Somerset	2609 STANGE RD	D 0	2022-06351	\$0	\$0	\$181,600	6/27/2022	\$245,000	74.12
190 1 09-05-105-090	Res: Sawyer	901 ARIZONA AVE	D 0	2023-00160	\$0	\$0	\$140,900	12/28/2022	\$190,000	74.16
191 1 05-27-328-030	Res: NW Ames	1618 TOP O HOLLOW RI	D 0	2022-06723	\$0	\$0	\$178,300	6/23/2022	\$239,900	74.32
192 1 05-28-250-010	Res: Gilbert	4015 HYDE AVE	D 0	2022-05838	\$0	\$0	\$220,000	5/25/2022	\$296,000	74.32
193 1 05-28-235-050	Res: Gilbert	3915 BRICKMAN AVE	D 0	2022-09318	\$0	\$0	\$244,600	9/15/2022	\$329,000	74.35
194 1 09-03-227-100	Res: Brookside	1210 MARSTON AVE	D 0	2022-06694	\$0	\$0	\$193,500	6/10/2022	\$260,000	74.42
195 1 09-03-204-040	Res: Brookside	1229 NORTHWESTERN	D 0	2022-07746	\$0	\$0	\$172,300	7/28/2022	\$231,500	74.43
196 1 09-02-206-080	Res: Old Town	931 CARROLL AVE	D 0	2022-07495	\$0	\$0	\$156,400	7/20/2022	\$210,000	74.48
197 26 05-27-190-040	Res: Stone Brooke	1606 STONE BROOKE R	D 0	2022-11106	\$0	\$0	\$268,300	11/21/2022	\$360,000	74.53
198 1 09-07-180-140	Res: College Creek	5339 CERVANTES DR	D 0	2022-11078	\$0	\$0	\$261,000	11/8/2022	\$350,000	74.57

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City of Ames, IA

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Thu, September 21, 2023 12:38 PM

Page

7

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 NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
199	1	05-28-211-100	Res: North Ridge Heig	2726 HARRISON RD	D	0	2022-06197		\$0	\$0	\$450,100	6/8/2022	\$603,000	74.64
200	1	05-35-457-060	Res: N Ames	1308 MAXWELL AVE	D	0	2022-04809		\$0	\$0	\$162,000	5/16/2022	\$217,000	74.65
201	1	09-03-226-050	Res: Brookside	1213 MARSTON AVE	D	0	2022-05789		\$0	\$0	\$190,400	6/13/2022	\$255,000	74.67
202	1	05-34-127-080	Res: NW Ames	2612 CLEVELAND DR	D	0	2022-06887		\$0	\$0	\$291,700	7/5/2022	\$389,900	74.81
203	1	05-34-402-120	Res: N Ames	1814 ARTHUR CIR	D	0	2022-10614		\$0	\$0	\$168,400	11/2/2022	\$224,900	74.88
204	1	09-02-402-130	Res: Old Town	713 CRAWFORD AVE	D	0	2022-09389		\$0	\$0	\$154,300	9/14/2022	\$206,000	74.90
205	1	09-08-154-015	Res: Edwards	4401 COCHRANE PKWY	D	0	2022-08592		\$0	\$0	\$489,200	8/12/2022	\$652,500	74.97
206	1	05-27-402-210	Res: N Ames	3322 JEFFERSON CIR	D	0	2022-07458		\$0	\$0	\$183,800	7/1/2022	\$245,000	75.02
207	1	09-03-227-060	Res: Brookside	1207 ROOSEVELT AVE	D	0	2022-06547		\$0	\$0	\$245,100	6/29/2022	\$326,500	75.07
208	1	09-06-478-010	Res: Clear Creek	4624 WESTBEND DR	D	0	2022-08469		\$0	\$0	\$202,800	8/17/2022	\$270,000	75.11
209	1	05-34-477-260	Res: N Ames	1430 MARSTON AVE	D	0	2022-07447		\$0	\$0	\$170,500	7/22/2022	\$227,000	75.11
210	1	09-02-301-150	Res: Old Town	830 WILSON AVE	D	0	2022-07433		\$0	\$0	\$124,000	7/22/2022	\$165,000	75.15
211	1	09-14-467-040	Res: Mitchell	603 CRYSTAL ST	D	0	2022-06475		\$0	\$0	\$293,100	6/30/2022	\$389,900	75.17
212	1	09-07-405-070	Res: College Creek	906 TENNYSON AVE	D	0	2022-05381		\$0	\$0	\$290,400	2/23/2022	\$386,000	75.23
213	1	09-11-102-180	Res: Iowa DOT & RR	202 S WALNUT AVE	D	0	2022-09218		\$0	\$0	\$88,800	9/13/2022	\$117,900	75.32
214	1	09-07-192-110	Res: College Creek	5415 CLEMENS BLVD	D	0	2022-10701		\$0	\$0	\$248,600	11/1/2022	\$330,000	75.33
215	1	05-31-363-050	Res: Sawyer West	5426 KANSAS DR	D	0	2022-07914		\$0	\$0	\$182,600	8/3/2022	\$242,000	75.45
216	7	09-06-230-020	Res: Sawyer West	907 NORTH DAKOTA AV	D	0	2022-10490		\$0	\$0	\$283,200	10/27/2022	\$375,000	75.52
217	7	09-06-230-030	Res: Sawyer West	905 NORTH DAKOTA AV	D	0	2022-10491		\$0	\$0	\$283,300	10/27/2022	\$375,000	75.55
218	1	09-23-276-180	Res: Mitchell	636 GARDEN RD	D	0	2022-04630		\$0	\$0	\$166,400	5/1/2022	\$220,000	75.64
219	1	05-34-431-010	Res: N Ames	820 MURRAY DR	D	0	2022-11053		\$0	\$0	\$225,700	11/10/2022	\$298,000	75.74
220	26	05-27-452-190	Res: North Park Villa	2921 NORTHWESTERN	D	0	2023-00089		\$0	\$0	\$169,600	12/29/2022	\$223,750	75.80
221	1	09-23-275-130	Res: Mitchell	614 GARDEN RD	D	0	2022-10937		\$0	\$0	\$202,800	11/16/2022	\$267,500	75.81
222	1	09-07-290-070	Res: College Creek	4626 WEBSTER ST	D	0	2023-00297		\$0	\$0	\$226,300	12/29/2022	\$298,000	75.94
223	1	05-31-358-060	Res: Sawyer West	5616 MARYLAND ST	D	0	2022-07971		\$0	\$0	\$284,900	8/5/2022	\$375,000	75.97
* 224	1	05-33-105-090	Res: Northridge	3209 MAPLEWOOD CIR	D	0	2022-08081		\$0	\$0	\$604,700	8/4/2022	\$795,000	76.06
225	1	05-28-462-040	Res: Somerset	2806 YORK DR	D	0	2022-10572		\$0	\$0	\$263,200	10/26/2022	\$346,000	76.07
226	17	09-02-400-200	Res: Misc Condos	814 DUFF AVE UNIT 303	D	0	2022-07193		\$0	\$0	\$95,100	7/1/2022	\$125,000	76.08 <Median
227	1	09-06-476-140	Res: Clear Creek	4625 WESTBEND DR	D	0	2022-07742		\$0	\$0	\$243,700	7/25/2022	\$320,000	76.16 <Median
228	1	09-07-420-040	Res: College Creek	1026 POE AVE	D	0	2022-09097		\$0	\$0	\$202,600	9/7/2022	\$266,000	76.17
229	1	05-28-480-110	Res: Somerset	2517 CLAYTON DR	D	0	2022-06779		\$0	\$0	\$252,900	7/5/2022	\$332,000	76.17
230	1	05-35-151-110	Res: N Ames	2102 BARR DR	D	0	2022-05659		\$0	\$0	\$172,900	6/7/2022	\$227,000	76.17
231	26	09-07-230-270	Res: Landmark Villa C	4744 TODD DR	D	0	2022-10495		\$0	\$0	\$145,600	10/24/2022	\$190,950	76.25

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Thu, September 21, 2023 12:38 PM

Page

8

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Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
232	1	09-03-430-050	Res: Old Town	808 7TH ST	D	0	2022-07529		\$0	\$0	\$126,600	7/25/2022	\$166,000	76.27
233	1	09-07-412-010	Res: College Creek	4919 WALLER ST	D	0	2022-08918		\$0	\$0	\$240,300	8/23/2022	\$315,000	76.29
234	26	05-27-450-160	Res: Briardale	1405 TRUMAN PL	D	0	2022-11243		\$0	\$0	\$121,300	10/29/2022	\$159,000	76.29
235	1	05-28-112-140	Res: North Ridge Heig	3117 WESTON DR	D	0	2022-08058		\$0	\$0	\$473,900	8/4/2022	\$620,000	76.44
236	1	09-05-478-030	Res: Edwards	3218 WEST ST	D	0	2022-06293		\$0	\$0	\$198,700	6/27/2022	\$259,945	76.44
237	17	05-33-352-093	Res: Misc Condos	2911 ONTARIO ST UNIT	D	0	2022-11276		\$0	\$0	\$117,000	11/21/2022	\$153,000	76.47
238	1	09-10-207-120	Res: Iowa DOT & RR	316 S HAZEL AVE	D	0	2022-11671		\$0	\$0	\$136,300	11/18/2022	\$178,000	76.57
239	1	05-27-107-010	Res: Gilbert	3902 EISENHOWER AVE	D	0	2022-07105		\$0	\$0	\$229,100	6/28/2022	\$299,000	76.62
240	1	05-26-355-200	Res: N Ames	2918 NORTHWOOD DR	D	0	2022-10773		\$0	\$0	\$299,300	10/28/2022	\$389,900	76.76
241	7	05-34-450-170	Res: Brookside	1415 SUMMIT AVE	D	0	2022-08632		\$0	\$0	\$148,400	8/29/2022	\$193,000	76.89
242	1	05-35-477-040	Res: N Ames	1524 MEADOWLANE AV	D	0	2023-00106		\$0	\$0	\$211,500	12/29/2022	\$275,000	76.91
243	1	05-28-386-030	Res: Northridge	3006 HEMLOCK CIR	D	0	2022-09376		\$0	\$0	\$380,800	9/20/2022	\$495,000	76.93
244	1	09-05-453-020	Res: Edwards	3605 STORY ST	D	0	2022-06413		\$0	\$0	\$217,000	6/28/2022	\$282,000	76.95
245	1	09-07-192-090	Res: College Creek	5401 CLEMENS BLVD	D	0	2022-06458		\$0	\$0	\$268,900	6/21/2022	\$349,000	77.05
246	1	09-07-201-290	Res: College Creek	413 THACKERAY AVE	D	0	2022-09641		\$0	\$0	\$175,300	9/26/2022	\$227,500	77.05
247	1	09-14-465-020	Res: Mitchell	322 TOPAZ CT	D	0	2022-06732		\$0	\$0	\$289,200	7/5/2022	\$375,000	77.12
248	26	05-27-452-030	Res: North Park Villa	2961 NORTHWESTERN	D	0	2022-05597		\$0	\$0	\$175,100	6/7/2022	\$227,000	77.14
249	1	09-09-427-200	Res: Crawford	2123 MCCARTHY RD	D	0	2022-05571		\$0	\$0	\$254,600	5/26/2022	\$330,000	77.15
250	6	09-11-202-110	Apts: Hospital and Dov	129 KINGSBURY AVE	D	0	2022-08218		\$0	\$0	\$151,300	8/4/2022	\$196,000	77.19
251	7	09-14-476-410	Res: Mitchell	724 ONYX ST 726	D	0	2022-08439		\$0	\$0	\$247,800	8/19/2022	\$321,000	77.20
252	1	05-27-352-030	Res: NW Ames	2113 POLK DR	D	0	2022-09421		\$0	\$0	\$239,400	9/14/2022	\$310,000	77.23
253	1	05-28-114-010	Res: North Ridge Heig	3334 WESTON DR	D	0	2022-05116		\$0	\$0	\$428,100	5/18/2022	\$554,000	77.27
254	7	05-34-275-120	Res: N Ames	2001 MELROSE AVE	D	0	2022-06495		\$0	\$0	\$173,400	6/24/2022	\$224,000	77.41
255	1	05-27-180-040	Res: Gilbert	3629 FLETCHER BLVD	D	0	2022-06730		\$0	\$0	\$228,600	7/18/2022	\$295,000	77.49
256	1	05-27-401-060	Res: N Ames	1310 TOP O HOLLOW RI	D	0	2022-06257		\$0	\$0	\$313,400	6/24/2022	\$403,710	77.63
257	1	05-31-379-120	Res: Sawyer West	5206 NEVADA CIR	D	0	2022-11669		\$0	\$0	\$264,100	11/21/2022	\$340,000	77.68
258	1	05-27-377-030	Res: NW Ames	1509 JACKSON DR	D	0	2022-05391		\$0	\$0	\$212,100	5/21/2022	\$273,000	77.69
259	1	09-05-108-050	Res: Sawyer	1017 GARFIELD AVE	D	0	2022-07043		\$0	\$0	\$174,800	6/28/2022	\$225,000	77.69
260	1	09-23-400-100	Res: Mitchell	400 KEN MARIL RD	D	0	2022-05740		\$0	\$0	\$187,300	6/9/2022	\$240,700	77.81
261	1	05-35-178-140	Res: N Ames	2104 BURNETT AVE	D	0	2022-07968		\$0	\$0	\$145,900	7/13/2022	\$187,500	77.81
262	1	05-35-181-130	Res: N Ames	2026 DOUGLAS AVE	D	0	2022-06992		\$0	\$0	\$206,200	7/12/2022	\$265,000	77.81
263	1	05-28-209-020	Res: North Ridge Heig	4119 BALLENTINE DR	D	0	2022-06296		\$0	\$0	\$373,800	6/20/2022	\$480,000	77.88
264	1	09-03-400-110	Res: Brookside	723 RIDGEWOOD AVE	D	0	2022-10391		\$0	\$0	\$212,000	10/7/2022	\$272,000	77.94

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City of Ames, IA

Sales Ratio Group Array

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Thu, September 21, 2023 12:38 PM

Page

9

Study Name Residential sales 2022
 Study Date 01/01/2021-12/31/2022
 Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
 Time Adj. None
 NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
265	1	05-31-373-040	Res: Sawyer West	5414 TENNESSEE ST	D	0	2022-06914		\$0	\$0	\$214,400	7/5/2022	\$275,000	77.96
266	1	05-28-385-060	Res: Northridge	3008 ASPEN RD	D	0	2022-09391		\$0	\$0	\$296,300	9/19/2022	\$380,000	77.97
267	26	05-31-475-330	Res: Sawyer West	1532 IDAHO AVE	D	0	2022-06429		\$0	\$0	\$156,000	6/28/2022	\$200,000	78.00
268	1	05-34-176-120	Res: NW Ames	2109 FILLMORE AVE	D	0	2022-06097		\$0	\$0	\$206,100	6/13/2022	\$264,000	78.07
269	1	05-28-366-060	Res: Northridge	3114 SYCAMORE RD	D	0	2022-05782		\$0	\$0	\$408,000	6/11/2022	\$522,500	78.09
270	1	09-06-225-240	Res: Sawyer West	4615 UTAH DR	D	0	2022-06255		\$0	\$0	\$246,300	6/24/2022	\$315,000	78.19
271	1	05-28-240-040	Res: Gilbert	4003 WESTLAWN DR	D	0	2022-09975		\$0	\$0	\$218,300	10/6/2022	\$279,000	78.24
272	26	05-29-250-135	Res: North Ridge Heig	3915 ALDRIN AVE	D	0	2022-08241		\$0	\$0	\$413,200	8/12/2022	\$528,000	78.26
273	26	05-33-212-100	Res: Somerset	2611 STANGE RD	D	0	2022-05698		\$0	\$0	\$189,100	6/10/2022	\$241,600	78.27
274	26	05-27-450-100	Res: Briardale	1429 TRUMAN PL	D	0	2022-07761		\$0	\$0	\$119,400	6/21/2022	\$152,500	78.30
275	17	05-28-495-750	Res: Investor Owned C	2316 ASPEN RD UNIT 2C	D	0	2022-08454		\$0	\$0	\$141,200	8/18/2022	\$180,000	78.44
276	1	09-10-204-050	Res: Iowa DOT & RR	217 S HAZEL AVE	D	0	2022-11317		\$0	\$0	\$176,700	11/29/2022	\$225,000	78.53
277	1	09-06-426-100	Res: Clear Creek	4702 DOVER DR	D	0	2022-05289		\$0	\$0	\$255,800	5/13/2022	\$325,000	78.71
278	1	09-10-226-040	Res: Iowa DOT & RR	220 S MAPLE AVE	D	0	2022-11124		\$0	\$0	\$215,500	11/21/2022	\$273,750	78.72
279	1	09-08-276-220	Res: Edwards	322 HILLTOP RD	D	0	2022-06092		\$0	\$0	\$178,300	5/27/2022	\$226,382	78.76
280	1	09-03-235-100	Res: Brookside	916 NORTHWESTERN A	D	0	2022-10151		\$0	\$0	\$94,500	10/7/2022	\$119,900	78.82
281	1	09-04-301-010	Res: Clear Creek	548 FOREST GLEN	D	0	2022-07758		\$0	\$0	\$198,700	8/1/2022	\$251,500	79.01
282	26	05-27-126-010	Res: Stone Brooke	4329 STONE BROOKE R	D	0	2022-08633		\$0	\$0	\$332,700	8/19/2022	\$421,000	79.03
283	1	09-02-207-060	Res: Old Town	1002 STAFFORD AVE	D	0	2022-11461		\$0	\$0	\$142,400	12/1/2022	\$180,000	79.11
284	1	05-35-301-150	Res: N Ames	1904 WILSON AVE	D	0	2022-05341		\$0	\$0	\$241,600	5/30/2022	\$305,000	79.21
285	1	09-08-102-300	Res: Edwards	213 ABRAHAM DR	D	0	2022-11537		\$0	\$0	\$139,100	12/7/2022	\$175,000	79.49
286	26	09-07-230-180	Res: Landmark Villa C	4726 TODD DR	D	0	2022-05092		\$0	\$0	\$158,200	5/23/2022	\$199,000	79.50
287	1	09-03-484-080	Res: Iowa DOT & RR	1003 LINCOLN WAY	D	0	2022-05350		\$0	\$0	\$151,200	5/31/2022	\$190,000	79.58
288	1	09-07-125-065	Res: College Creek	5414 SCHUBERT ST	D	0	2022-11771		\$0	\$0	\$195,300	12/19/2022	\$245,000	79.71
289	7	09-06-230-010	Res: Sawyer West	906 DELAWARE AVE	D	0	2022-10489		\$0	\$0	\$299,100	10/27/2022	\$375,000	79.76
290	26	05-28-228-275	Res: Bloomington	2419 WESTWIND DR	D	0	2022-06424		\$0	\$0	\$271,200	6/30/2022	\$340,000	79.76
291	1	05-28-326-050	Res: Northridge	3115 ALMOND ST	D	0	2022-07426		\$0	\$0	\$319,100	7/12/2022	\$400,000	79.78
292	1	09-16-479-085	Res: Timber	2220 SUNCREST DR	D	0	2022-09136		\$0	\$0	\$376,600	9/7/2022	\$472,000	79.79
293	1	09-09-475-330	Res: Crawford	2022 INDIANGRASS CT	D	0	2022-07053		\$0	\$0	\$407,800	7/11/2022	\$510,000	79.96
294	1	05-28-315-040	Res: Northridge	3212 BAYBERRY RD	D	0	2022-08947		\$0	\$0	\$335,600	8/24/2022	\$419,000	80.10
295	26	05-27-450-050	Res: Briardale	1455 TRUMAN PL	D	0	2022-11315		\$0	\$0	\$124,200	11/16/2022	\$155,000	80.13
296	26	05-27-454-090	Res: North Park Villa	1107 JOHNSON ST	D	0	2022-08230		\$0	\$0	\$164,500	8/11/2022	\$205,000	80.24
297	26	05-27-450-090	Res: Briardale	1433 TRUMAN PL	D	0	2022-01404		\$0	\$0	\$115,700	9/13/2022	\$144,000	80.35

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City of Ames, IA

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Thu, September 21, 2023 12:38 PM

Page

10

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

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
298	1	05-35-152-020	Res: N Ames	2313 CLARK AVE	D	0	2022-07630		\$0	\$0	\$201,200	7/27/2022	\$250,000	80.48
299	1	09-05-104-110	Res: Sawyer	925 YUMA AVE	D	0	2022-06922		\$0	\$0	\$181,900	7/12/2022	\$226,000	80.49
300	17	05-31-477-700	Res: Investor Owned	1510 DELAWARE AVE U	D	0	2022-07235		\$0	\$0	\$109,900	7/13/2022	\$136,500	80.51
301	1	05-31-363-090	Res: Sawyer West	5511 MISSOURI ST	D	0	2022-07764		\$0	\$0	\$270,100	7/25/2022	\$335,000	80.63
302	1	09-03-234-150	Res: Brookside	713 10TH ST	D	0	2022-11852		\$0	\$0	\$146,000	12/15/2022	\$181,000	80.66
303	1	05-33-252-150	Res: Veenker	2807 TORREY PINES RC	D	0	2022-07851		\$0	\$0	\$219,400	8/1/2022	\$272,000	80.66
304	1	05-28-480-100	Res: Somerset	2511 CLAYTON DR	D	0	2022-05870		\$0	\$0	\$286,600	6/2/2022	\$355,000	80.73
305	26	05-33-253-190	Res: Greens	2862 TORREY PINES RC	D	0	2022-09124		\$0	\$0	\$210,400	8/3/2022	\$260,000	80.92
306	1	09-08-127-120	Res: Edwards	220 BEEDLE DR	D	0	2022-08136		\$0	\$0	\$139,900	8/10/2022	\$172,500	81.10
307	1	09-08-275-190	Res: Edwards	321 HILLTOP RD	D	0	2022-11511		\$0	\$0	\$174,400	11/15/2022	\$215,000	81.12
308	1	05-28-429-130	Res: Somerset	2426 DALTON CIR	D	0	2022-07067		\$0	\$0	\$344,900	6/23/2022	\$425,000	81.15
309	1	09-10-204-100	Res: Iowa DOT & RR	222 S RUSSELL AVE	D	0	2022-04231		\$0	\$0	\$182,600	4/18/2022	\$225,000	81.16
310	1	05-28-363-060	Res: Northridge	3206 ASPEN RD	D	0	2022-07975		\$0	\$0	\$316,700	7/21/2022	\$390,000	81.21
311	1	09-05-427-140	Res: Edwards	3209 WOODLAND ST	D	0	2022-05680		\$0	\$0	\$255,900	6/7/2022	\$315,000	81.24
312	1	09-09-279-060	Res: Crawford	2124 HUGHES AVE	D	0	2022-05106		\$0	\$0	\$276,400	5/23/2022	\$340,000	81.29
313	1	05-31-371-020	Res: Sawyer West	5411 TENNESSEE ST	D	0	2022-05615		\$0	\$0	\$256,100	5/27/2022	\$315,000	81.30
314	1	09-02-135-010	Res: Old Town	220 10TH ST	D	0	2022-11721		\$0	\$0	\$170,100	12/14/2022	\$209,000	81.39
315	1	09-05-376-050	Res: Edwards	318 HICKORY DR	D	0	2022-06961		\$0	\$0	\$276,800	7/12/2022	\$340,000	81.41
316	1	09-11-202-100	Res: Iowa DOT & RR	121 KINGSBURY AVE	D	0	2022-02379		\$0	\$0	\$122,200	3/14/2022	\$150,000	81.47
317	1	09-09-277-030	Res: Crawford	2014 COUNTRY CLUB BL	D	0	2022-06330		\$0	\$0	\$215,400	6/22/2022	\$264,000	81.59
318	1	05-26-351-010	Res: N Ames	630 RIVER OAK DR	D	0	2022-06816		\$0	\$0	\$237,500	7/6/2022	\$291,000	81.62
319	1	09-08-184-030	Res: Edwards	3914 HARRIS ST	D	0	2022-06759		\$0	\$0	\$292,900	7/1/2022	\$357,900	81.84
320	17	09-16-252-266	Res: Green Hills Condo	2200 HAMILTON DR UNIT	D	0	2023-00070		\$0	\$0	\$213,100	12/21/2022	\$260,000	81.96
321	7	09-06-225-180	Res: Sawyer West	1005 DELAWARE AVE 11	D	0	2022-08073		\$0	\$0	\$254,400	8/5/2022	\$310,000	82.06
322	1	09-05-453-040	Res: Edwards	218 CRANE AVE	D	0	2022-06252		\$0	\$0	\$246,200	6/20/2022	\$300,000	82.07
323	1	05-28-326-110	Res: Northridge	3013 ALMOND RD	D	0	2022-09126		\$0	\$0	\$381,700	9/11/2022	\$465,000	82.09
324	1	05-28-178-020	Res: North Ridge Heights	3809 VALLEY VIEW RD	D	0	2022-07160		\$0	\$0	\$468,300	7/8/2022	\$570,000	82.16
325	1	09-08-128-030	Res: Edwards	4014 APLIN RD	D	0	2022-07981		\$0	\$0	\$184,900	8/8/2022	\$225,000	82.18
326	1	05-28-385-050	Res: Northridge	3014 ASPEN RD	D	0	2022-07288		\$0	\$0	\$304,100	7/7/2022	\$370,000	82.19
327	26	05-27-184-090	Res: Stone Brooke	1516 STONE BROOKE RD	D	0	2023-00033		\$0	\$0	\$242,700	12/29/2022	\$295,000	82.27
328	17	09-09-454-130	Res: Misc Condos	1517 LITTLE BLUESTEM	D	0	2022-05948		\$0	\$0	\$150,000	6/15/2022	\$182,000	82.42
329	1	09-06-402-140	Res: Sawyer West	824 IDAHO AVE	D	0	2022-06163		\$0	\$0	\$305,700	6/18/2022	\$369,900	82.64
330	1	09-08-225-200	Res: Edwards	228 HILLTOP RD	D	0	2022-05662		\$0	\$0	\$136,100	6/3/2022	\$164,500	82.74

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Thu September 21, 2023 12:38 PM

Page

11

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #	PDF	PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
331	1	05-22-105-020	Res: Hayden Lake	1415 LEDGES DR	D	0	2022-06167		\$0	\$0	\$330,800	6/17/2022	\$399,500	82.80
332	1	05-35-305-020	Res: N Ames	412 18TH ST	D	0	2022-11763		\$0	\$0	\$161,800	12/8/2022	\$195,000	82.97
333	17	05-27-104-150	Res: Misc Condos	4144 EISENHOWER LN I	D	0	2022-07324		\$0	\$0	\$149,400	7/20/2022	\$180,000	83.00
334	26	05-28-228-580	Res: Bloomington	2420 LAKESIDE DR	D	0	2022-06823		\$0	\$0	\$276,000	7/8/2022	\$332,400	83.03
335	26	05-33-223-130	Res: Somerset	2702 HAMPTON ST	D	0	2022-08666		\$0	\$0	\$281,300	8/26/2022	\$338,350	83.14
336	1	09-07-418-060	Res: College Creek	834 POE AVE	D	0	2022-04757		\$0	\$0	\$234,500	5/9/2022	\$282,000	83.16
337	26	05-28-180-020	Res: North Ridge Heig	3127 BURNHAM DR	D	0	2022-10901		\$0	\$0	\$424,400	10/31/2022	\$510,000	83.22
338	1	09-02-103-100	Res: Old Town	611 11TH ST	D	0	2022-07697		\$0	\$0	\$168,300	7/25/2022	\$202,000	83.32
339	1	09-08-151-030	Res: Edwards	409 WELLONS CIR	D	0	2022-07864		\$0	\$0	\$270,900	7/28/2022	\$325,000	83.35
340	26	05-28-186-140	Res: North Ridge Heig	3004 BURNHAM DR	D	0	2022-07385		\$0	\$0	\$369,200	7/21/2022	\$442,250	83.48
341	1	09-03-454-080	Res: Iowa DOT & RR	1207 N 2ND ST	D	0	2022-06229		\$0	\$0	\$167,400	6/21/2022	\$200,000	83.70
342	17	05-27-101-100	Res: Misc Condos	4255 EISENHOWER LN I	D	0	2022-09637		\$0	\$0	\$185,900	9/13/2022	\$221,900	83.78
343	1	05-34-475-130	Res: N Ames	1321 CURTISS AVE	D	0	2022-09312		\$0	\$0	\$218,100	9/7/2022	\$260,000	83.88
344	26	05-28-188-130	Res: North Ridge Heig	3700 CHILTON AVE	D	0	2022-10617		\$0	\$0	\$260,100	10/31/2022	\$310,000	83.90
345	1	05-27-354-040	Res: NW Ames	2006 POLK DR	D	0	2022-08518		\$0	\$0	\$286,300	8/19/2022	\$341,100	83.93
346	1	05-35-353-220	Res: N Ames	1418 GRAND AVE	D	0	2022-11230		\$0	\$0	\$164,500	11/21/2022	\$196,000	83.93
347	1	05-33-135-010	Res: Northridge	2620 SOUTHRIDGE CIR	D	0	2022-08887		\$0	\$0	\$297,200	8/25/2022	\$354,000	83.95
348	1	05-31-356-030	Res: Sawyer West	5617 MARYLAND ST	D	0	2022-06594		\$0	\$0	\$369,400	7/2/2022	\$439,900	83.97
349	1	09-07-200-120	Res: College Creek	5100 TODD DR	D	0	2022-10356		\$0	\$0	\$200,100	10/14/2022	\$238,000	84.08
350	1	05-29-230-040	Res: North Ridge Heig	4228 ALDRIN AVE	D	0	2022-06287		\$0	\$0	\$500,500	6/22/2022	\$595,000	84.12
351	26	05-33-253-120	Res: Greens	2044 PINEHURST DR	D	0	2022-10548		\$0	\$0	\$203,900	11/1/2022	\$242,000	84.26
352	1	05-28-327-070	Res: Northridge	3016 ALMOND RD	D	0	2022-06054		\$0	\$0	\$424,200	6/16/2022	\$503,250	84.29
353	1	05-22-160-250	Res: Hayden Lake	2205 LEOPOLD DR	D	0	2022-11710		\$0	\$0	\$345,400	11/21/2022	\$407,500	84.76
354	1	05-27-158-010	Res: Gilbert	1905 STONE BROOKE R	D	0	2022-05463		\$0	\$0	\$233,100	5/26/2022	\$275,000	84.76
355	1	05-27-190-210	Res: Stone Brooke	1605 WOODHAVEN CIR	D	0	2022-10165		\$0	\$0	\$313,800	10/13/2022	\$370,000	84.81
356	1	09-08-196-180	Res: Edwards	625 DOTSON DR	D	0	2022-06734		\$0	\$0	\$292,300	6/10/2022	\$344,400	84.87
357	1	05-35-476-070	Res: N Ames	617 E 16TH ST	D	0	2022-07245		\$0	\$0	\$191,200	7/6/2022	\$225,000	84.98
358	1	09-06-201-090	Res: Sawyer West	1125 OKLAHOMA DR	D	0	2022-07109		\$0	\$0	\$293,900	7/15/2022	\$345,000	85.19
359	6	09-10-225-090	Apts: Hospital and Dov	116 S MAPLE AVE	D	0	2022-05971		\$0	\$0	\$179,000	6/15/2022	\$210,000	85.24
360	1	05-35-451-010	Res: N Ames	214 E 16TH ST	D	0	2022-05778		\$0	\$0	\$136,500	6/6/2022	\$160,000	85.31
361	1	09-02-105-050	Res: Old Town	1111 BURNETT AVE	D	0	2022-10793		\$0	\$0	\$164,000	11/9/2022	\$192,000	85.42
362	1	05-35-478-010	Res: N Ames	510 E 14TH ST	D	0	2022-07435		\$0	\$0	\$163,200	7/21/2022	\$191,000	85.45
363	1	09-06-320-090	Res: College Creek	5524 ALLERTON DR	D	0	2022-07202		\$0	\$0	\$309,800	7/7/2022	\$362,000	85.58

* denotes sale is part of multiparcel sale

City of Ames, IA

Sales Ratio Group Array

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

Thu, September 21, 2023 12:38 PM

Page

12

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #PDF PIN	Map Area	Address	D/C	NUTC	Recording	VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
364 1 09-14-474-060	Res: Mitchell	3018 SAPPHIRE CIR	D	0	2022-05333		\$0	\$0	\$355,400	6/1/2022	\$415,000	85.64
365 1 09-06-378-080	Res: College Creek	5306 SPRINGBROOK DR	D	0	2022-04721		\$0	\$0	\$366,600	4/27/2022	\$428,000	85.65
366 26 05-29-260-070	Res: North Ridge Heig	4010 ALDRIN AVE	D	0	2022-11432		\$0	\$0	\$344,600	11/16/2022	\$401,500	85.83
367 1 09-03-484-110	Res: Iowa DOT & RR	1021 LINCOLN WAY	D	0	2022-07515		\$0	\$0	\$147,900	7/25/2022	\$172,000	85.99
368 26 05-27-453-010	Res: North Park Villa	1001 KENNEDY ST	D	0	2022-09741		\$0	\$0	\$172,400	9/28/2022	\$200,000	86.20
369 17 09-16-252-276	Res: Green Hills Condo	2200 HAMILTON DR UNIT	D	0	2022-06507		\$0	\$0	\$228,500	6/20/2022	\$265,000	86.23
370 26 09-08-218-030	Res: Edwards	3720 MARIGOLD DR	D	0	2022-11005		\$0	\$0	\$200,600	11/18/2022	\$232,500	86.28
371 1 05-26-301-055	Res: N Ames	3128 NORTHWOOD DR	D	0	2022-06614		\$0	\$0	\$207,100	6/30/2022	\$240,000	86.29
372 26 05-27-252-070	Res: Hayden Lake	3817 HOOVER AVE	D	0	2022-07316		\$0	\$0	\$388,400	7/7/2022	\$449,900	86.33
373 6 09-05-353-010	Apts: West	4415 LINCOLN WAY	D	0	2022-10905		\$0	\$0	\$11,787,100	11/11/2022	\$13,600,000	86.67
374 7 09-04-351-190	Res: Edwards	2915 LINCOLN WAY	D	0	2022-06318		\$0	\$0	\$147,400	6/28/2022	\$170,000	86.71
375 26 05-27-102-090	Res: Gilbert	4235 EISENHOWER CT	D	0	2022-04978		\$0	\$0	\$223,500	5/20/2022	\$257,500	86.80
376 26 05-33-215-050	Res: Somerset	2421 BRADFORD DR	D	0	2022-10824		\$0	\$0	\$302,300	11/5/2022	\$348,000	86.87
377 26 05-28-228-570	Res: Bloomington	2413 LAKESIDE DR	D	0	2022-09766		\$0	\$0	\$269,600	10/3/2022	\$310,000	86.97
378 1 09-03-235-030	Res: Brookside	1016 10TH ST	D	0	2022-10766		\$0	\$0	\$150,500	11/9/2022	\$173,000	86.99
379 1 09-06-335-170	Res: College Creek	604 WILDER AVE	D	0	2022-06032		\$0	\$0	\$368,700	6/4/2022	\$423,000	87.16
380 1 09-07-330-020	Res: College Creek	5312 ROWLING DR	D	0	2022-07122		\$0	\$0	\$414,100	7/12/2022	\$475,000	87.18
381 26 05-28-228-590	Res: Bloomington	2426 LAKESIDE DR	D	0	2022-07949		\$0	\$0	\$319,100	8/3/2022	\$364,900	87.45
382 17 09-02-400-120	Res: Misc Condos	814 DUFF AVE UNIT 101	D	0	2022-10184		\$0	\$0	\$78,800	10/5/2022	\$90,000	87.56
383 7 05-34-452-025	Res: Brookside	1402 CRESCENT ST	D	0	2022-10902		\$0	\$0	\$113,200	11/15/2022	\$129,000	87.75
384 1 05-28-120-030	Res: North Ridge Heig	3112 WESTON DR	D	0	2022-06720		\$0	\$0	\$399,800	6/24/2022	\$455,000	87.87
385 17 09-07-428-200	Res: Dakota Ridge Co	4503 TWAIN CIR UNIT 10	D	0	2022-06982		\$0	\$0	\$114,300	7/11/2022	\$130,000	87.92
386 26 05-28-181-020	Res: North Ridge Heig	2920 ROXBORO DR	D	0	2022-11064		\$0	\$0	\$253,200	11/16/2022	\$287,000	88.22
387 1 05-28-231-040	Res: Gilbert	3905 WELBECK DR	D	0	2022-05969		\$0	\$0	\$264,700	6/16/2022	\$300,000	88.23
388 26 05-33-205-010	Res: Somerset	2820 BUCKINGHAM CT	D	0	2023-00054		\$0	\$0	\$300,300	12/30/2022	\$340,000	88.32
389 1 05-35-382-030	Res: Old Town	1321 DOUGLAS AVE	D	0	2022-09956		\$0	\$0	\$207,000	10/10/2022	\$234,000	88.46
390 1 09-05-200-080	Res: Sawyer	3612 ONTARIO ST	D	0	2022-09538		\$0	\$0	\$159,400	9/26/2022	\$180,000	88.56
391 1 05-35-476-260	Res: N Ames	1402 LINDEN DR	D	0	2022-09853		\$0	\$0	\$155,200	10/4/2022	\$175,000	88.69
392 26 09-23-203-190	Res: Mitchell	3410 EMERALD DR	D	0	2022-06022		\$0	\$0	\$204,400	6/2/2022	\$230,000	88.87
393 1 05-35-450-270	Res: N Ames	1508 DUFF AVE	D	0	2022-09512		\$0	\$0	\$198,000	9/19/2022	\$222,500	88.99
394 7 09-02-128-060	Res: Old Town	1109 KELLOGG AVE 111	D	0	2022-09235		\$0	\$0	\$156,000	9/8/2022	\$175,000	89.14
395 1 05-28-250-090	Res: Gilbert	3902 WESTLAWN DR	D	0	2022-07350		\$0	\$0	\$268,300	7/15/2022	\$300,000	89.43
396 17 09-08-300-110	Res: Willow Creek 1 C	700 SOUTH DAKOTA AV	D	0	2022-09738		\$0	\$0	\$161,000	9/28/2022	\$180,000	89.44

* denotes sale is part of multiparcel sale

City of Ames, IA

Sales Ratio Group Array

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

Thu, September 21, 2023 12:38 PM

Page

13

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale #PDF PIN	Map Area	Address	D/CNUTC	Recording VS	\$ - Land	\$ - Impr	\$ - Total	Sale Date	Sale Price	Ratio
397 26 05-28-186-040	Res: North Ridge Heig	3122 BURNHAM DR	D 0	2022-06852	\$0	\$0	\$358,200	7/8/2022	\$400,000	89.55
398 1 09-05-100-110	Res: Sawyer	1111 ARIZONA AVE	D 0	2022-08576	\$0	\$0	\$197,200	8/23/2022	\$220,000	89.64
399 26 05-28-251-050	Res: North Ridge Heig	2814 HARRISON RD	D 0	2022-10325	\$0	\$0	\$325,400	10/12/2022	\$363,000	89.64
400 1 09-05-402-040	Res: Edwards	3603 MARY CIR	D 0	2022-09891	\$0	\$0	\$204,900	9/28/2022	\$228,000	89.87
401 6 09-08-275-050	Apts: West	324 S FRANKLIN AVE #1	D 0	2022-11322	\$0	\$0	\$173,000	11/29/2022	\$191,000	90.58
402 1 05-28-110-020	Res: North Ridge Heig	3326 SEDWICK ST	D 0	2022-09303	\$0	\$0	\$611,000	9/16/2022	\$673,000	90.79
403 1 05-33-252-040	Res: Veenker	2816 GREENSBORO DR	D 0	2022-07897	\$0	\$0	\$363,300	8/2/2022	\$400,000	90.82
404 7 09-11-225-080	Res: Iowa DOT & RR	520 E LINCOLN WAY	D 0	2022-05905	\$0	\$0	\$123,000	6/15/2022	\$135,000	91.11
405 17 09-08-300-185	Res: Willow Creek 1 C	700 SOUTH DAKOTA AV	D 0	2022-06746	\$0	\$0	\$133,200	7/4/2022	\$146,000	91.23
406 26 09-07-290-210	Res: College Creek	4637 TWAIN ST	D 0	2022-04179	\$0	\$0	\$175,600	4/21/2022	\$192,000	91.46
407 1 05-28-456-180	Res: Somerset	2811 ASPEN RD	D 0	2022-11726	\$0	\$0	\$301,000	12/19/2022	\$329,000	91.49
408 1 05-27-403-090	Res: N Ames	1310 JEFFERSON ST	D 0	2022-09827	\$0	\$0	\$141,900	10/4/2022	\$155,000	91.55
409 1 09-07-252-190	Res: College Creek	4717 HEMINGWAY DR	D 0	2022-07198	\$0	\$0	\$311,600	7/13/2022	\$339,000	91.92
410 26 05-29-260-030	Res: North Ridge Heig	4104 ALDRIN AVE	D 0	2022-06554	\$0	\$0	\$323,800	6/22/2022	\$352,000	91.99
411 17 09-07-428-215	Res: Dakota Ridge Coi	4503 TWAIN CIR UNIT 1K	D 0	2022-08213	\$0	\$0	\$117,100	8/4/2022	\$127,100	92.13
412 17 09-16-252-271	Res: Green Hills Condi	2200 HAMILTON DR UNI	D 0	2022-08002	\$0	\$0	\$198,800	8/5/2022	\$215,000	92.47
413 1 09-07-340-060	Res: College Creek	5320 BRADBURY CT	D 0	2022-11667	\$0	\$0	\$365,600	11/25/2022	\$395,000	92.56
414 17 09-16-252-351	Res: Green Hills Condi	2200 HAMILTON DR UNI	D 0	2022-11808	\$0	\$0	\$92,700	12/13/2022	\$100,000	92.70
415 7 05-34-475-230	Res: N Ames	1410 NORTHWESTERN	D 0	2022-05308	\$0	\$0	\$252,100	5/12/2022	\$271,333	92.91
416 17 09-16-252-531	Res: Green Hills Condi	2205 GREEN HILLS DR L	D 0	2022-07071	\$0	\$0	\$345,500	7/15/2022	\$369,000	93.63
417 1 05-33-135-020	Res: Northridge	2614 SOUTHRIDGE CIR	D 0	2022-09146	\$0	\$0	\$295,000	9/1/2022	\$315,000	93.65
418 17 09-07-428-446	Res: Dakota Ridge Coi	4510 TWAIN CIR UNIT 1K	D 0	2022-08775	\$0	\$0	\$103,100	8/16/2022	\$110,000	93.73
419 23 09-06-225-110	Apts: West	1121 DELAWARE AVE	D 0	2022-11215	\$0	\$0	\$1,222,000	11/29/2022	\$1,300,000	94.00
420 1 05-34-128-210	Res: NW Ames	2513 PIERCE AVE	D 0	2022-05843	\$0	\$0	\$332,000	6/2/2022	\$353,000	94.05
* 421 1 09-05-479-095	Res: Edwards	103 WILMOTH AVE	D 0	2022-05475	\$0	\$0	\$447,200	5/31/2022	\$475,000	94.15
422 26 09-23-225-460	Res: Meadow Village	543 MEADOW CT	D 0	2022-11335	\$0	\$0	\$115,500	11/29/2022	\$122,000	94.67
423 1 09-07-202-240	Res: College Creek	307 SCHUBERT CIR	D 0	2022-09032	\$0	\$0	\$238,600	8/18/2022	\$252,000	94.68
424 1 09-05-201-110	Res: Sawyer	1124 SCHOLL RD	D 0	2022-10938	\$0	\$0	\$246,300	11/7/2022	\$260,000	94.73
425 1 05-28-382-050	Res: Northridge	2908 ARROWWOOD CIR	D 0	2022-08480	\$0	\$0	\$441,200	8/10/2022	\$465,000	94.88
426 1 09-03-231-190	Res: Brookside	1024 CURTISS AVE	D 0	2022-07479	\$0	\$0	\$153,200	7/14/2022	\$160,000	95.75
427 1 09-02-200-040	Res: Old Town	1227 CARROLL AVE	D 0	2022-08374	\$0	\$0	\$103,500	8/11/2022	\$108,000	95.83
428 1 09-03-451-060	Res: Iowa DOT & RR	1211 N 3RD ST	D 0	2022-11893	\$0	\$0	\$154,500	12/15/2022	\$160,000	96.56
429 26 09-06-385-110	Res: College Creek	151 WILDER PL	D 0	2022-07063	\$0	\$0	\$240,400	7/11/2022	\$248,000	96.94

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City of Ames, IA

Sales Ratio Group Array

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Thu, September 21, 2023 12:38 PM

Page

14

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

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
430	26	05-27-451-470	Res: Briardale	1456 BRECKINRIDGE CT	D	0	2022-10531		\$0	\$0	\$142,600	10/24/2022	\$145,000	98.34
431	26	09-07-230-010	Res: Landmark Villa C	301 BACH CT	D	0	2022-08362		\$0	\$0	\$137,900	8/15/2022	\$140,000	98.50
432	1	09-03-233-060	Res: Brookside	1107 HARDING AVE	D	0	2022-09341		\$0	\$0	\$141,300	9/6/2022	\$141,300	100.00
433	1	05-34-475-090	Res: N Ames	1417 CURTISS AVE	D	0	2022-11401		\$0	\$0	\$193,500	11/21/2022	\$193,000	100.26
434	7	09-10-126-080	Res: Iowa DOT & RR	201 S RIVERSIDE DR	D	0	2022-08067		\$0	\$0	\$188,600	8/3/2022	\$185,000	101.95
* 435	1	09-17-425-150	Res: Timber	3324 DARTMOOR LN	D	0	2022-08014		\$0	\$0	\$301,100	8/8/2022	\$280,000	107.54
436	17	09-16-262-015	Res: Green Hills Condi	2214 HAMILTON DR	D	0	2022-06383		\$0	\$0	\$324,700	6/16/2022	\$300,000	108.23
437	1	05-34-450-010	Res: Brookside	1533 RIDGEWOOD AVE	D	0	2022-09672		\$0	\$0	\$104,300	9/26/2022	\$95,000	109.79
* 438	1	09-08-250-010	Res: Edwards	319 S FRANKLIN AVE	D	0	2022-04325		\$0	\$0	\$220,200	5/4/2022	\$200,000	110.10
439	1	09-02-204-040	Res: Old Town	1115 STAFFORD AVE	D	0	2022-11086		\$0	\$0	\$137,700	11/15/2022	\$125,000	110.16
440	1	09-09-175-080	Res: S & W ISU	507 HAYWARD AVE	D	0	2022-06489		\$0	\$0	\$99,900	6/27/2022	\$90,500	110.39
441	1	09-10-251-075	Res: Iowa DOT & RR	457 S MAPLE AVE	D	0	2022-05129		\$0	\$0	\$182,100	5/25/2022	\$164,250	110.87
442	17	09-16-264-105	Res: Green Hills Condi	2340 HILTON CT	D	0	2022-08867		\$0	\$0	\$257,000	8/12/2022	\$215,000	119.53
443	17	09-16-262-095	Res: Green Hills Condi	2318 HAMILTON DR	D	0	2022-05250		\$0	\$0	\$312,300	5/16/2022	\$256,000	121.99
444	1	09-02-108-050	Res: Old Town	413 10TH ST	D	0	2022-07877		\$0	\$0	\$125,000	7/29/2022	\$100,000	125.00
445	1	09-02-306-220	Res: Old Town	617 6TH ST	D	0	2022-08056		\$0	\$0	\$181,900	8/2/2022	\$140,000	129.93
446	17	09-16-262-050	Res: Green Hills Condi	2228 HAMILTON DR	D	0	2022-05320		\$0	\$0	\$316,700	5/23/2022	\$240,000	131.96
447	1	05-34-450-030	Res: Brookside	1525 RIDGEWOOD AVE	D	0	2022-04503		\$0	\$0	\$148,400	5/6/2022	\$110,000	134.91
448	1	05-26-355-120	Res: N Ames	2819 THOMPSON DR	D	0	2022-09594		\$0	\$0	\$392,600	9/28/2022	\$285,000	137.75
449	1	05-34-450-010	Res: Brookside	1533 RIDGEWOOD AVE	D	0	2022-06842		\$0	\$0	\$104,300	7/6/2022	\$66,500	156.84
450	1	05-35-180-050	Res: N Ames	222 21ST ST	D	0	2022-06378		\$0	\$0	\$173,100	6/28/2022	\$108,000	160.28
451	1	09-14-478-030	Res: Mitchell	3024 DIAMOND ST	D	0	2022-06685		\$0	\$0	\$198,000	7/5/2022	\$120,000	165.00
452	1	05-35-353-080	Res: Old Town	605 13TH ST	D	0	2022-10200		\$0	\$0	\$159,300	10/17/2022	\$95,000	167.68
									\$0	\$0	\$111,930,600		\$143,916,907	
									Building Residual		\$143,916,907			
									Indicated Map Factor		N/A			

* denotes sale is part of multiparcel sale

City of Ames, IA

Sales Ratio Group Array

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

Thu, September 21, 2023 12:38 PM

Page

15

Study Name Residential sales 2022

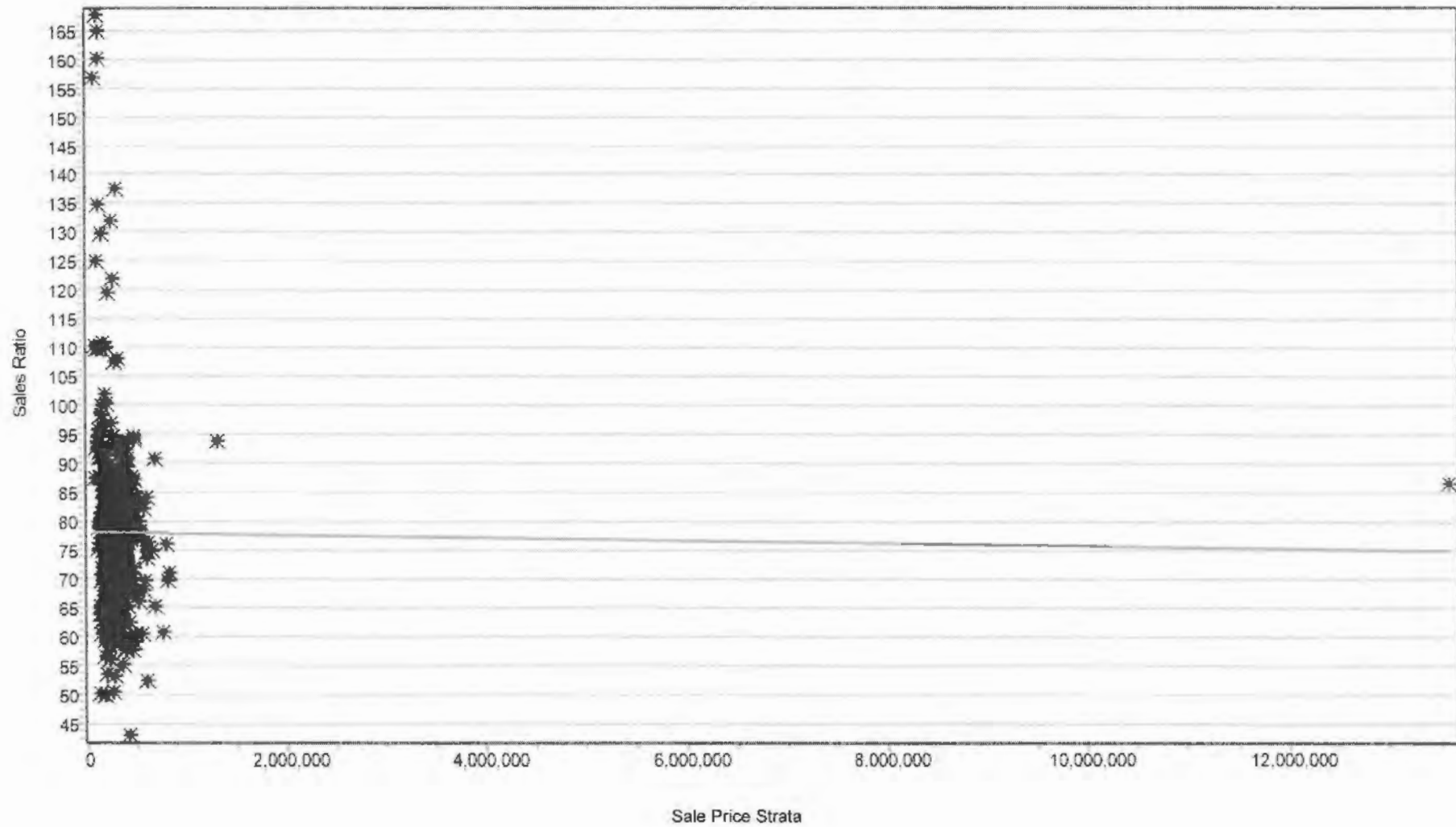
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Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Historical (VOS)

NUTC 0



City of Ames, IA

Sales Ratio Sale Price Strata

Thu, September 21, 2023 12:32 PM Page 1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sale Price Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
0 - 9,999										
10,000 - 19,999										
20,000 - 29,999										
30,000 - 39,999										
40,000 - 49,999										
50,000 - 59,999										
60,000 - 69,999	1	0.22	156.84		156.84	1.00	66,500	66,500	66,500	66,500
70,000 - 79,999										
80,000 - 89,999										
90,000 - 99,999	4	0.88	110.09	18.33	118.86	1.00	90,000	92,625	92,750	95,000
100,000 - 119,999	8	1.77	94.78	23.14	107.07	1.01	100,000	109,225	109,000	119,900
120,000 - 139,999	12	2.65	87.84	20.60	88.74	1.01	120,000	129,175	128,050	138,500
140,000 - 159,999	16	3.54	80.24	15.18	84.24	1.00	140,000	148,331	148,500	159,000
160,000 - 179,999	22	4.87	80.29	13.13	79.45	1.00	160,000	169,357	170,550	178,000
180,000 - 199,999	31	6.86	79.11	9.63	79.14	1.00	180,000	187,705	188,500	199,000
200,000 - 249,999	98	21.68	74.12	10.22	75.83	1.00	200,000	224,458	225,000	248,000
250,000 - 299,999	88	19.47	73.41	10.64	74.88	1.00	250,000	271,592	270,667	299,000
300,000 - 349,999	61	13.50	77.15	8.48	77.69	1.00	300,000	324,733	326,500	349,000
350,000 - 399,999	50	11.06	74.69	9.19	75.49	1.00	350,000	372,549	375,000	399,500
400,000 - 449,999	22	4.87	80.63	10.71	77.22	1.00	400,000	419,185	420,000	449,900
450,000 - 499,999	14	3.10	77.41	12.84	76.33	1.00	450,000	470,429	469,750	495,000
500,000 - 599,999	13	2.86	78.09	7.54	75.81	1.00	503,250	546,250	554,000	595,000
600,000 - 699,999	6	1.33	74.80	11.08	72.45	1.00	603,000	638,083	636,250	675,000
700,000 - 799,999	3	0.66	69.61	7.31	68.82	1.00	753,000	782,333	795,000	799,000
800,000 - 899,999	1	0.22	71.24		71.24	1.00	820,000	820,000	820,000	820,000
900,000 - 999,999										
1,000,000 - & UP	2	0.44	90.34	4.06	90.34	1.03	1,300,000	7,450,000	7,450,000	13,600,000
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City of Ames, IA

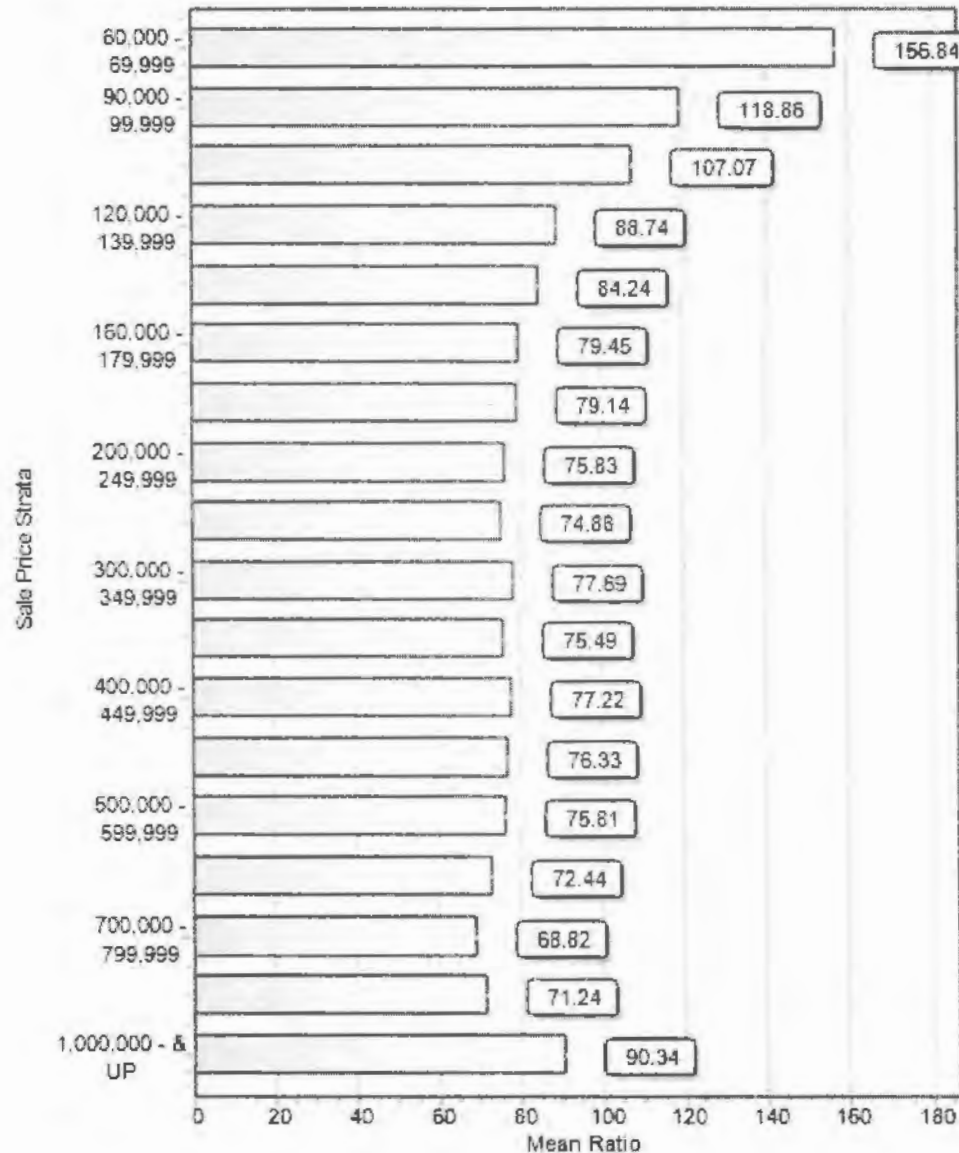
Sales Ratio Sale Price Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

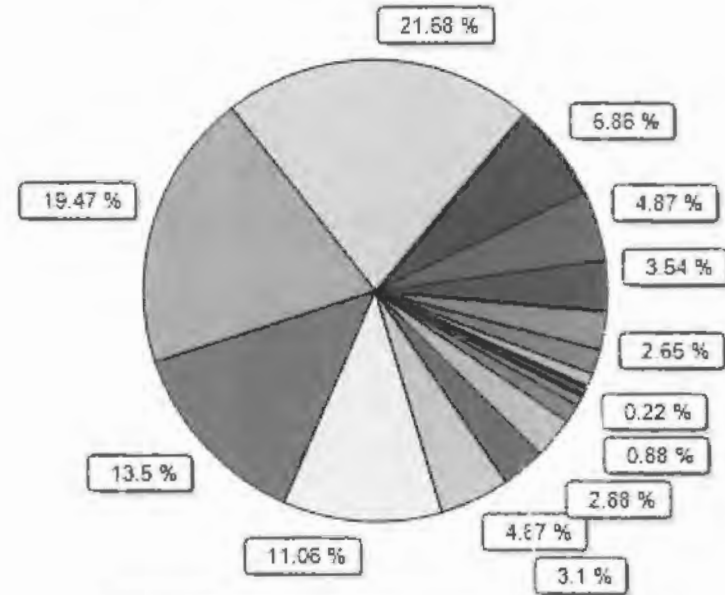
PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:32 PM Page

2



Total Sales: 452
 Median Ratio: 76.12
 COD Median: 12.32
 Mean Ratio: 78.06
 PRD: 1.00
 PRB: -0.020



Number of Sales per Sale Price

1 60,000 - 89,999	4 90,000 - 99,999
8 100,000 - 119,999	12 120,000 - 139,999
16 140,000 - 159,999	22 160,000 - 179,999
31 180,000 - 199,999	98 200,000 - 249,999
88 250,000 - 299,999	61 300,000 - 349,999
50 350,000 - 399,999	22 400,000 - 449,999
14 450,000 - 499,999	13 500,000 - 599,999
6 600,000 - 699,999	3 700,000 - 799,999
1 800,000 - 899,999	2 1,000,000 - & UP

City of Ames, IA

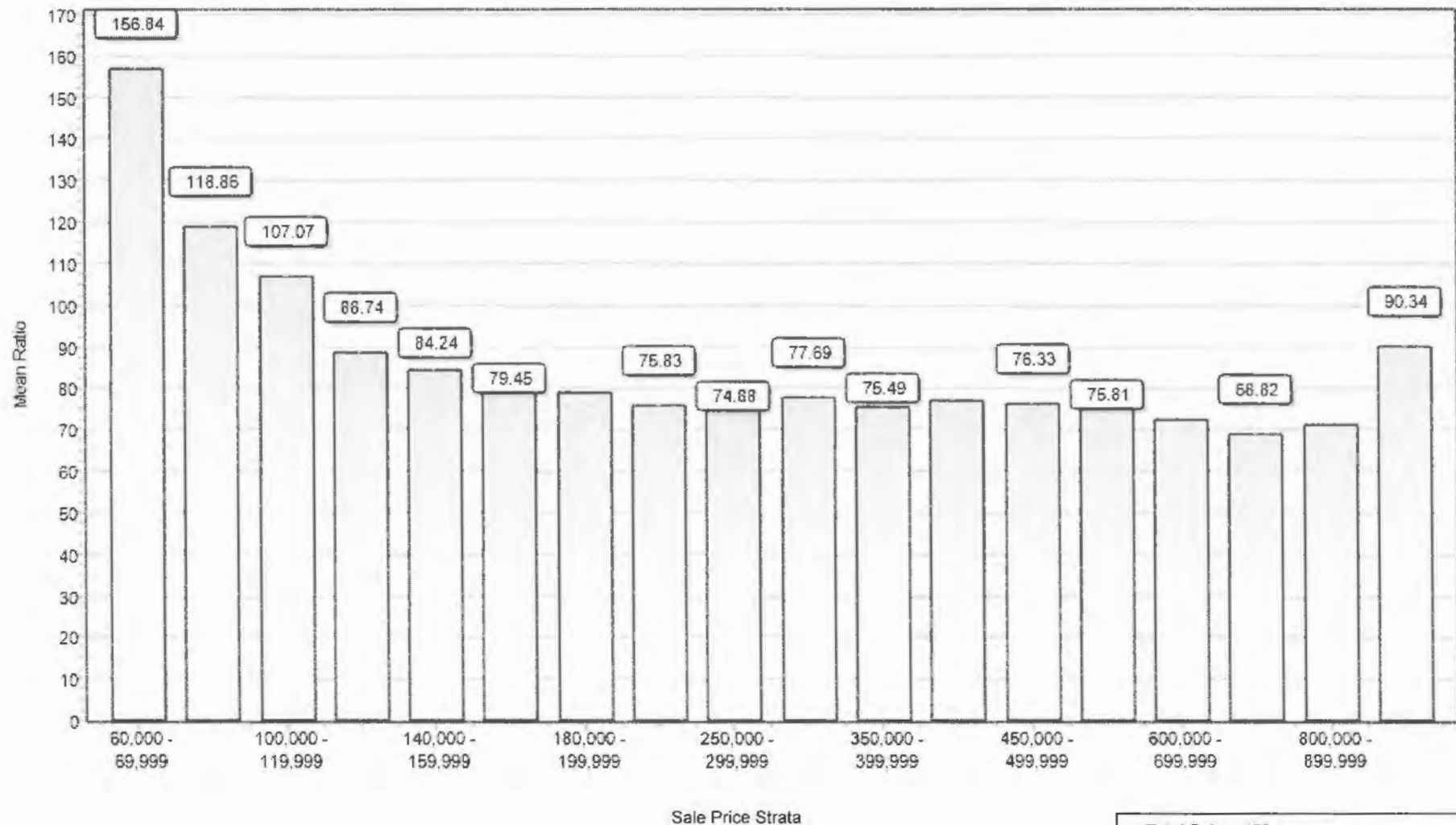
Sales Ratio Sale Price Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:32 PM Page

3



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020

City of Ames, IA

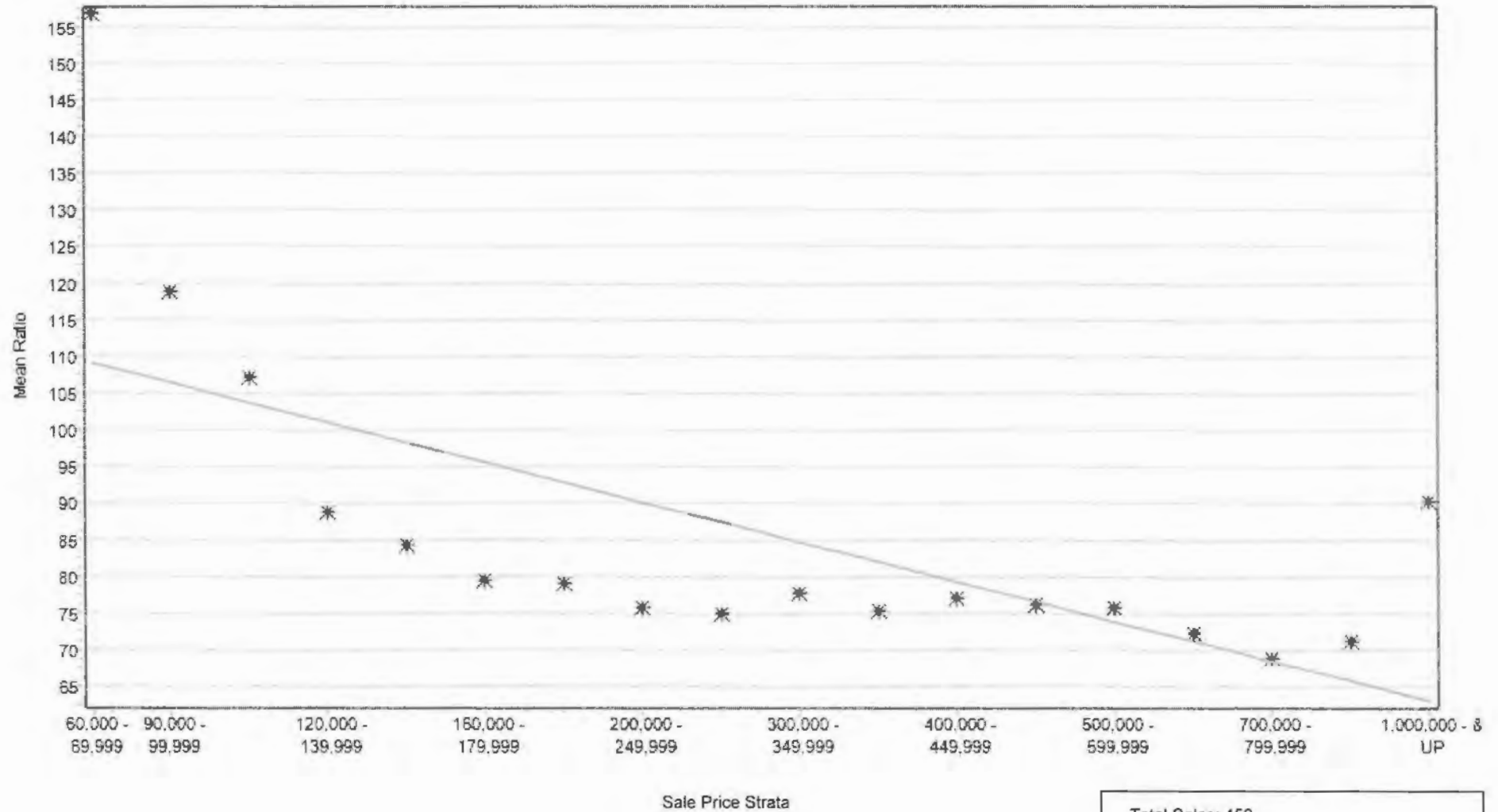
Sales Ratio Sale Price Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:32 PM

Page 4



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020

City of Ames, IA

Sales Ratio Map Area Strata

Thu, September 21, 2023 12:33 PM Page 1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Map Area Strata w/Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
Apts: North 1.000	1	0.22	71.24		71.24	1.00	820,000	820,000	820,000	820,000
Apts: West 1.000	3	0.66	90.58	2.70	90.42	1.04	191,000	5,030,333	1,300,000	13,600,000
Apts: Hospital and Downtown 1.000	2	0.44	81.21	4.96	81.21	1.00	196,000	203,000	203,000	210,000
Res: North Ridge Heights 1.000	18	3.98	83.69	5.90	83.05	1.01	287,000	484,653	495,000	673,000
Res: Northridge 0.920	15	3.32	80.10	5.95	80.87	1.01	315,000	447,350	419,000	795,000
Res: Veenker 0.900	6	1.33	71.70	8.69	74.94	1.01	272,000	385,833	384,000	515,000
Res: Timber 1.100	6	1.33	69.43	19.72	73.23	1.07	280,000	529,000	538,500	753,000
Res: Clear Creek 1.000	7	1.55	75.11	9.51	70.41	1.01	251,500	323,786	320,000	480,000
Res: Somerset 0.970	12	2.65	79.50	6.44	80.17	1.00	241,600	337,654	343,000	425,000
Res: Gilbert 1.000	16	3.54	74.33	7.67	76.29	1.00	257,500	300,946	297,500	358,001
Res: NW Ames 1.000	19	4.20	72.57	7.08	73.12	1.00	239,900	309,989	310,000	389,900
Res: N Ames 1.000	65	14.38	73.66	12.84	75.75	1.01	108,000	241,513	237,000	403,710
Res: Brookside 1.050	31	6.86	73.41	16.81	79.38	1.08	66,500	226,232	220,000	467,500
Res: Old Town 1.050	34	7.52	72.20	19.44	79.11	1.07	95,000	214,650	209,950	427,800
Res: Iowa DOT & RR 0.930	17	3.76	79.58	11.81	81.49	1.02	117,900	193,094	185,000	273,750
Res: Mitchell 0.900	15	3.32	75.64	13.81	80.92	1.04	120,000	293,067	267,500	415,000
Res: Crawford 1.150	15	3.32	68.09	8.50	70.06	1.01	259,900	400,227	390,000	565,000
Res: S & W ISU 1.100	5	1.11	64.25	16.54	72.40	1.08	90,500	208,500	240,000	281,000
Res: Edwards 1.030	32	7.08	79.13	10.94	76.87	1.00	164,500	270,929	227,191	652,500
Res: Sawyer 1.070	22	4.87	71.16	9.38	72.37	1.00	125,000	229,545	225,000	325,000
Res: Sawyer West 0.920	21	4.65	77.68	5.93	76.20	0.99	140,500	323,414	335,000	439,900
Res: College Creek 0.980	29	6.42	76.29	9.02	79.49	1.00	192,000	325,881	339,000	475,000
Res: Hayden Lake 1.100	5	1.11	82.80	6.70	79.45	1.02	399,500	529,680	449,900	799,000
Res: Briardale 0.950	6	1.33	79.21	9.41	78.82	1.01	144,000	154,433	153,750	171,100
Res: North Park Villa 0.850	5	1.11	77.14	5.61	77.68	1.00	200,000	216,150	223,750	227,000
Res: Greens 0.850	2	0.44	82.59	2.02	82.59	1.00	242,000	251,000	251,000	260,000
Res: Meadow Village 0.950	3	0.66	65.40	16.25	74.29	1.01	122,000	135,333	137,000	147,000
Res: Stone Brooke 1.050	7	1.55	74.53	8.16	74.88	1.00	295,000	370,143	370,000	430,000
Res: Bloomington 0.850	4	0.88	85.00	3.42	84.30	1.00	310,000	336,825	336,200	364,900
Res: Green Hills Condo 1.030	9	1.99	93.63	15.23	103.19	1.00	100,000	246,667	256,000	369,000
Res: Landmark Villa Condos 0.8	5	1.11	76.25	10.10	78.75	1.01	140,000	171,190	176,000	199,000
Res: Misc Condos 0.850	7	1.55	82.42	4.89	80.41	1.00	90,000	163,271	180,000	221,900
Res: Willow Creek 2 Condos 0.9	1	0.22	66.12		66.12	1.00	227,000	227,000	227,000	227,000

City of Ames, IA

Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:33 PM Page 2

Map Area Strata w/Factor	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
Res: Willow Creek 1 Condos 1.0	2	0.44	90.34	0.99	90.34	1.00	146,000	163,000	163,000	180,000
Res: Dakota Ridge Condos 1.050	3	0.66	92.13	2.10	91.26	1.00	110,000	122,367	127,100	130,000
Res: Investor Owned Condos 1.0	2	0.44	79.48	1.30	79.48	1.00	136,500	158,250	158,250	180,000
Strata Totals.....	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

City of Ames, IA

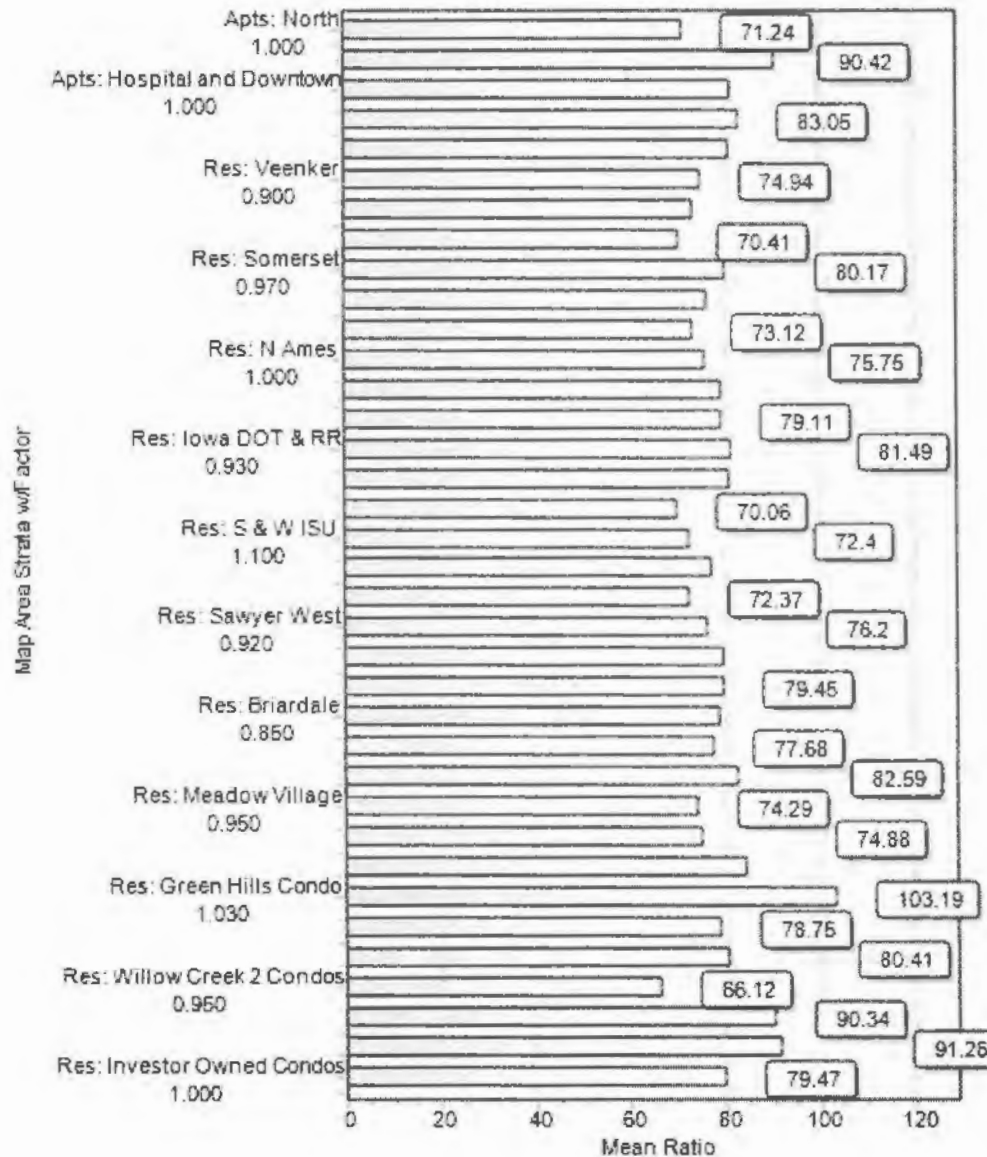
Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

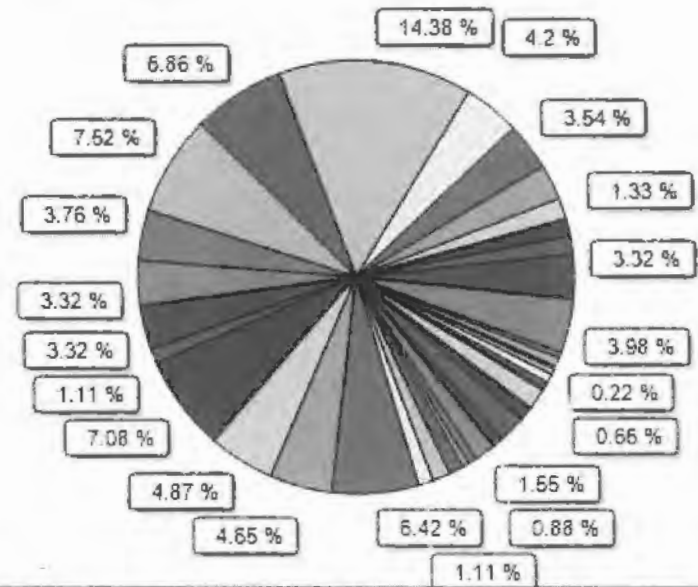
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Thu, September 21, 2023 12:33 PM Page

3



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020



Number of Sales per Map Area w/Factor

- | | |
|-------------------------------|-----------------------------|
| 1 Apts: North | 3 Apts: West |
| 2 Apts: Hospital and Downtown | 18 Res: North Ridge Heights |
| 15 Res: Northridge | 6 Res: Veenker |
| 6 Res: Timber | 7 Res: Clear Creek |
| 12 Res: Somerset | 16 Res: Gilbert |
| 19 Res: NW Ames | 65 Res: N Ames |
| 31 Res: Brookside | 34 Res: Old Town |
| 17 Res: Iowa DOT & RR | 15 Res: Mitchell |
| 15 Res: Crawford | 5 Res: S & W ISU |
| 32 Res: Edwards | 22 Res: Sawyer |

City of Ames, IA

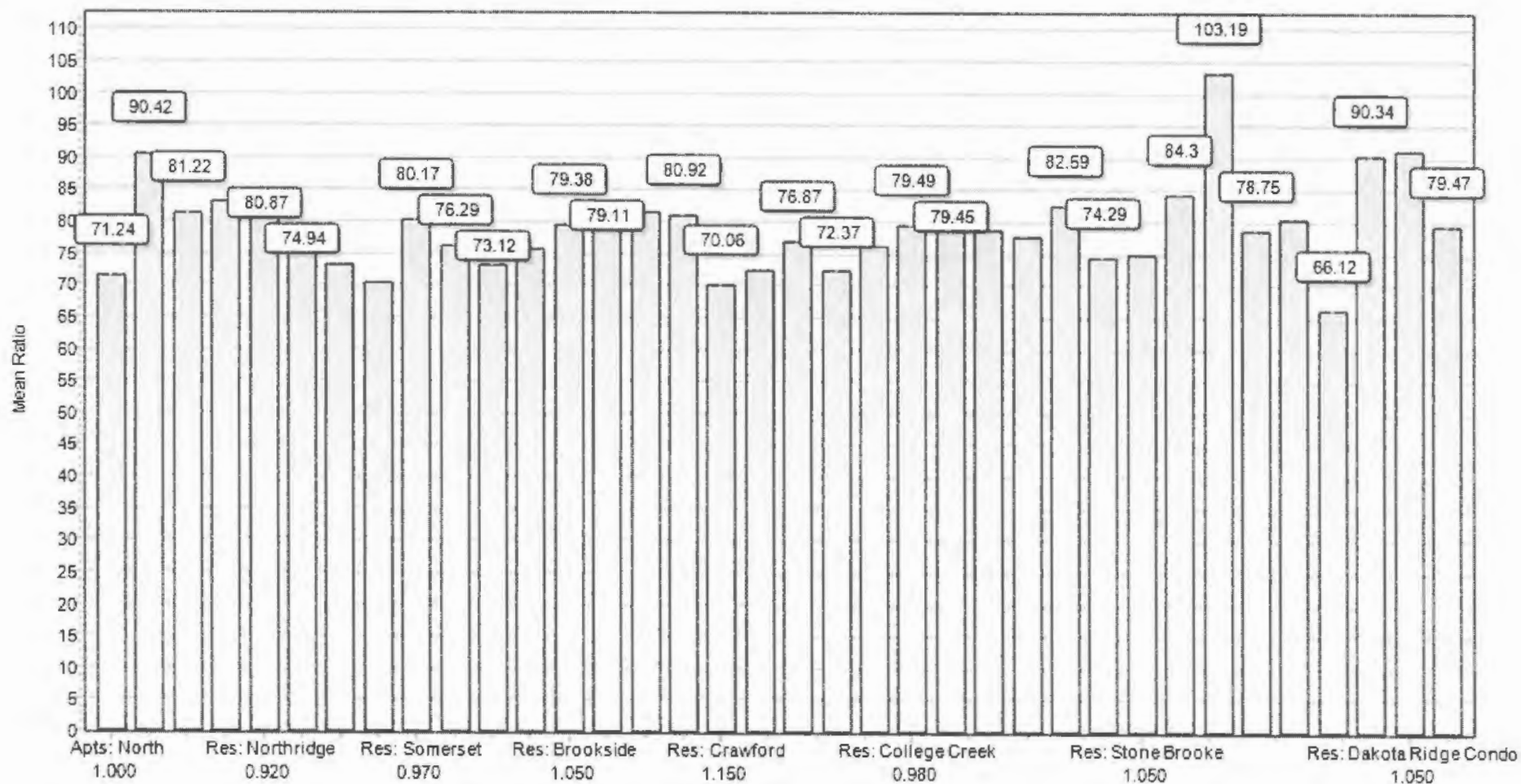
Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:33 PM Page

4



Map Area Strata w/Factor

Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
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PRB: -0.020

City of Ames, IA

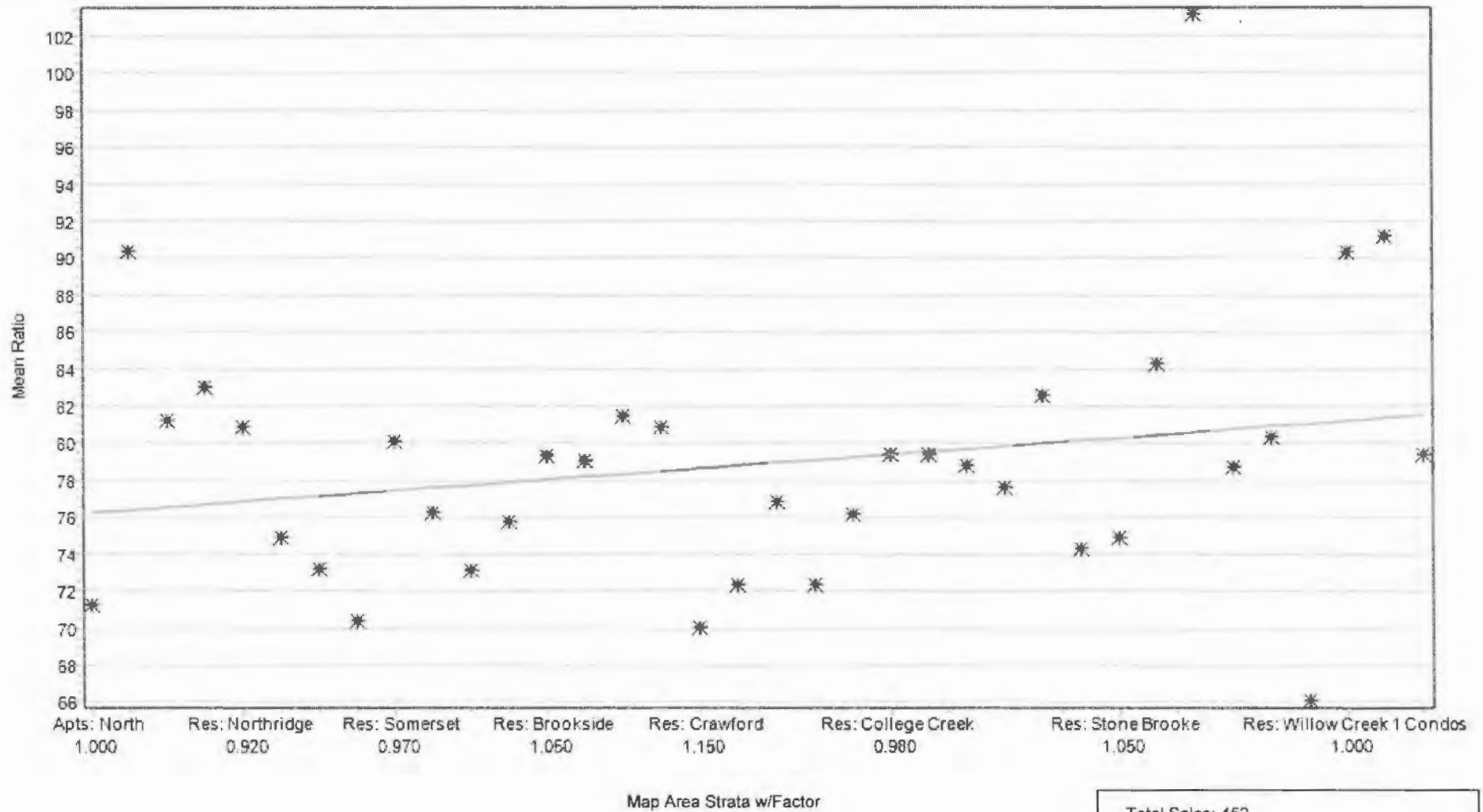
Sales Ratio Map Area Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:33 PM Page

5



Total Sales: 452
Median Ratio: 76.12
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Mean Ratio: 78.06
PRD: 1.00
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City of Ames, IA

Sales Ratio Style Strata

Thu, September 21, 2023 12:33 PM Page 1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Building Style Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
1 Story Frame	202	44.69	77.45	12.16	79.13	1.02	66,500	294,102	265,500	675,000
1 Story Brick	4	0.88	70.98	29.80	85.05	1.04	176,500	308,625	251,000	556,000
1 1/2 Story Frame	71	15.71	72.91	10.60	74.07	1.02	108,000	244,958	225,000	799,000
1 1/2 Story Brick	1	0.22	62.48		62.48	1.00	415,000	415,000	415,000	415,000
2 Story Frame	108	23.89	76.17	9.30	77.32	1.01	100,000	316,679	312,500	795,000
2 Story Brick	3	0.66	59.06	5.76	61.75	0.99	385,000	447,500	467,500	490,000
Split Foyer Frame	9	1.99	65.40	15.58	73.90	1.00	137,000	223,556	220,000	310,000
Split Level Frame	20	4.42	72.44	12.65	77.41	1.03	120,000	283,905	271,250	595,000
1 Story Townhouse	1	0.22	98.50		98.50	1.00	140,000	140,000	140,000	140,000
2 Story Townhouse	2	0.44	69.75	3.23	69.75	1.00	150,000	163,000	163,000	176,000
1 Story Condo	17	3.76	92.13	11.20	95.60	0.98	90,000	194,594	180,000	369,000
2 Story Condo	7	1.55	80.51	5.86	77.98	1.00	136,500	184,486	182,000	227,000
1 1/2 Story Log-Pine	1	0.22	60.16		60.16	1.00	191,000	191,000	191,000	191,000
2 1/2 Story Frame	3	0.66	59.22	12.48	55.82	1.00	403,500	418,767	425,000	427,800
Commercial / Industrial	3	0.66	86.67	8.75	83.97	0.97	820,000	5,240,000	1,300,000	13,600,000
Strata Totals.....	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

City of Ames, IA

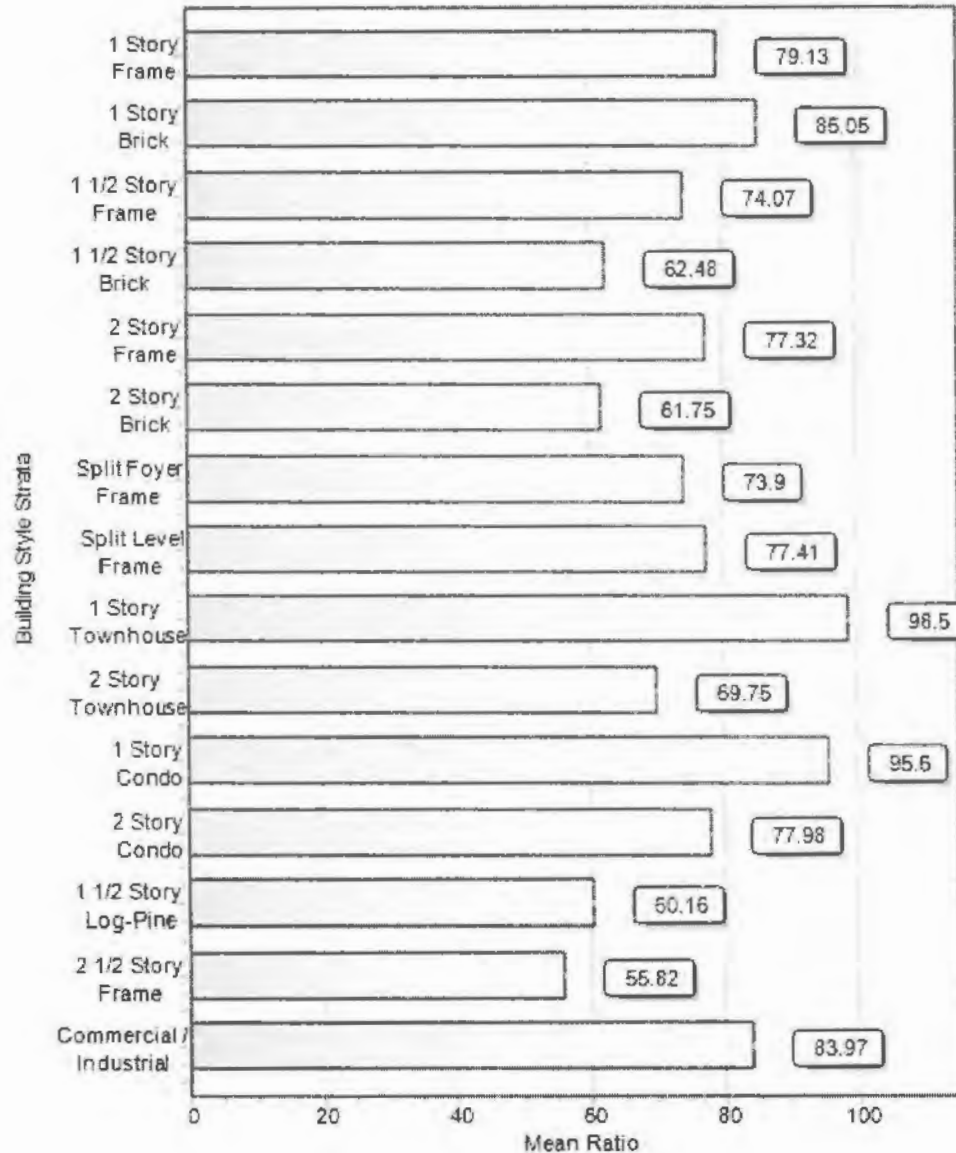
Sales Ratio Style Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

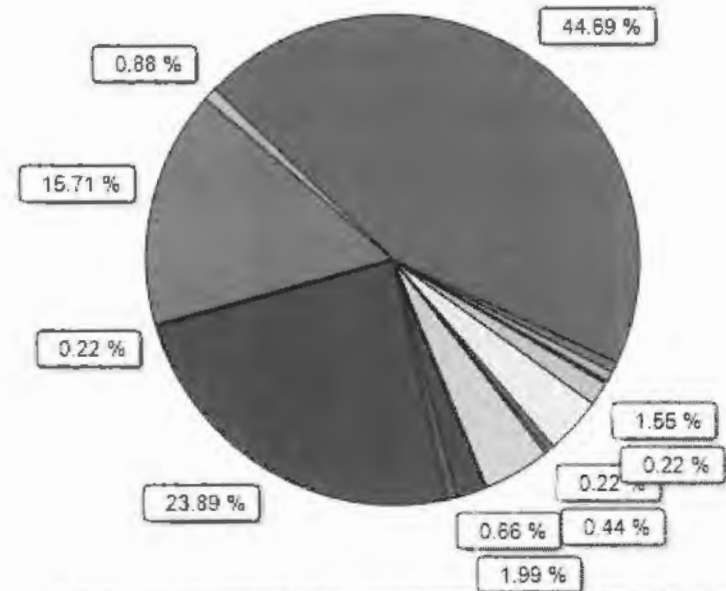
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Thu, September 21, 2023 12:33 PM Page

2



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
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PRD: 1.00
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Number of Sales per Building Style

202 1 Story Frame	4 1 Story Brick
71 1 1/2 Story Frame	1 1 1/2 Story Brick
108 2 Story Frame	3 2 Story Brick
9 Split Foyer Frame	20 Split Level Frame
1 1 Story Townhouse	2 2 Story Townhouse
17 1 Story Condo	7 2 Story Condo
1 1 1/2 Story Log-Pine	3 2 1/2 Story Frame
3 Commercial / Industrial	

City of Ames, IA

Sales Ratio Style Strata

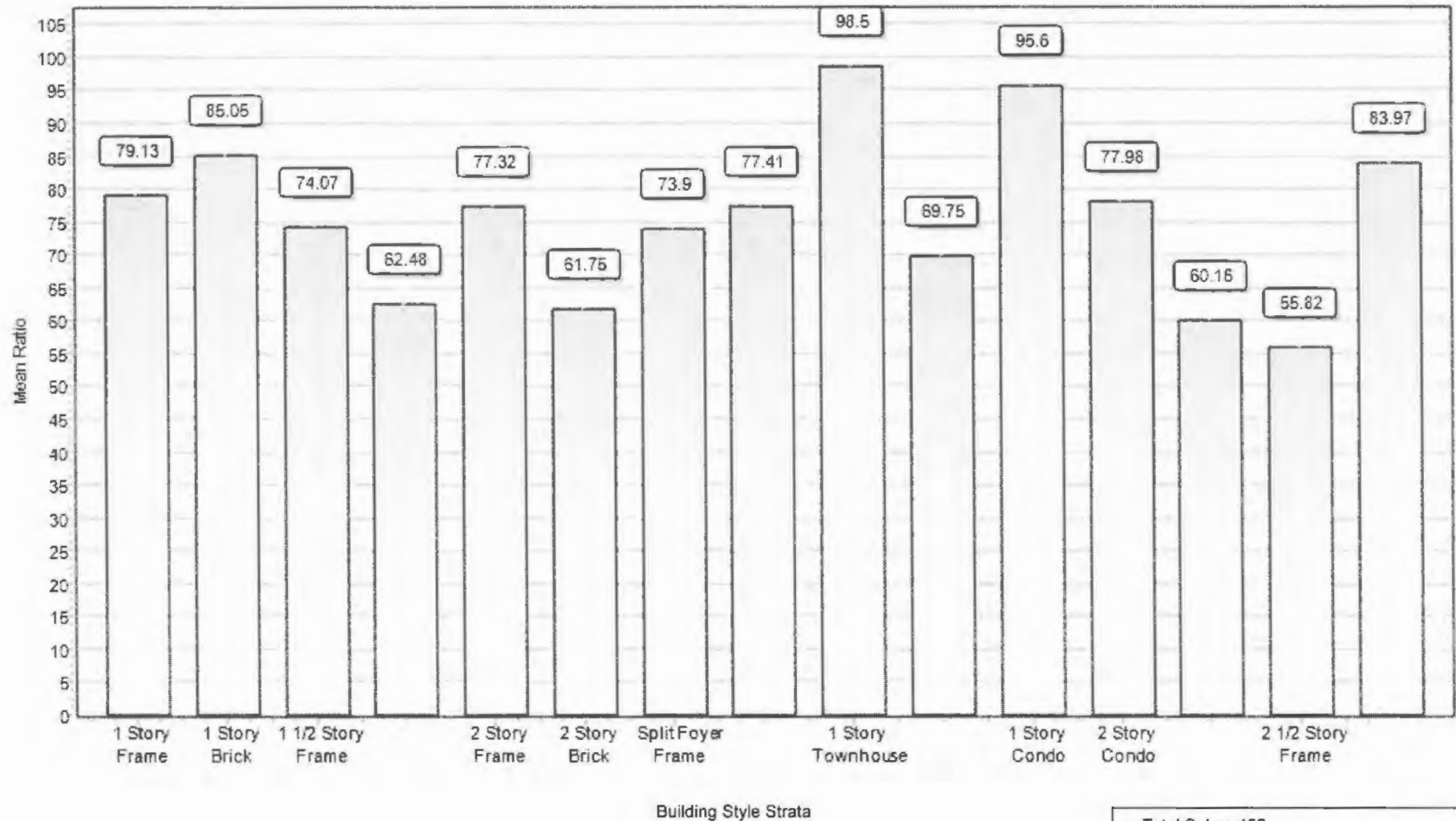
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Study Date 01/01/2021-12/31/2022
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PDFs 1, 6-7, 15, 17, 23, 26
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Thu, September 21, 2023 12:33 PM

Page

3



Total Sales: 452
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City of Ames, IA

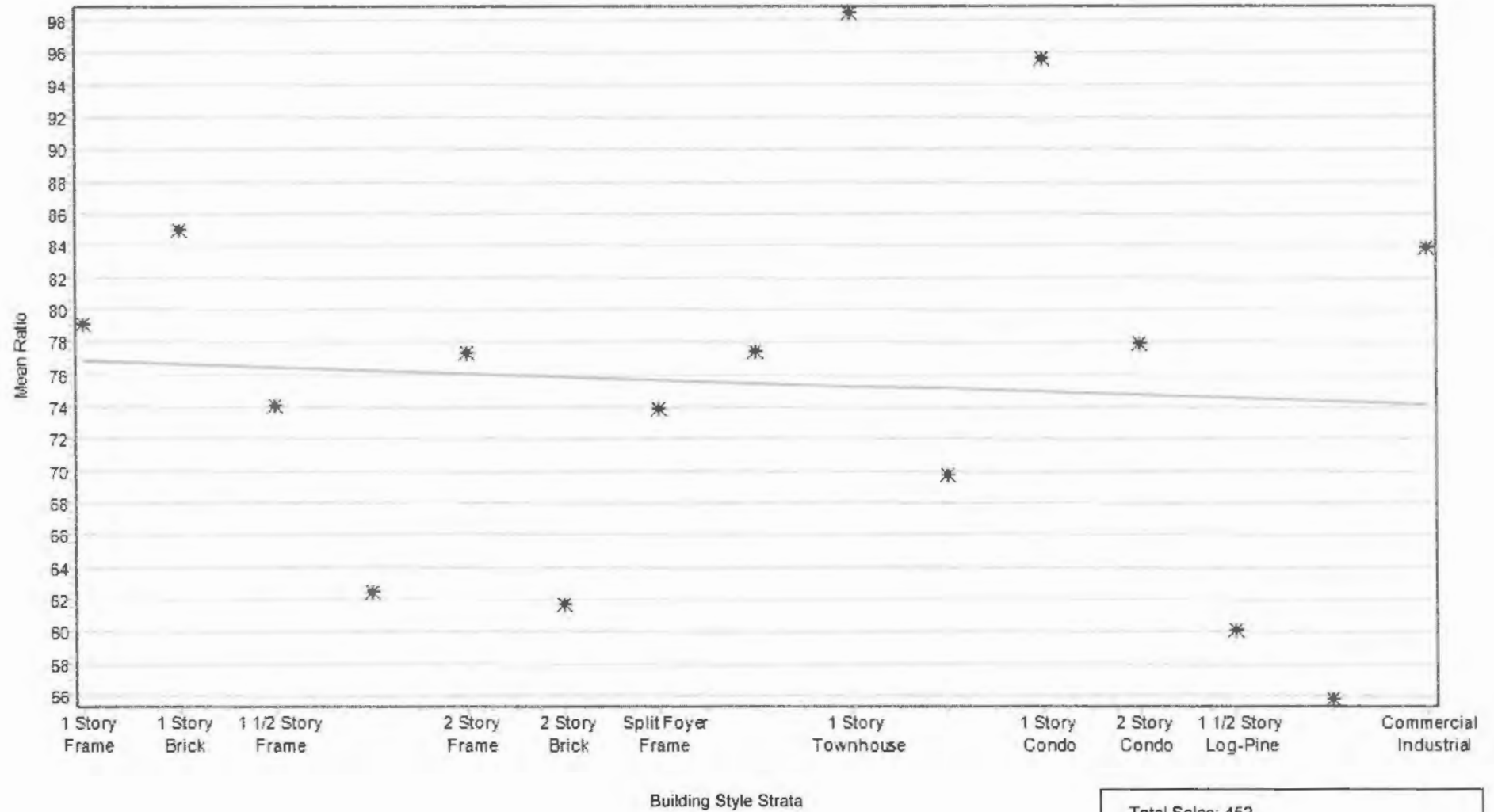
Sales Ratio Style Strata

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Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
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NUTC 0

Thu, September 21, 2023 12:33 PM

Page 4



Total Sales: 452
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Sales Ratio Year Built Strata

Thu, September 21, 2023 12:34 PM

Page

1

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Time Adj. None

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City of Ames, IA

Sales Ratio Year Built Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:34 PM Page 2

<u>Year Built Strata</u>	<u># of Sales</u>	<u>% of Total</u>	<u>Median Ratio</u>	<u>COD Median</u>	<u>Mean Ratio</u>	<u>P.R.D.</u>	<u>Low Sale</u>	<u>Mean Sale</u>	<u>Median Sale</u>	<u>High Sale</u>
Yard Item										
Vacant										
Other										
Strata Totals.....	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

City of Ames, IA

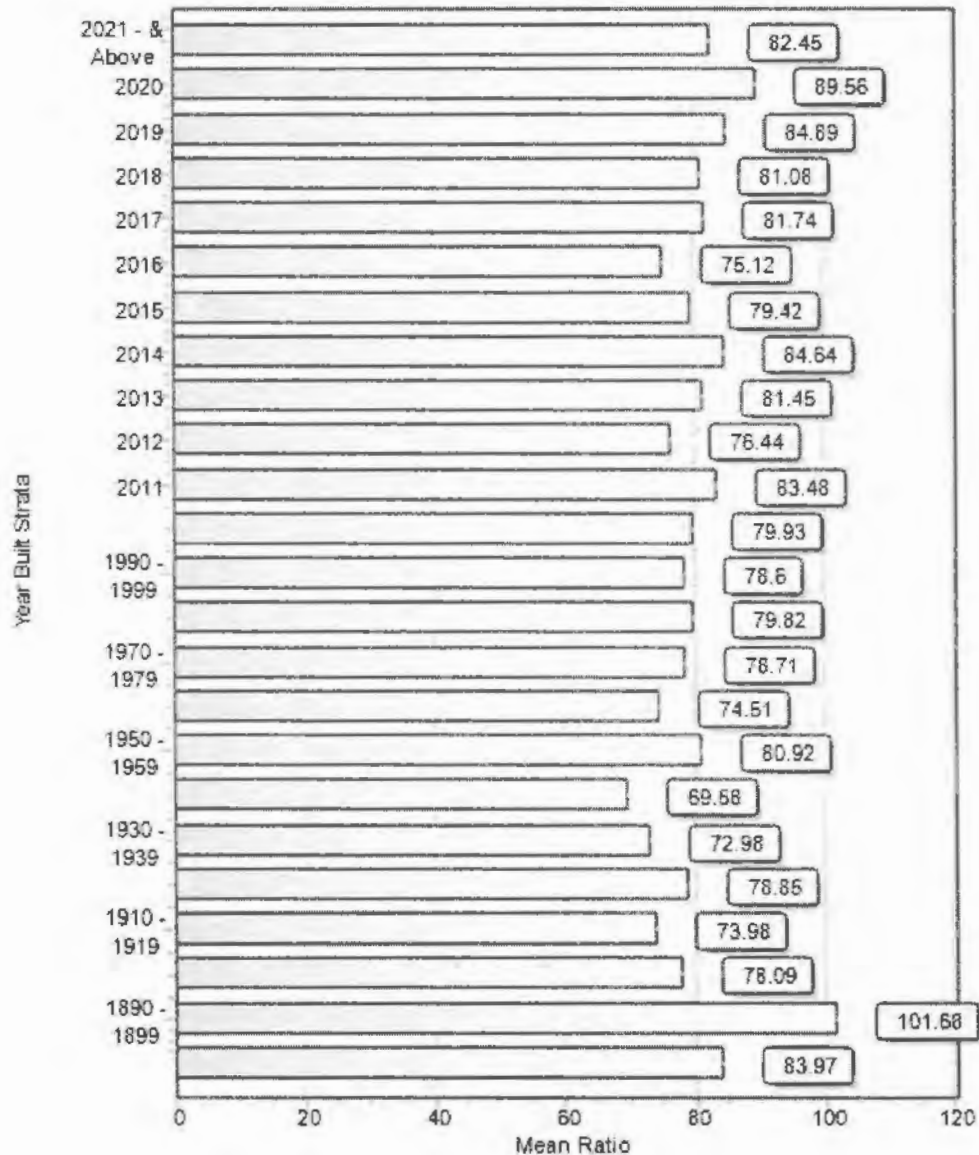
Sales Ratio Year Built Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

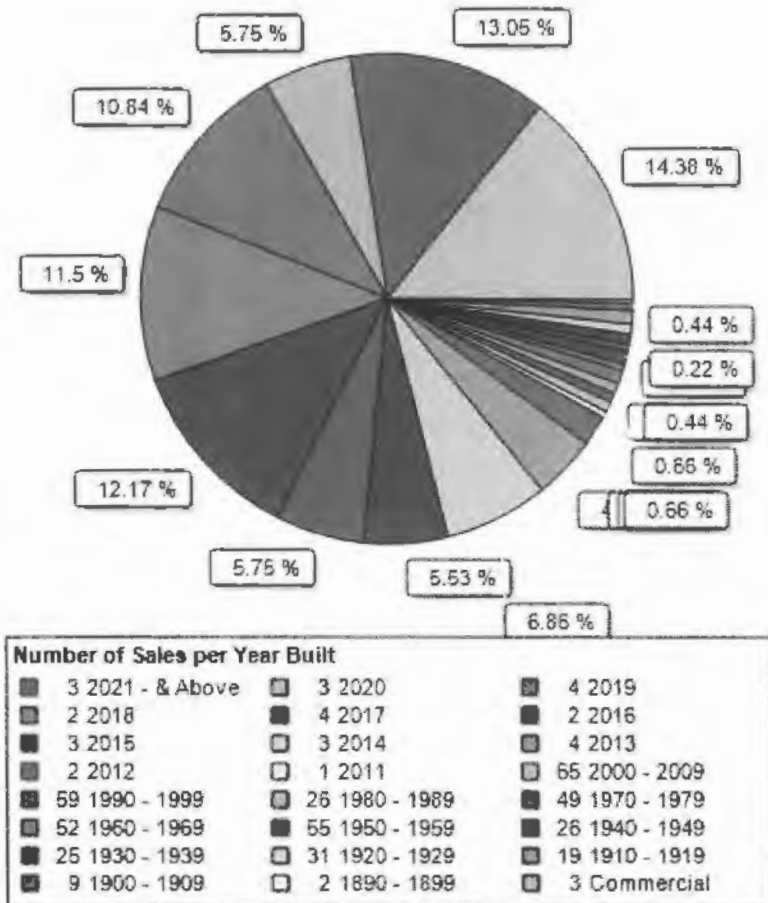
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Thu, September 21, 2023 12:34 PM Page

3



Total Sales: 452
Median Ratio: 76.12
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City of Ames, IA

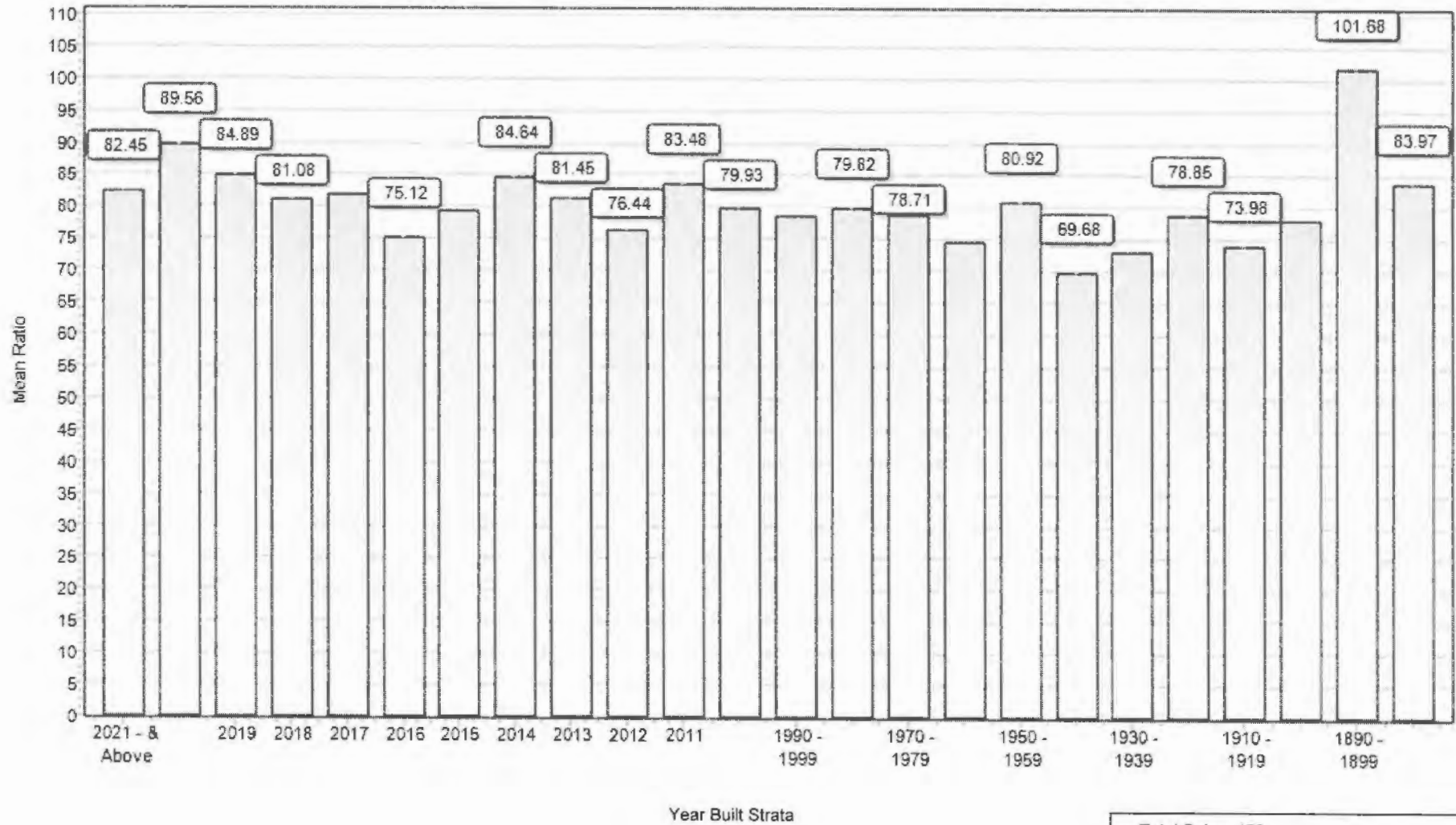
Sales Ratio Year Built Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

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Thu, September 21, 2023 12:34 PM

Page 4



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Median Ratio: 76.12
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City of Ames, IA

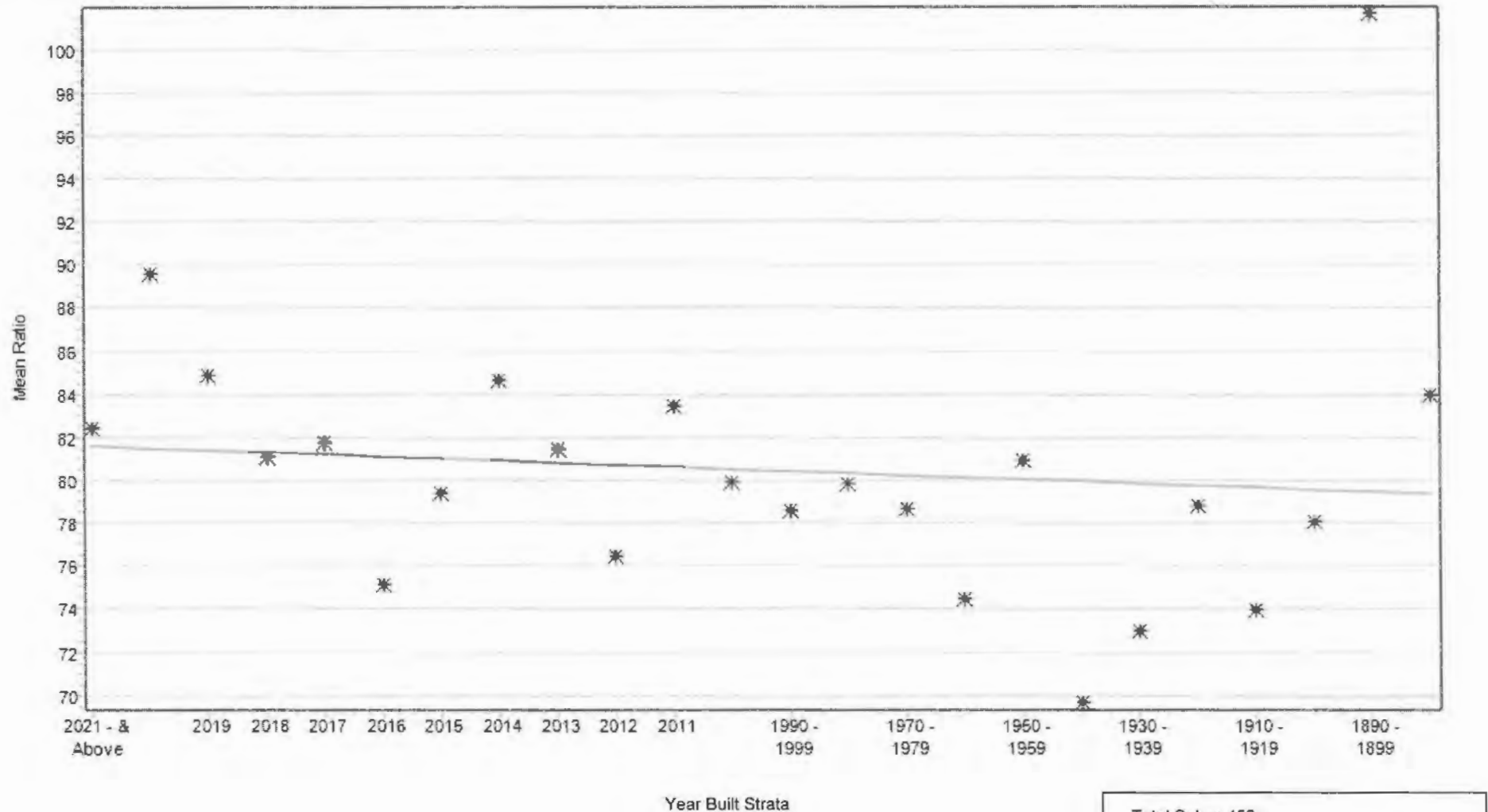
Sales Ratio Year Built Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
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Thu, September 21, 2023 12:34 PM

Page 5



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020

City of Ames, IA

Sales Ratio Condition Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:34 PM Page 1

Condition Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
None										
Excellent	9	1.99	73.21	7.59	73.01	1.01	176,000	303,778	272,000	565,000
Very Good	38	8.41	74.45	8.80	74.19	1.02	140,000	266,034	257,500	490,000
Good	57	12.61	74.35	13.32	78.56	1.04	66,500	265,257	250,000	753,000
Above Normal	65	14.38	73.09	15.35	75.84	1.03	100,000	242,062	227,500	467,500
Normal	247	54.65	77.49	11.48	79.77	1.02	90,500	308,638	289,000	799,000
Below Normal	23	5.09	75.52	14.54	74.56	1.01	129,000	272,891	240,000	795,000
Fair	8	1.77	76.17	8.87	73.53	1.04	90,000	216,238	193,000	374,900
Poor	1	0.22	50.24		50.24	1.00	125,000	125,000	125,000	125,000
Very Poor	1	0.22	91.11		91.11	1.00	135,000	135,000	135,000	135,000
Observed										
Ag Building										
Ag Land										
Commercial / Industrial	3	0.66	86.67	8.75	83.97	0.97	820,000	5,240,000	1,300,000	13,600,000
Exempt										
Other										
Vacant										
Yard Item										
Strata Totals	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

City of Ames, IA

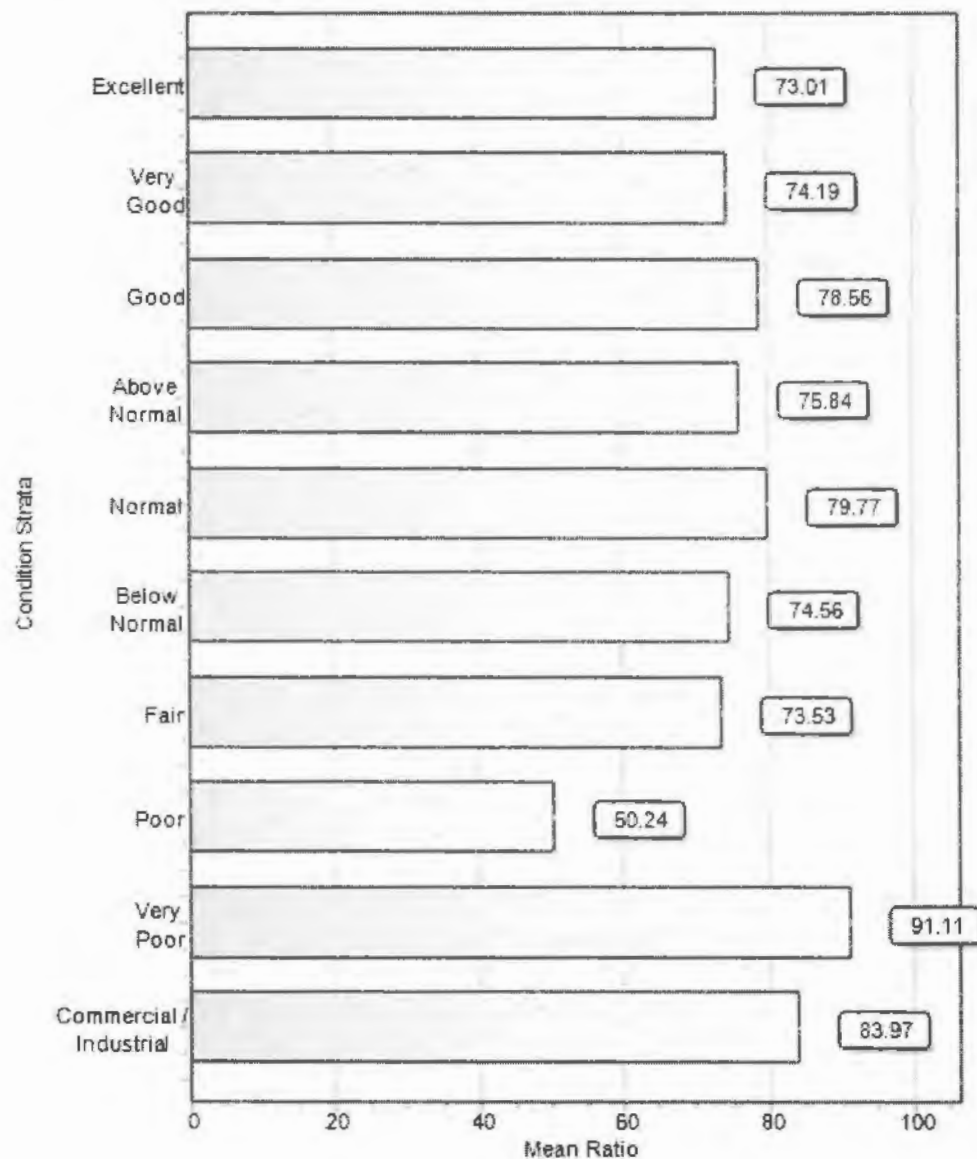
Sales Ratio Condition Strata

Study Name Residential sales 2022
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Table Basis Historical (VOS)

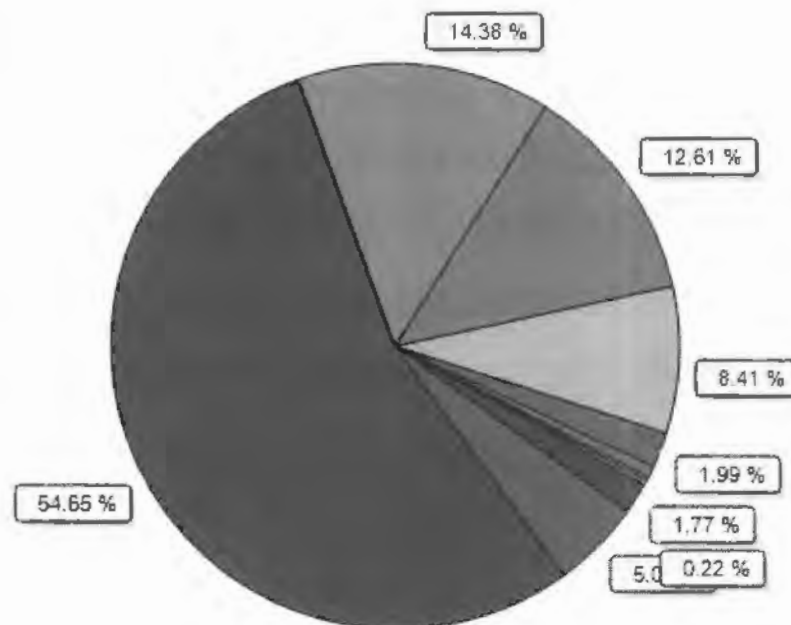
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Thu, September 21, 2023 12:34 PM Page

2



Total Sales: 452
Median Ratio: 76.12
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Number of Sales per Condition

9 Excellent	38 Very Good
57 Good	65 Above Normal
247 Normal	23 Below Normal
8 Fair	1 Poor
1 Very Poor	3 Commercial / Industrial

City of Ames, IA

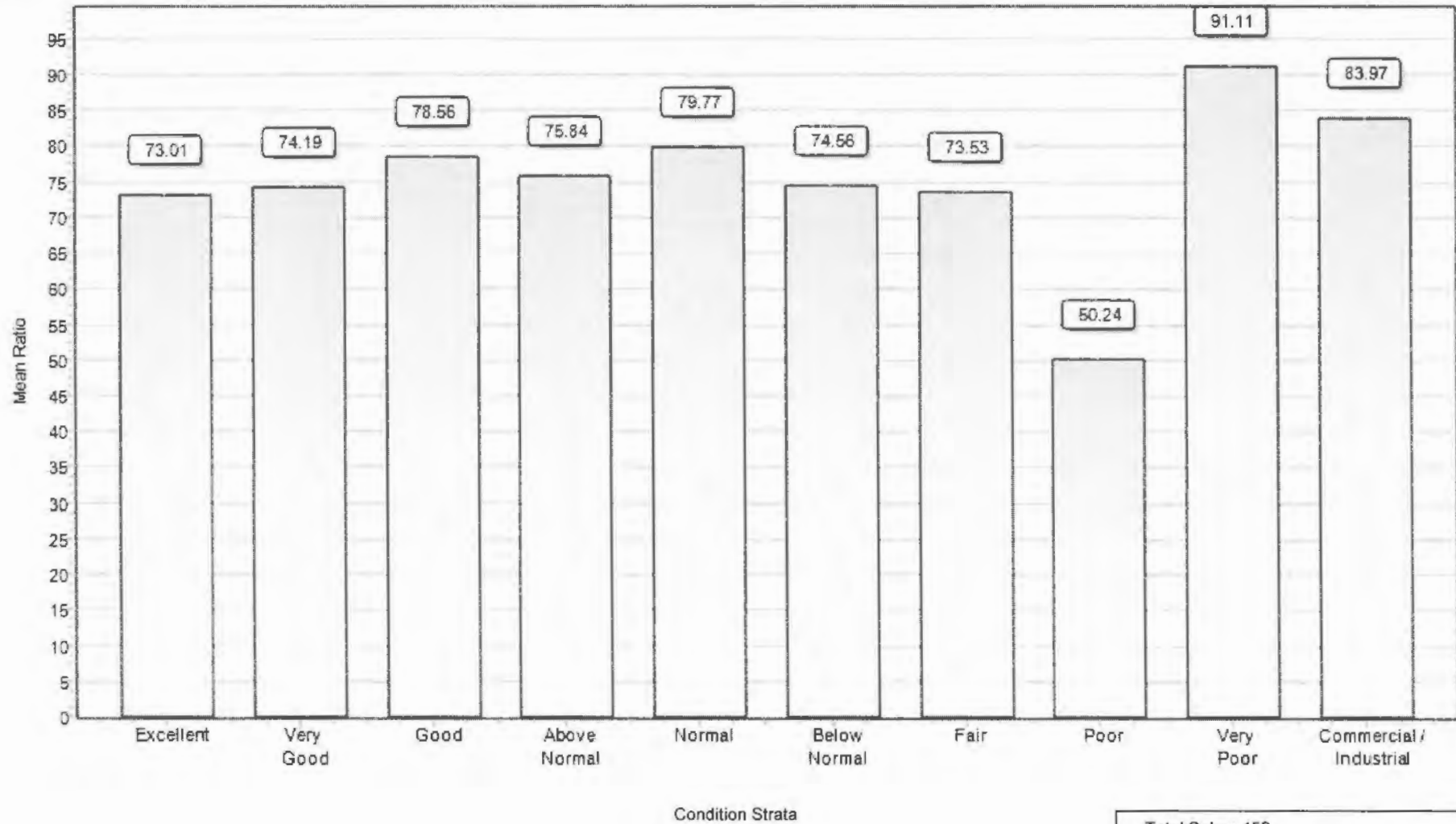
Sales Ratio Condition Strata

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Thu, September 21, 2023 12:34 PM Page

3



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City of Ames, IA

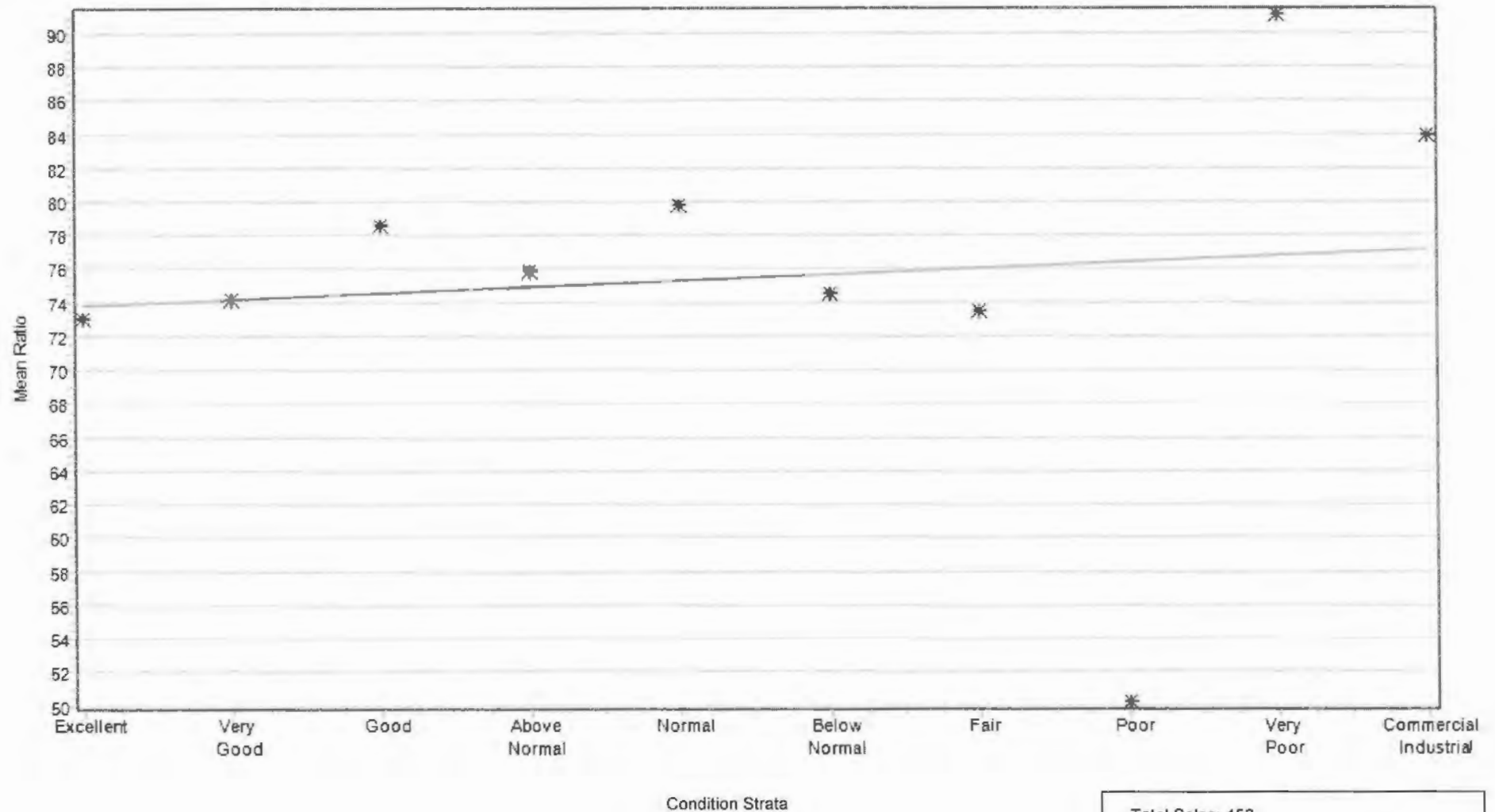
Sales Ratio Condition Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
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Thu, September 21, 2023 12:34 PM

Page 4



Total Sales: 452
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City of Ames, IA

Sales Ratio Grade Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:34 PM Page 1

Building Grade Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
2-10	8	1.77	68.91	10.09	72.45	1.00	290,000	547,188	523,000	799,000
3-10	4	0.88	81.30	10.15	78.55	1.02	399,500	574,375	572,500	753,000
3+5	25	5.53	79.96	11.78	77.73	1.01	225,000	435,246	439,900	605,000
3	69	15.27	77.68	9.70	79.23	1.01	193,000	393,594	386,000	675,000
3-5	72	15.93	74.49	13.69	77.70	1.02	120,000	305,192	308,500	445,000
3-10	85	18.81	75.52	11.29	78.35	1.02	110,000	266,171	265,000	379,900
4-10	77	17.04	75.11	11.24	77.59	1.03	95,000	232,147	230,000	368,000
4+5	81	17.92	75.64	11.80	77.34	1.01	66,500	202,982	204,000	475,000
4	19	4.20	82.74	19.85	80.99	1.01	100,000	164,034	164,500	252,000
4-5	5	1.11	65.40	19.80	74.71	1.10	100,000	187,100	137,000	450,000
4-10	1	0.22	83.00		83.00	1.00	180,000	180,000	180,000	180,000
5+10	1	0.22	50.24		50.24	1.00	125,000	125,000	125,000	125,000
5	1	0.22	78.82		78.82	1.00	119,900	119,900	119,900	119,900
5-5	1	0.22	110.39		110.39	1.00	90,500	90,500	90,500	90,500
Commercial / Industrial	3	0.66	86.67	8.75	83.97	0.97	820,000	5,240,000	1,300,000	13,600,000
Strata Totals.....	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

City of Ames, IA

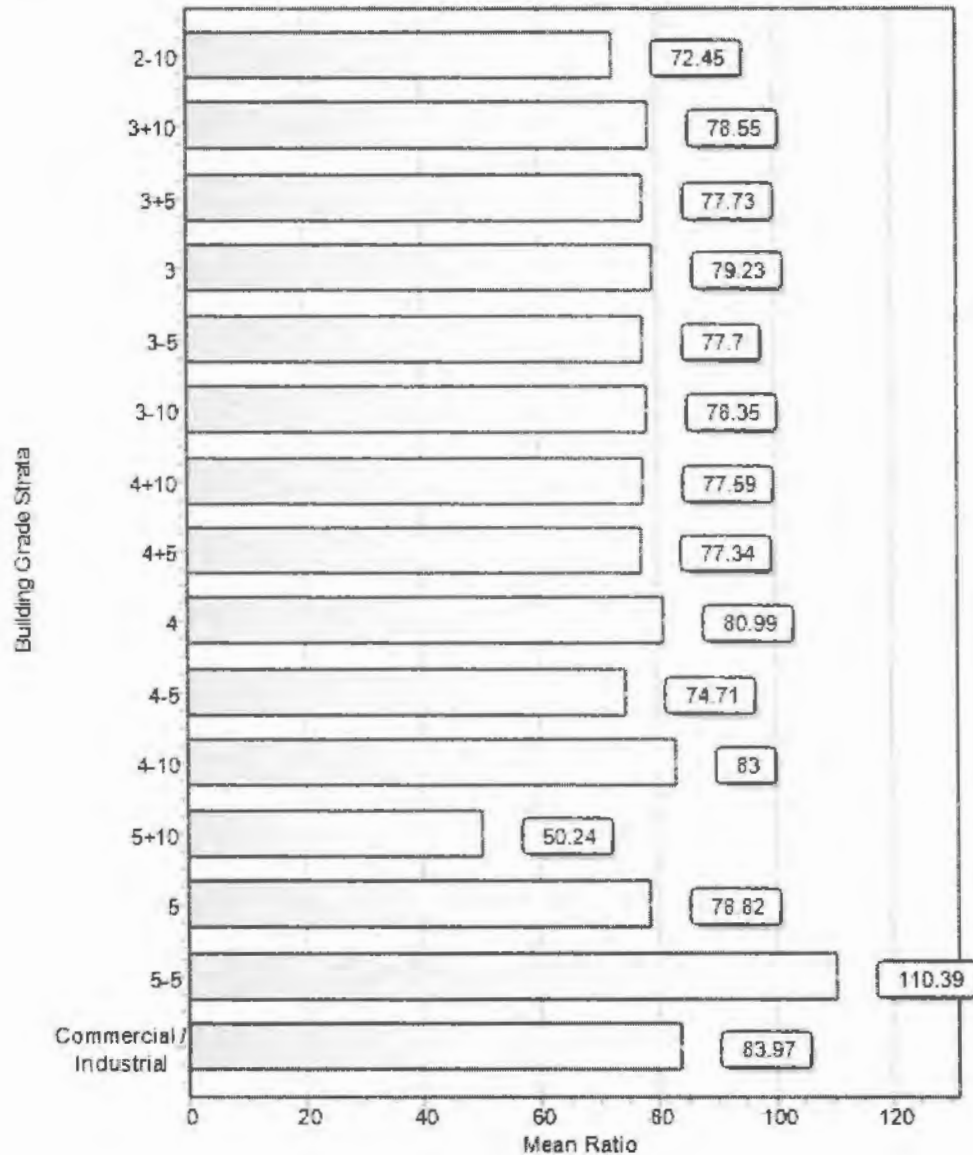
Sales Ratio Grade Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

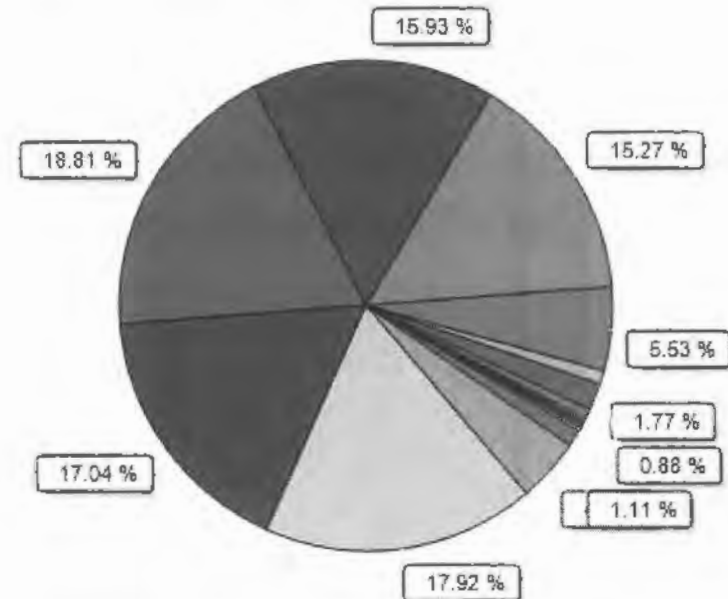
PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:34 PM Page

2



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020



Number of Sales per Building Grade

8 2-10	4 3+10
25 3+5	69 3
72 3-5	85 3-10
77 4+10	81 4+5
19 4	5 4-5
1 4-10	1 5+10
1 5	1 5-5
3 Commercial / Industrial	

City of Ames, IA

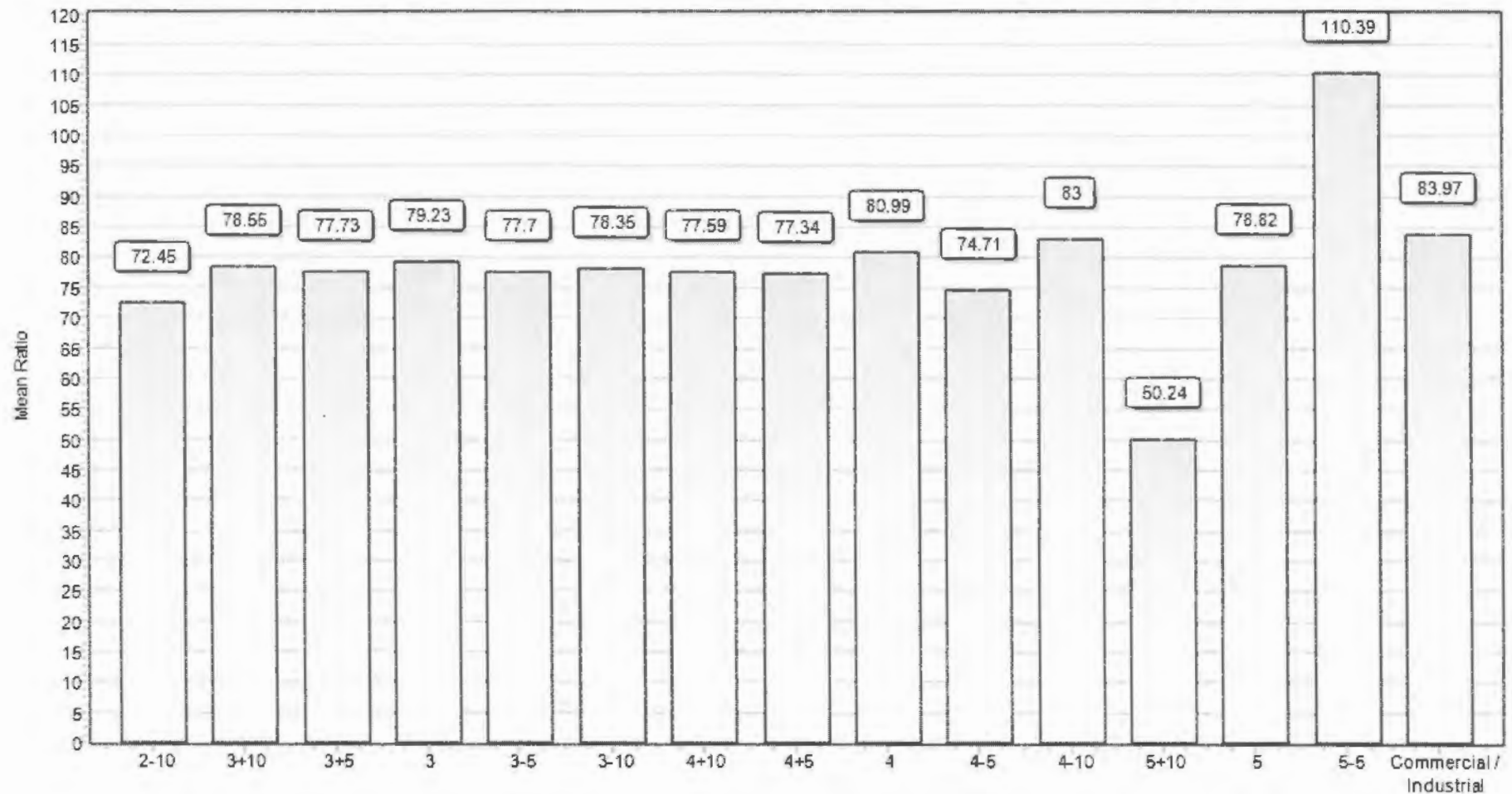
Sales Ratio Grade Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:34 PM

Page 3



Building Grade Strata

Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020

City of Ames, IA

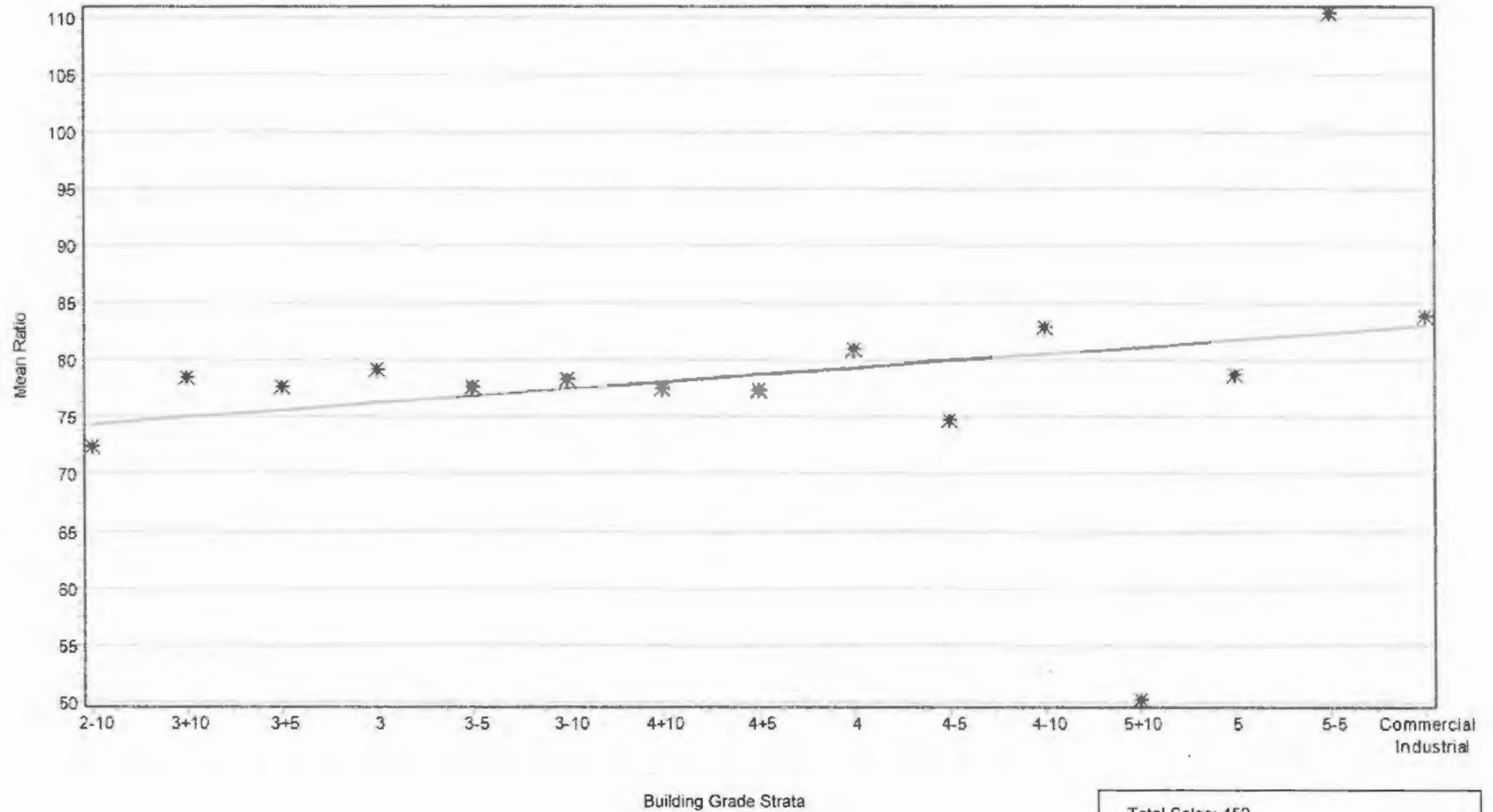
Sales Ratio Grade Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:34 PM

Page 4



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020

Sales Ratio TLA or GBA Strata

Table Basis Historical (VOS)

NUTC 0

1

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City of Ames, IA

Sales Ratio TLA or GBA Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:35 PM Page 2

TLA or GBA Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
25,000 - 29,999										
30,000 - 34,999										
35,000 - 39,999										
40,000 - 44,999										
45,000 - 49,999										
50,000 - & UP										
Commercial	3	0.66	86.67	8.75	83.97	0.97	820,000	5,240,000	1,300,000	13,600,000
Ag Land										
Ag Building										
Exempt										
Yard Item										
Vacant										
Other										
Strata Totals.....	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

City of Ames, IA

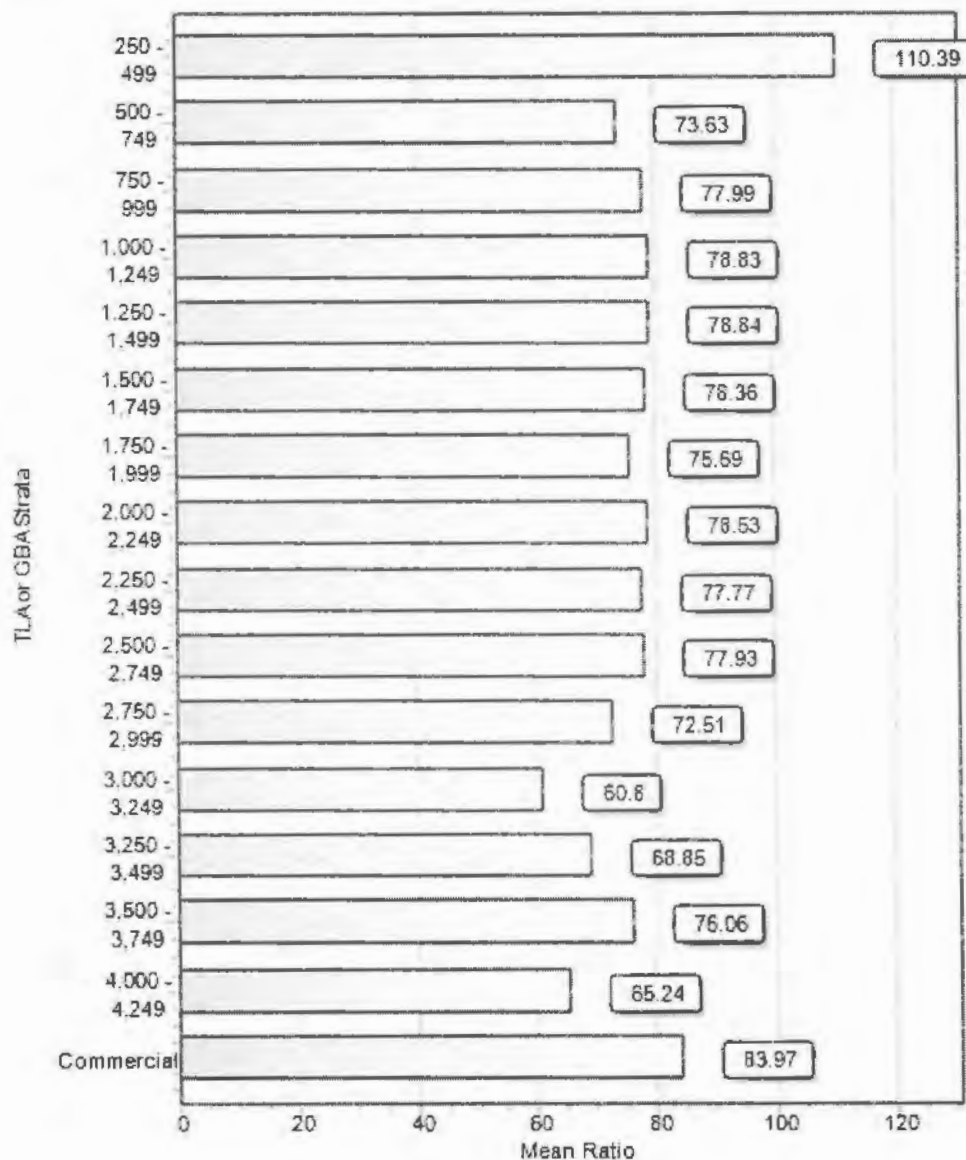
Sales Ratio TLA or GBA Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

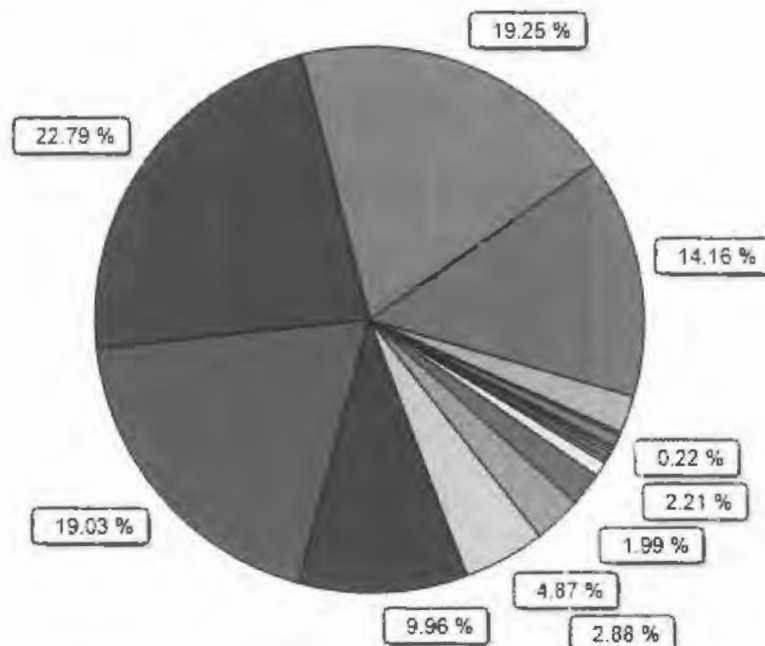
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Time Adj. None
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Thu, September 21, 2023 12:35 PM Page

3



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020



Number of Sales per TLA or GBA

1 250 - 499	10 500 - 749	64 750 - 999
87 1,000 - 1,249	103 1,250 - 1,499	86 1,500 - 1,749
45 1,750 - 1,999	22 2,000 - 2,249	13 2,250 - 2,499
9 2,500 - 2,749	4 2,750 - 2,999	1 3,000 - 3,249
2 3,250 - 3,499	1 3,500 - 3,749	1 4,000 - 4,249
3 Commercial		

City of Ames, IA

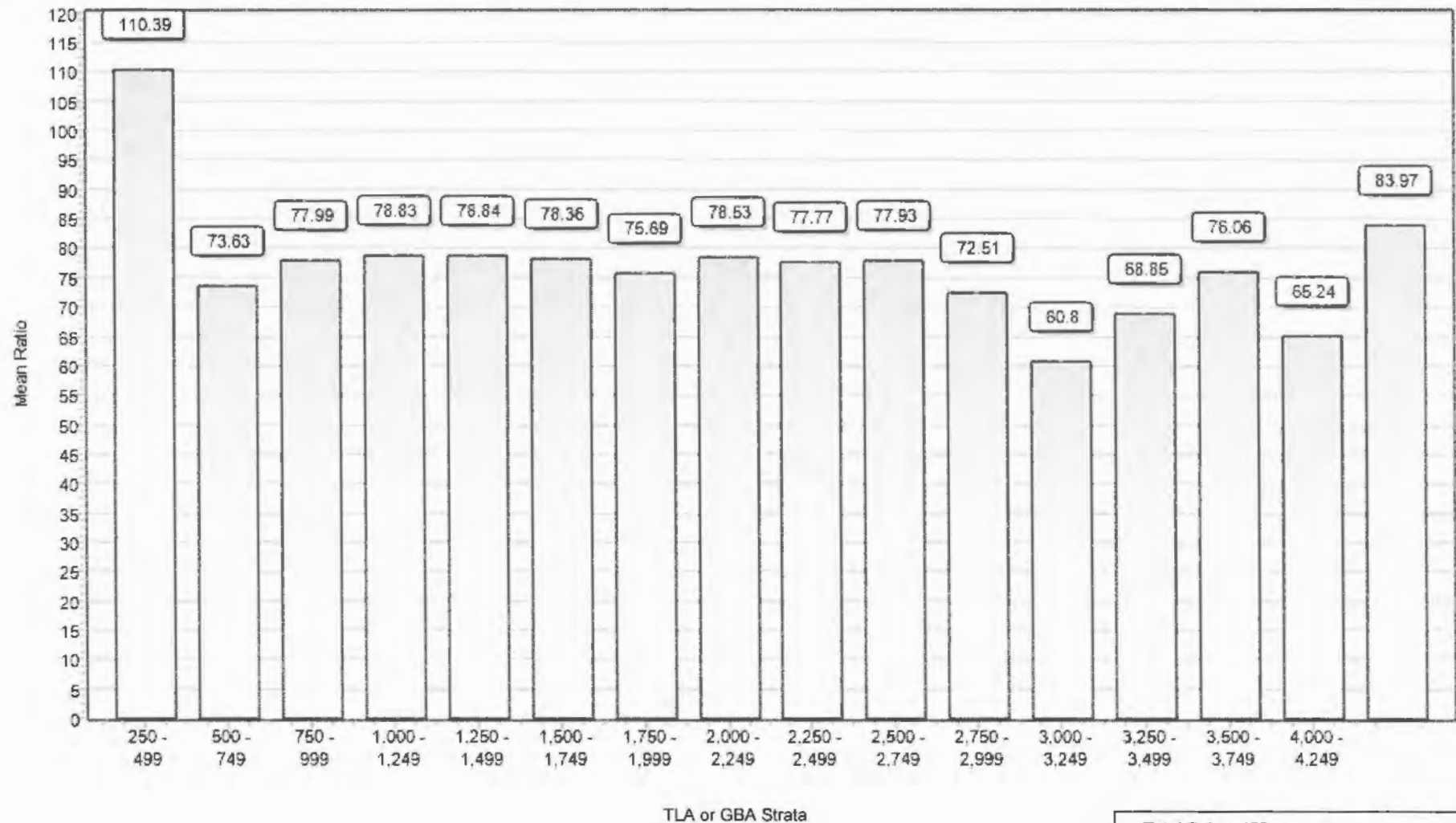
Sales Ratio TLA or GBA Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
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PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM

Page 4



Total Sales: 452
Median Ratio: 76.12
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City of Ames, IA

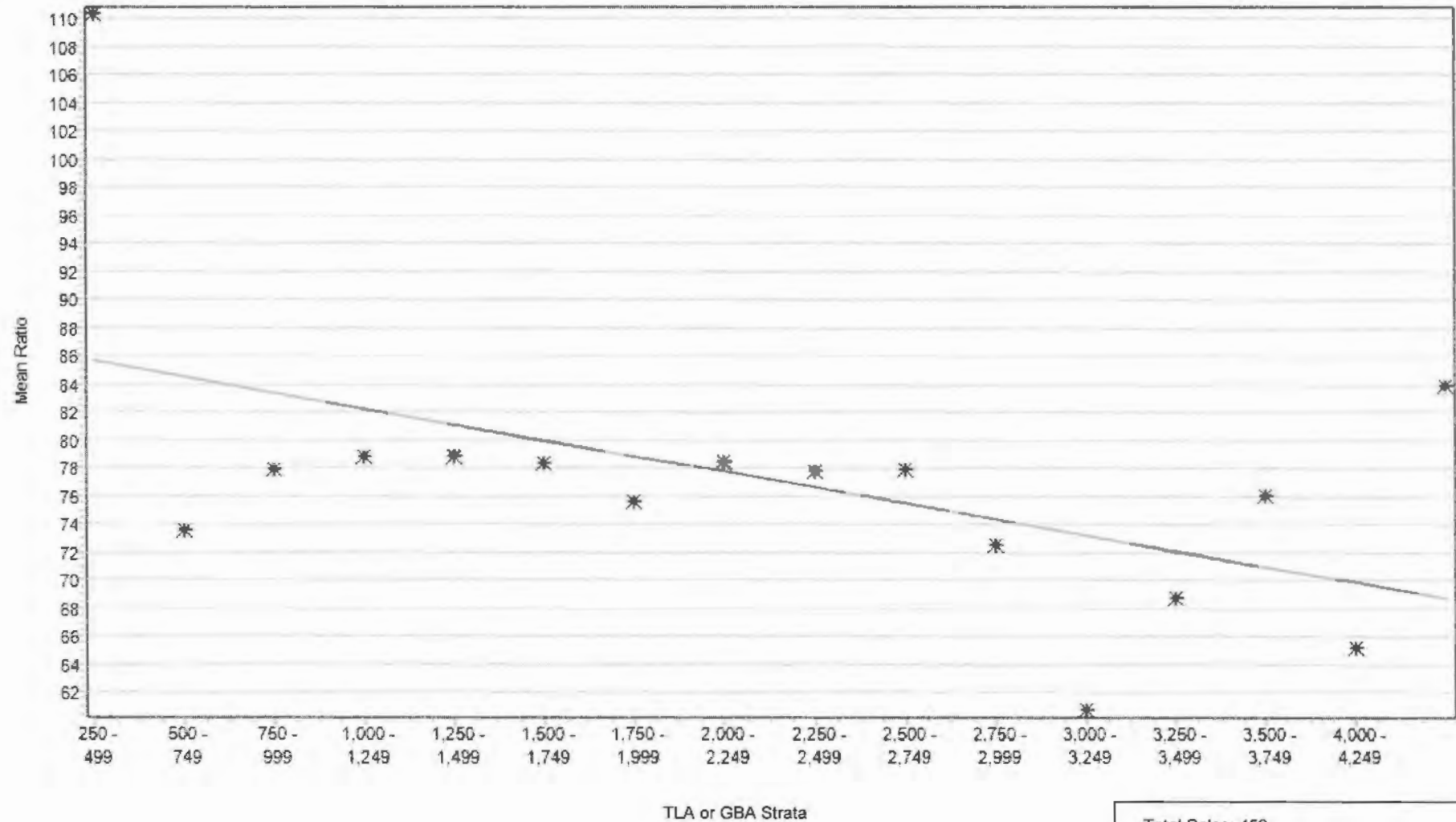
Sales Ratio TLA or GBA Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM

Page 5



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
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City of Ames, IA

Sales Ratio Occupancy Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM

Page 1

Occupancy Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
101 - Single-Family / Owner Oc	349	77.21	74.48	11.95	76.79	1.02	66,500	297,349	274,698	799,000
103 - Two-Family Conversion	8	1.77	81.95	12.05	82.35	1.02	135,000	204,313	189,000	321,000
105 - Two-Family Duplex	13	2.88	75.52	13.65	71.72	0.98	129,000	261,295	265,000	375,000
106 - Three-Family Conversion	3	0.66	85.24	5.24	84.34	1.00	191,000	199,000	196,000	210,000
112 - Townhouse	53	11.73	80.92	8.94	80.81	0.99	122,000	272,098	245,000	528,000
113 - Condominium	23	5.09	87.92	11.72	91.52	0.98	90,000	190,109	180,000	369,000
702 - Apartment	3	0.66	86.67	8.75	83.97	0.97	820,000	5,240,000	1,300,000	13,600,000
Strata Totals.....	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

City of Ames, IA

Sales Ratio Occupancy Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

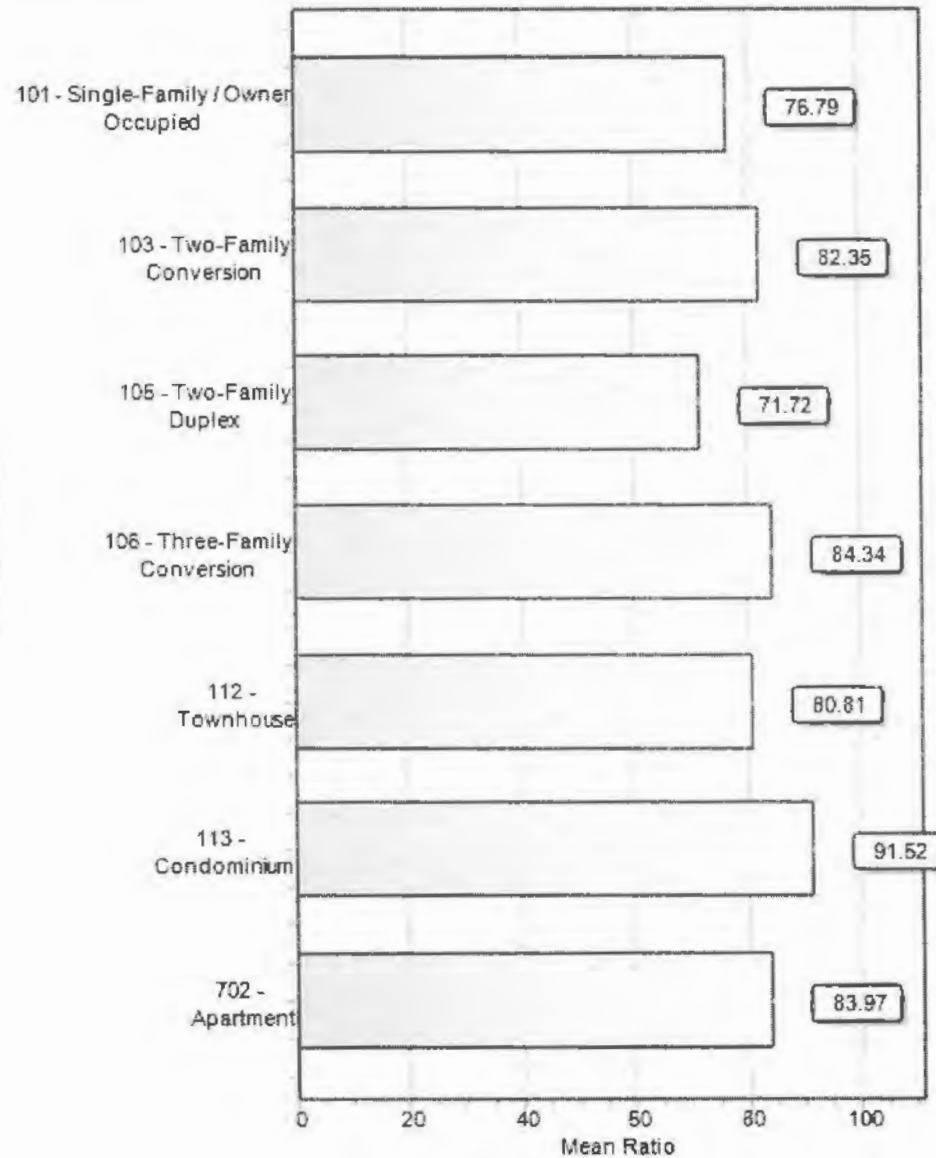
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Thu, September 21, 2023 12:35 PM

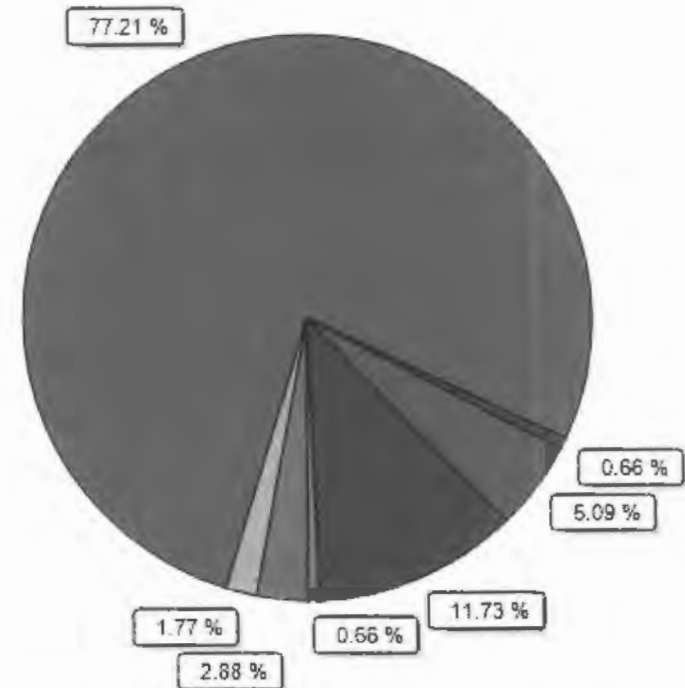
Page

2

Occupancy Strata



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020



Number of Sales per Occupancy

349 101 8 103 13 105 3 106 53 112
23 113 3 702

City of Ames, IA

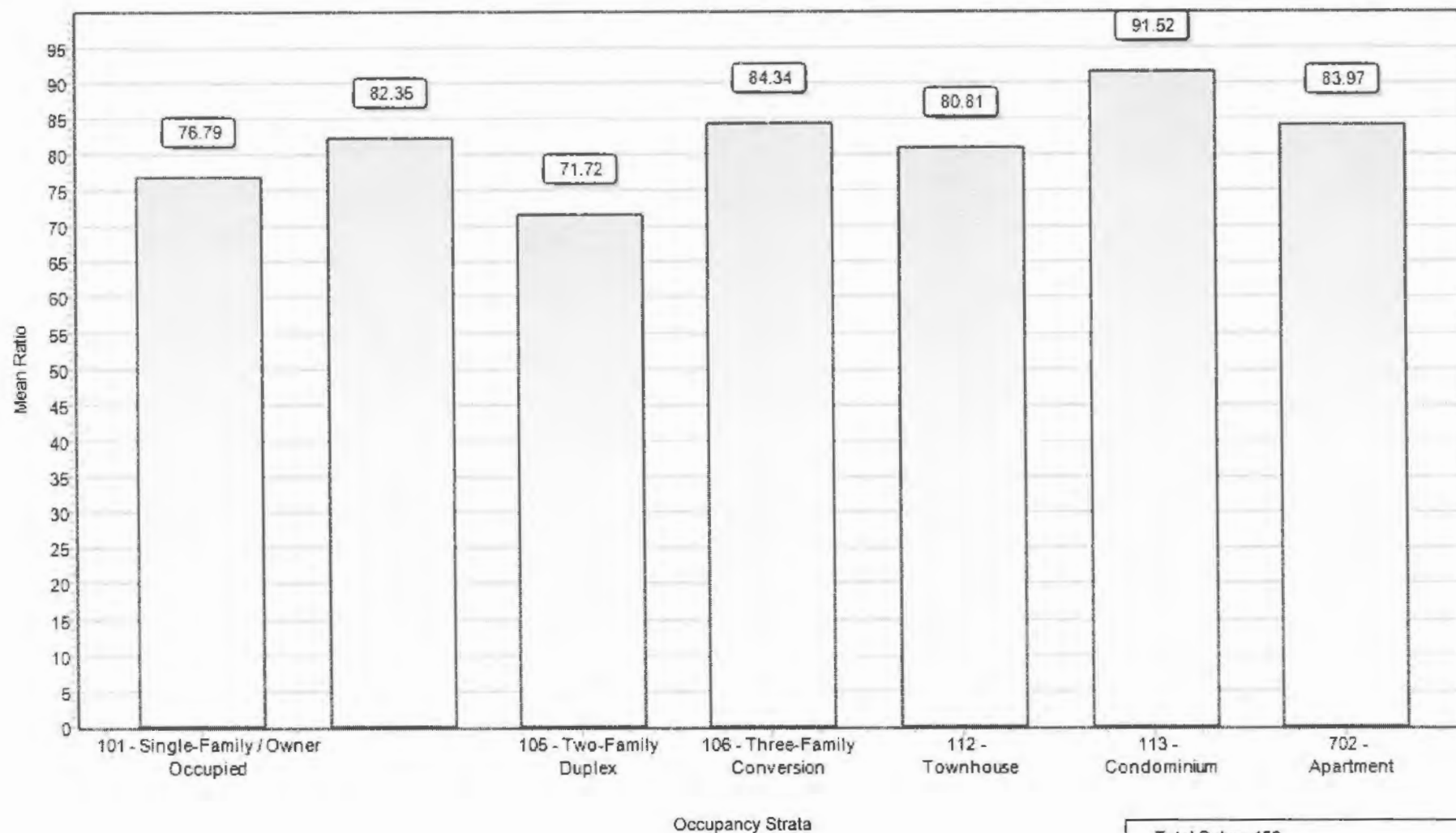
Sales Ratio Occupancy Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM Page

3



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
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City of Ames, IA

Sales Ratio Occupancy Strata

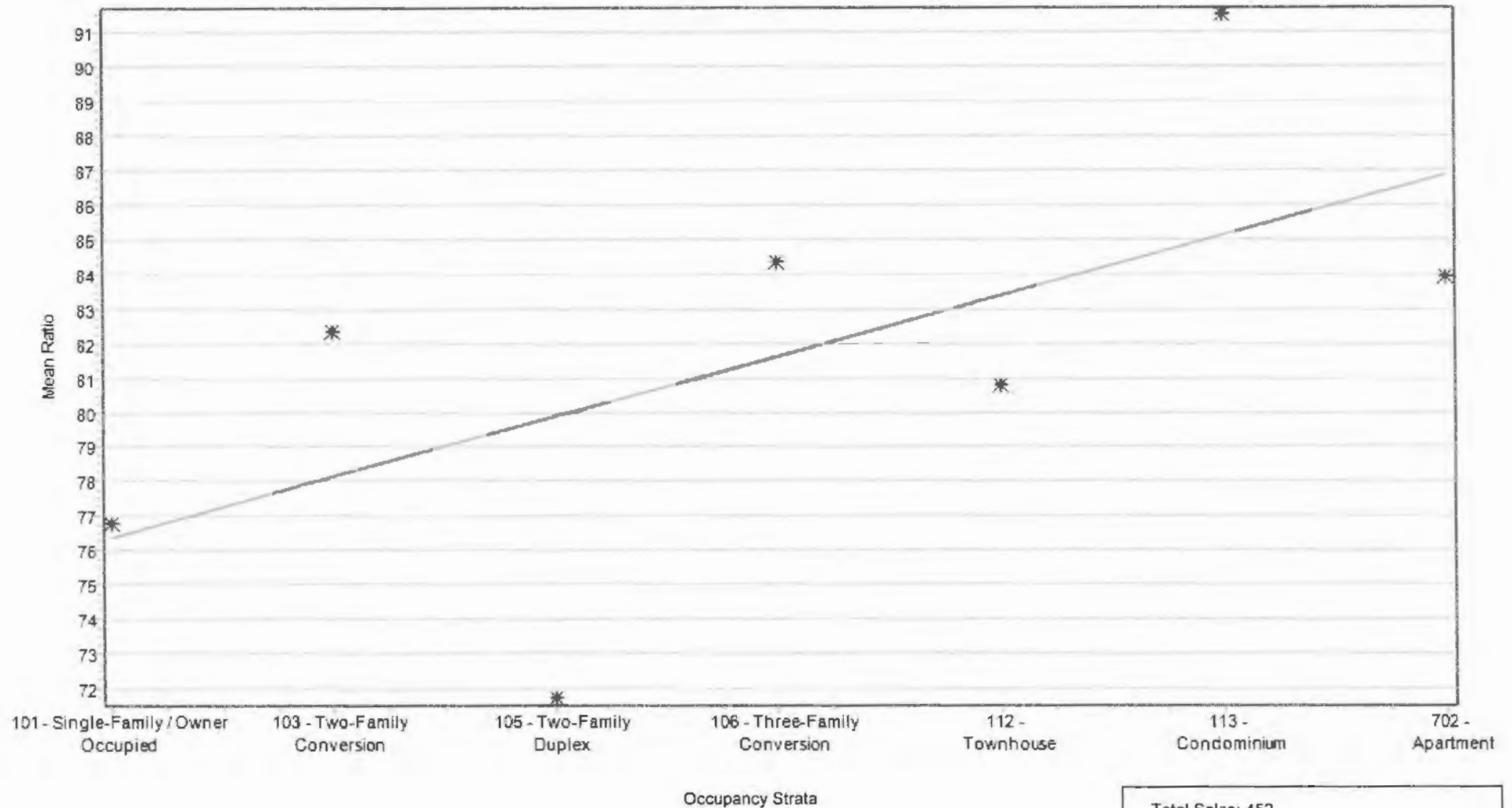
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
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Thu, September 21, 2023 12:35 PM

Page

4



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020

City of Ames, IA

Sales Ratio Sub-division Strata

Thu, September 21, 2023 12:35 PM Page 1

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
NONE	7	1.55	70.58	10.64	73.81	0.87	222,000	2,223,000	242,000	13,600,000
CAIRNS SD	2	0.44	73.07	4.38	73.07	1.00	155,000	160,500	160,500	166,000
BLOOMINGTON HEIGHTS PLAT 9	1	0.22	74.35		74.35	1.00	329,000	329,000	329,000	329,000
BLOOMINGTON HEIGHTS PLAT 8	2	0.44	76.91	16.29	76.91	1.00	300,000	306,500	306,500	313,000
BLOOMINGTON HEIGHTS PLAT 4	2	0.44	73.89	3.69	73.89	1.00	277,388	288,194	288,194	299,000
BLOOMINGTON HEIGHTS PLAT 3	1	0.22	71.77		71.77	1.00	351,250	351,250	351,250	351,250
CHAMBERLAIN'S ADD	3	0.66	85.42	22.75	92.37	1.11	100,000	187,833	192,000	271,500
COLLEGE CREEK DEVELOPMENT 2ND	1	0.22	84.08		84.08	1.00	238,000	238,000	238,000	238,000
COLLEGE CREEK DEVELOPMENT 3RD	1	0.22	94.68		94.68	1.00	252,000	252,000	252,000	252,000
COLLEGE CREEK DEVELOPMENT 4TH	1	0.22	70.32		70.32	1.00	250,000	250,000	250,000	250,000
DELAWARE HEIGHTS SD	3	0.66	75.55	1.87	76.94	1.00	375,000	375,000	375,000	375,000
DUFF'S HIGHLAND PARK ADD	1	0.22	88.46		88.46	1.00	234,000	234,000	234,000	234,000
GRAND HEIGHTS ADD	7	1.55	73.41	3.01	72.32	1.00	220,000	262,786	255,000	326,500
HOWARD E. AMES SD	1	0.22	74.43		74.43	1.00	231,500	231,500	231,500	231,500
HILLSIDE SD 3RD ADD	1	0.22	75.94		75.94	1.00	298,000	298,000	298,000	298,000
HILLSIDE SD 5TH ADD	1	0.22	91.92		91.92	1.00	339,000	339,000	339,000	339,000
GLENVIEW HEIGHTS SD 1ST ADD	2	0.44	76.25	20.07	76.25	1.04	155,000	187,500	187,500	220,000
MELROSE PARK SD 2ND ADD	1	0.22	64.72		64.72	1.00	250,000	250,000	250,000	250,000
MELROSE PARK SD 4TH ADD	2	0.44	74.71	3.61	74.71	1.00	204,000	214,000	214,000	224,000
PARKVIEW HEIGHTS SD 2ND ADD	2	0.44	74.12	0.94	74.12	1.00	260,000	324,950	324,950	389,900
PARKVIEW HEIGHTS SD 7TH ADD	1	0.22	68.23		68.23	1.00	293,000	293,000	293,000	293,000
PARKVIEW HEIGHTS SD 9TH ADD	1	0.22	69.03		69.03	1.00	300,000	300,000	300,000	300,000
PARKVIEW HEIGHTS SD 16TH ADD	2	0.44	77.73	7.98	77.73	1.00	341,100	358,050	358,050	375,000
PARKVIEW HEIGHTS SD 19TH ADD	1	0.22	71.27		71.27	1.00	315,000	315,000	315,000	315,000
SCOTT PLACE ADD	1	0.22	50.24		50.24	1.00	125,000	125,000	125,000	125,000
SPRING VALLEY SD 3RD ADD	1	0.22	69.33		69.33	1.00	298,000	298,000	298,000	298,000
SPRING VALLEY SD 6TH ADD	1	0.22	82.64		82.64	1.00	369,900	369,900	369,900	369,900
TOP-O-HOLLOW ADD	2	0.44	69.03	12.46	69.03	0.98	274,698	339,204	339,204	403,710
UNIVERSITY HEIGHTS 3RD ADD	1	0.22	71.13		71.13	1.00	216,500	216,500	216,500	216,500
STONE BROOKE SD 4TH ADD	1	0.22	62.71		62.71	1.00	340,000	340,000	340,000	340,000
BENTWOOD SD 2ND ADD	1	0.22	73.34		73.34	1.00	351,500	351,500	351,500	351,500
BENTWOOD SD 3RD ADD	1	0.22	74.57		74.57	1.00	350,000	350,000	350,000	350,000
BRIARDALE SQUARE	6	1.33	79.21	9.41	78.82	1.01	144,000	154,433	153,750	171,100

City of Ames, IA

Sales Ratio Sub-division Strata

Thu, September 21, 2023 12:35 PM Page 2

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
ALLENVIEW 2ND ADD	1	0.22	78.07		78.07	1.00	264,000	264,000	264,000	264,000
DEVORE'S SD	1	0.22	75.74		75.74	1.00	298,000	298,000	298,000	298,000
PARFVIEW HEIGHTS SD 1ST ADD	2	0.44	81.75	15.04	81.75	0.98	280,000	316,500	316,500	353,000
GLENVIEW HEIGHTS SD 2ND ADD	1	0.22	75.02		75.02	1.00	245,000	245,000	245,000	245,000
GLENVIEW HEIGHTS SD 3RD ADD	1	0.22	73.09		73.09	1.00	220,000	220,000	220,000	220,000
ONTARIO HEIGHTS SD 3RD ADD	1	0.22	70.60		70.60	1.00	215,000	215,000	215,000	215,000
ONTARIO HEIGHTS SD 8TH ADD	2	0.44	73.92	8.88	73.92	1.00	226,000	230,500	230,500	235,000
ONTARIO HEIGHTS SD 10TH ADD	2	0.44	73.79	0.50	73.79	1.00	190,000	225,000	225,000	260,000
MELROSE PARK SD 1ST ADD	1	0.22	61.31		61.31	1.00	237,000	237,000	237,000	237,000
MELROSE PARK SD 10TH ADD	1	0.22	73.32		73.32	1.00	220,000	220,000	220,000	220,000
STONE BROOKE SD 5TH ADD	1	0.22	79.03		79.03	1.00	421,000	421,000	421,000	421,000
BLOOMINGTON HEIGHTS PLAT 5	2	0.44	68.50	5.01	68.50	1.01	275,000	316,501	316,501	358,001
HILLSIDE SD 4TH ADD	1	0.22	73.70		73.70	1.00	379,900	379,900	379,900	379,900
DAUNTLESS SD 2ND ADD	1	0.22	91.46		91.46	1.00	192,000	192,000	192,000	192,000
LONGVIEW SD 2ND ADD	1	0.22	76.17		76.17	1.00	266,000	266,000	266,000	266,000
LONGVIEW SD 3RD ADD	1	0.22	83.16		83.16	1.00	282,000	282,000	282,000	282,000
ONTARIO CIR CONDOS	1	0.22	76.47		76.47	1.00	153,000	153,000	153,000	153,000
COLLEGE CREEK DEVELOPMENT 5TH	1	0.22	77.05		77.05	1.00	227,500	227,500	227,500	227,500
F. C. CHASE'S SD	1	0.22	167.68		167.68	1.00	95,000	95,000	95,000	95,000
NORTH GRAND SD 7TH ADD	1	0.22	73.86		73.86	1.00	247,500	247,500	247,500	247,500
NORTH PARK VILLA	5	1.11	77.14	5.61	77.68	1.00	200,000	216,150	223,750	227,000
ALLENVIEW 3RD ADD	1	0.22	64.79		64.79	1.00	330,000	330,000	330,000	330,000
NORTH GRAND SD 4TH ADD	1	0.22	73.66		73.66	1.00	265,000	265,000	265,000	265,000
FRIEDRICH'S 8TH ADD	2	0.44	66.38	6.73	66.38	0.99	265,000	291,000	291,000	317,000
W.T. SMITH'S 2ND ADD	2	0.44	64.93	4.30	64.93	1.00	259,900	270,450	270,450	281,000
LEE'S 2ND ADD	1	0.22	110.39		110.39	1.00	90,500	90,500	90,500	90,500
ONTARIO HEIGHTS SD 11TH ADD	1	0.22	69.08		69.08	1.00	260,000	260,000	260,000	260,000
SPRING VALLEY SD 2ND ADD	1	0.22	73.64		73.64	1.00	393,000	393,000	393,000	393,000
SPRING VALLEY SD 1ST ADD	1	0.22	85.19		85.19	1.00	345,000	345,000	345,000	345,000
MICHAEL'S SD	1	0.22	81.24		81.24	1.00	315,000	315,000	315,000	315,000
SOMERSET SD 7TH ADD	1	0.22	83.14		83.14	1.00	338,350	338,350	338,350	338,350
SOMERSET SD 9TH ADD	1	0.22	88.32		88.32	1.00	340,000	340,000	340,000	340,000
SOMERSET SD 13TH ADD	2	0.44	76.20	2.72	76.20	1.00	241,600	243,300	243,300	245,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM Page 3

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
TAYLOR GLENN SD 2ND ADD	1	0.22	81.15		81.15	1.00	425,000	425,000	425,000	425,000
SOMERSET SD 17TH ADD	3	0.66	76.17	3.25	76.73	1.00	332,000	353,967	355,000	374,900
WALNUT RIDGE SD 2ND ADD	2	0.44	79.51	3.22	79.51	1.00	282,000	291,000	291,000	300,000
LANDMARK SD	5	1.11	76.25	10.10	78.75	1.01	140,000	171,190	176,000	199,000
DAUNTLESS SD 1ST ADD	3	0.66	92.13	2.10	91.26	1.00	110,000	122,367	127,100	130,000
PARKVIEW HEIGHTS SD 18TH ADD	1	0.22	55.14		55.14	1.00	350,000	350,000	350,000	350,000
BLOOMINGTON HEIGHTS	1	0.22	72.95		72.95	1.00	275,000	275,000	275,000	275,000
NORTHRIDGE HEIGHTS SD 5TH ADD	1	0.22	83.90		83.90	1.00	310,000	310,000	310,000	310,000
NORTHRIDGE HEIGHTS SD 9TH ADD	1	0.22	90.79		90.79	1.00	673,000	673,000	673,000	673,000
NORTHRIDGE HEIGHTS SD 7TH ADD	1	0.22	77.27		77.27	1.00	554,000	554,000	554,000	554,000
NORTHRIDGE HEIGHTS SD 2ND ADD	3	0.66	83.48	2.53	85.42	1.00	400,000	450,750	442,250	510,000
NORTHRIDGE HEIGHTS SD 3RD ADD	1	0.22	69.71		69.71	1.00	580,000	580,000	580,000	580,000
AIA ADD	1	0.22	78.72		78.72	1.00	273,750	273,750	273,750	273,750
ORCHARD ESTATES SD 4TH ADD	1	0.22	72.04		72.04	1.00	465,000	465,000	465,000	465,000
IRWIN'S ADD	1	0.22	70.23		70.23	1.00	386,000	386,000	386,000	386,000
BLOOMINGTON HEIGHTS PLAT 2	1	0.22	84.76		84.76	1.00	275,000	275,000	275,000	275,000
PARKVIEW HEIGHTS SD 17TH ADD	1	0.22	77.23		77.23	1.00	310,000	310,000	310,000	310,000
BLOOMINGTON HEIGHTS WEST TOWNH	4	0.88	85.00	3.42	84.30	1.00	310,000	336,825	336,200	364,900
BLOOMINGTON COURT	3	0.66	83.78	1.51	84.53	1.00	180,000	219,800	221,900	257,500
BLOOMINGTON HEIGHTS WEST PLAT	1	0.22	74.32		74.32	1.00	296,000	296,000	296,000	296,000
BLOOMINGTON HEIGHTS WEST PLAT	2	0.44	83.23	6.00	83.23	1.00	279,000	289,500	289,500	300,000
DOVER DRIVE ESTATES	1	0.22	78.71		78.71	1.00	325,000	325,000	325,000	325,000
LEW COLE'S SD	2	0.44	65.02	3.53	65.02	1.01	176,500	213,250	213,250	250,000
PARKVIEW HEIGHTS SD 8TH ADD	1	0.22	77.69		77.69	1.00	273,000	273,000	273,000	273,000
PARKVIEW HEIGHTS SD 21ST ADD	1	0.22	72.57		72.57	1.00	332,900	332,900	332,900	332,900
NORTHRIDGE PARKWAY SD 4TH ADD	3	0.66	83.95	9.39	82.54	1.02	315,000	373,500	354,000	451,500
NORTHRIDGE PARKWAY SD 2ND ADD	1	0.22	76.06		76.06	1.00	795,000	795,000	795,000	795,000
NORTHRIDGE PARKWAY SD 12TH ADD	1	0.22	76.93		76.93	1.00	495,000	495,000	495,000	495,000
NORTHRIDGE PARKWAY SD 9TH ADD	1	0.22	78.09		78.09	1.00	522,500	522,500	522,500	522,500
NORTHRIDGE PARKWAY SD 10TH ADD	1	0.22	71.92		71.92	1.00	385,000	385,000	385,000	385,000
NORTHRIDGE PARKWAY SD 11TH ADD	3	0.66	81.21	1.73	80.46	1.00	370,000	380,000	380,000	390,000
NORTHRIDGE PARKWAY SD 15TH ADD	1	0.22	80.10		80.10	1.00	419,000	419,000	419,000	419,000
NORTHRIDGE PARKWAY SD 16TH ADD	1	0.22	94.88		94.88	1.00	465,000	465,000	465,000	465,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022

Study Date 01/01/2021-12/31/2022

Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26

Time Adj. None

NUTC 0

Thu, September 21, 2023 12:35 PM

Page

4

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
NORTHRIDGE PARKWAY SD 18TH ADD	3	0.66	82.09	1.83	82.05	1.00	400,000	456,083	465,000	503,250
HILLSIDE SD 1ST ADD	1	0.22	73.26		73.26	1.00	368,000	368,000	368,000	368,000
PEPPERIDGE SD 2ND ADD	1	0.22	66.20		66.20	1.00	242,000	242,000	242,000	242,000
BELOIT SD	1	0.22	92.91		92.91	1.00	271,333	271,333	271,333	271,333
FRIEDRICH'S 7TH ADD	1	0.22	83.88		83.88	1.00	260,000	260,000	260,000	260,000
FRIEDRICH'S 14TH ADD	1	0.22	100.26		100.26	1.00	193,000	193,000	193,000	193,000
GRAND PARK ADD	1	0.22	64.99		64.99	1.00	239,900	239,900	239,900	239,900
FRIEDRICH'S 3RD ADD	1	0.22	83.93		83.93	1.00	196,000	196,000	196,000	196,000
FRIEDRICH'S 16TH ADD	1	0.22	75.11		75.11	1.00	227,000	227,000	227,000	227,000
FRIEDRICH'S 10TH ADD	1	0.22	58.84		58.84	1.00	320,000	320,000	320,000	320,000
TODD'S 1ST ADD	1	0.22	60.14		60.14	1.00	288,000	288,000	288,000	288,000
GODARD'S ADD	1	0.22	58.00		58.00	1.00	385,000	385,000	385,000	385,000
KINGSBURY'S 3RD ADD	1	0.22	74.48		74.48	1.00	210,000	210,000	210,000	210,000
NORTHWOOD ESTATES 4TH ADD	1	0.22	71.24		71.24	1.00	820,000	820,000	820,000	820,000
OVERLAND HEIGHTS SD	2	0.44	83.96	2.78	83.96	1.00	240,000	265,500	265,500	291,000
NORTHWOOD ESTATES 3RD ADD	1	0.22	137.75		137.75	1.00	285,000	285,000	285,000	285,000
RINGGENBERG PARK SD 3RD ADD	1	0.22	65.42		65.42	1.00	675,000	675,000	675,000	675,000
DWIGHT HARRIS SD	1	0.22	83.35		83.35	1.00	325,000	325,000	325,000	325,000
NORTHWOOD ESTATES 1ST ADD	1	0.22	76.76		76.76	1.00	389,900	389,900	389,900	389,900
BROADMOOR 5TH ADD	1	0.22	63.91		63.91	1.00	297,000	297,000	297,000	297,000
HIGHLAND PARK 3RD ADD	1	0.22	74.00		74.00	1.00	221,500	221,500	221,500	221,500
BROADMOOR 4TH ADD	2	0.44	70.70	7.73	70.70	1.01	227,000	258,500	258,500	290,000
HIGHLAND PARK 4TH ADD	1	0.22	80.48		80.48	1.00	250,000	250,000	250,000	250,000
GUNDER FJARE 2ND ADD	2	0.44	72.59	7.19	72.59	1.00	187,500	188,000	188,000	188,500
BROADMOOR 2ND ADD	1	0.22	69.39		69.39	1.00	280,000	280,000	280,000	280,000
LAWSON'S ADD	1	0.22	79.21		79.21	1.00	305,000	305,000	305,000	305,000
HUNZIKER-FURMAN SD	1	0.22	82.97		82.97	1.00	195,000	195,000	195,000	195,000
PHILIP T. COY'S 1ST ADD	1	0.22	73.15		73.15	1.00	235,000	235,000	235,000	235,000
BROADMOOR ADD	2	0.44	119.05	34.64	119.05	1.17	108,000	186,500	186,500	265,000
EDGEWOOD TERRACE 1ST ADD	1	0.22	73.10		73.10	1.00	255,000	255,000	255,000	255,000
EDGEWOOD TERRACE 4TH ADD	1	0.22	71.37		71.37	1.00	233,000	233,000	233,000	233,000
EDGEWOOD TERRACE 3RD ADD	1	0.22	64.91		64.91	1.00	350,000	350,000	350,000	350,000
FRIEDRICH'S 5TH ADD	1	0.22	88.99		88.99	1.00	222,500	222,500	222,500	222,500

City of Ames, IA

Sales Ratio Sub-division Strata

Thu, September 21, 2023 12:35 PM Page 5

Study Name Residential sales 2022

PDFs 1, 6-7, 15, 17, 23, 26

Study Date 01/01/2021-12/31/2022

Time Adj. None

Table Basis Historical (VOS)

NUTC 0

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
HARRIMAN'S ADD	2	0.44	69.37	1.52	69.37	1.00	167,000	196,000	196,000	225,000
FRIEDRICH'S 6TH ADD	3	0.66	56.74	7.04	56.29	1.00	160,000	172,500	175,000	182,500
RIVER VALLEY SD	2	0.44	63.66	1.37	63.66	1.00	265,000	265,000	265,000	265,000
CRESTWOOD 6TH ADD	1	0.22	76.91		76.91	1.00	275,000	275,000	275,000	275,000
CRESTWOOD 3RD ADD	2	0.44	87.07	1.86	87.07	1.00	175,000	183,000	183,000	191,000
LOGSDON'S ADD	1	0.22	71.20		71.20	1.00	184,000	184,000	184,000	184,000
CRESTWOOD ADD 1ST SD	1	0.22	72.12		72.12	1.00	212,000	212,000	212,000	212,000
FRIEDRICH'S 9TH ADD	1	0.22	85.31		85.31	1.00	160,000	160,000	160,000	160,000
CRESTWOOD 2ND ADD	2	0.44	74.39	0.36	74.39	1.00	217,000	218,450	218,450	219,900
NEW PHILADELPHIA (FOSTER'S ADD	1	0.22	94.00		94.00	1.00	1,300,000	1,300,000	1,300,000	1,300,000
MARSTON'S SD	2	0.44	69.91	5.36	69.91	0.99	186,500	206,750	206,750	227,000
UNIVERSITY HEIGHTS 1ST ADD	2	0.44	69.15	0.96	69.15	1.00	222,500	223,750	223,750	225,000
ONTARIO HEIGHTS SD 2ND ADD	1	0.22	74.00		74.00	1.00	185,000	185,000	185,000	185,000
ONTARIO HEIGHTS SD 5TH ADD	1	0.22	72.00		72.00	1.00	285,000	285,000	285,000	285,000
ONTARIO HEIGHTS SD 6TH ADD	1	0.22	89.64		89.64	1.00	220,000	220,000	220,000	220,000
JEWEL PARK SD PLAT 1	1	0.22	88.87		88.87	1.00	230,000	230,000	230,000	230,000
SOUTHDALE 5TH ADD	3	0.66	70.31	8.75	69.16	1.00	240,700	252,567	257,000	260,000
SOUTHDALE 2ND ADD	1	0.22	71.36		71.36	1.00	250,000	250,000	250,000	250,000
MEADOW VILLAGE	2	0.44	64.10	2.04	64.10	1.00	137,000	142,000	142,000	147,000
SOUTHDALE 3RD ADD	2	0.44	75.73	0.11	75.73	1.00	220,000	243,750	243,750	267,500
SOPER'S MEADOW SD	1	0.22	73.32		73.32	1.00	310,000	310,000	310,000	310,000
C. G. LEE'S SD	2	0.44	81.74	10.81	81.74	1.01	191,000	205,500	205,500	220,000
FRIEDRICH'S 15TH ADD	5	1.11	78.76	5.88	76.66	1.00	164,500	207,596	215,000	226,382
SOMERSET SD 21ST ADD	3	0.66	76.07	8.38	79.97	1.01	329,000	350,667	346,000	377,000
COUNTRY GABLES 8TH ADD	1	0.22	67.90		67.90	1.00	400,000	400,000	400,000	400,000
COUNTRY GABLES 10TH ADD	1	0.22	77.12		77.12	1.00	375,000	375,000	375,000	375,000
COUNTRY GABLES 7TH ADD	1	0.22	77.20		77.20	1.00	321,000	321,000	321,000	321,000
COUNTRY GABLES 9TH ADD	2	0.44	74.24	1.25	74.24	1.00	339,900	364,900	364,900	389,900
COUNTRY MEADOWS 2ND ADD	1	0.22	85.64		85.64	1.00	415,000	415,000	415,000	415,000
SCHOLL'S 1ST SD	1	0.22	94.73		94.73	1.00	260,000	260,000	260,000	260,000
GRANDVIEW SD	1	0.22	88.56		88.56	1.00	180,000	180,000	180,000	180,000
DEL SD	1	0.22	60.53		60.53	1.00	225,000	225,000	225,000	225,000
WESTWOOD SD 3RD ADD	2	0.44	75.63	0.69	75.63	1.00	270,000	295,000	295,000	320,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022

Study Date 01/01/2021-12/31/2022

Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26

Time Adj. None

NUTC 0

Thu, September 21, 2023 12:35 PM

Page

6

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
SOMERSET SD 3RD ADD	1	0.22	86.87		86.87	1.00	348,000	348,000	348,000	348,000
BEEDLE'S SD	2	0.44	81.64	0.66	81.64	1.00	172,500	198,750	198,750	225,000
NORTHRIDGE HEIGHTS SD 8TH ADD	1	0.22	88.22		88.22	1.00	287,000	287,000	287,000	287,000
EMERY'S SD	1	0.22	95.83		95.83	1.00	108,000	108,000	108,000	108,000
KINYON-CLARK SD 1ST ADD	1	0.22	86.33		86.33	1.00	449,900	449,900	449,900	449,900
STONE BROOKE SD 1ST ADD	5	1.11	74.53	4.83	76.22	1.00	295,000	358,000	360,000	430,000
PARKVIEW HEIGHTS SD 13TH ADD	1	0.22	74.32		74.32	1.00	239,900	239,900	239,900	239,900
SOUTH FORK SD 2ND ADD	1	0.22	81.84		81.84	1.00	357,900	357,900	357,900	357,900
KENFIELD ACRES	1	0.22	79.49		79.49	1.00	175,000	175,000	175,000	175,000
NASH'S SD OF BLKS 1 & 2 OF NAS	1	0.22	85.24		85.24	1.00	210,000	210,000	210,000	210,000
RIVERSIDE ADD	1	0.22	101.95		101.95	1.00	185,000	185,000	185,000	185,000
LINCOLN'S ADD	1	0.22	55.99		55.99	1.00	227,000	227,000	227,000	227,000
NORTHRIDGE HEIGHTS SD 11TH ADD	2	0.44	82.16	6.96	82.16	1.01	455,000	537,500	537,500	620,000
SOUTH FORK SD 7TH ADD	1	0.22	86.28		86.28	1.00	232,500	232,500	232,500	232,500
COUNTRY GABLES 1ST ADD	1	0.22	165.00		165.00	1.00	120,000	120,000	120,000	120,000
NORTHRIDGE HEIGHTS SD 10TH ADD	2	0.44	76.26	2.12	76.26	1.00	480,000	541,500	541,500	603,000
NORTHRIDGE HEIGHTS SD 15TH ADD	1	0.22	89.64		89.64	1.00	363,000	363,000	363,000	363,000
DUFF'S ADD	2	0.44	85.27	4.54	85.27	1.00	175,000	192,000	192,000	209,000
REISTE'S TIMBERLAND HEIGHTS SD	1	0.22	52.41		52.41	1.00	605,000	605,000	605,000	605,000
REISTE'S 1ST ADD	1	0.22	89.87		89.87	1.00	228,000	228,000	228,000	228,000
BENTWOOD SD 1ST ADD	3	0.66	72.60	4.71	73.92	1.00	245,000	259,967	250,000	284,900
DOTSON DRIVE DEVELOPMENT SD	1	0.22	84.87		84.87	1.00	344,400	344,400	344,400	344,400
THE UNION ADD	3	0.66	67.17	4.53	66.80	1.00	266,500	293,833	290,000	325,000
NORTHRIDGE HEIGHTS SD 1ST ADD	1	0.22	82.16		82.16	1.00	570,000	570,000	570,000	570,000
VIVIAN G. COY SD	3	0.66	66.94	26.04	78.28	1.08	170,000	273,333	200,000	450,000
LONGVIEW SD 1ST ADD	4	0.88	74.64	5.24	71.85	1.00	315,000	355,438	380,375	386,000
LINCOLN PLACE ADD	3	0.66	78.53	1.95	78.75	1.00	178,000	209,333	225,000	225,000
COLLEGE PARK ADD 1ST NORTH	2	0.44	53.72	19.89	53.72	1.06	243,000	335,400	335,400	427,800
CHAUTAUQUA PARK ADD	3	0.66	72.41	3.49	73.57	1.00	202,600	270,533	272,000	337,000
GEORGE & LITTLE'S SD	1	0.22	60.16		60.16	1.00	191,000	191,000	191,000	191,000
VALLEY EAST	2	0.44	80.13	2.41	80.13	1.00	310,000	312,500	312,500	315,000
THE ESTATES OF NATURE'S CROSSI	1	0.22	74.97		74.97	1.00	652,500	652,500	652,500	652,500
BAIRD'S ADD	7	1.55	80.66	11.31	83.18	1.03	119,900	189,457	173,000	286,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM Page 7

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
SCENIC VALLEY SD 3RD ADD	1	0.22	78.26		78.26	1.00	528,000	528,000	528,000	528,000
CRANE FARM SD 2ND ADD	1	0.22	92.56		92.56	1.00	395,000	395,000	395,000	395,000
BEL-AIR 1ST ADD	1	0.22	72.04		72.04	1.00	289,000	289,000	289,000	289,000
EVERT'S ADD	1	0.22	70.84		70.84	1.00	214,000	214,000	214,000	214,000
BEL-AIR 7TH ADD	1	0.22	71.45		71.45	1.00	275,000	275,000	275,000	275,000
BEL-AIR 5TH ADD	1	0.22	62.15		62.15	1.00	265,000	265,000	265,000	265,000
BEL-AIR 8TH ADD	1	0.22	74.88		74.88	1.00	224,900	224,900	224,900	224,900
DOTSON'S ADD	1	0.22	94.15		94.15	1.00	475,000	475,000	475,000	475,000
BROWN'S SD	2	0.44	69.49	9.99	69.49	0.99	220,000	239,973	239,973	259,945
WEST AMES ADD	2	0.44	61.14	12.37	61.14	0.99	201,000	213,000	213,000	225,000
ONTARIO ORIGINAL TOWN	2	0.44	70.54	14.13	70.54	1.00	136,500	138,500	138,500	140,500
PATIO HOMES WEST 2ND ADD	1	0.22	78.00		78.00	1.00	200,000	200,000	200,000	200,000
BROOKVIEW PLACE 1ST ADD	2	0.44	70.44	3.44	70.44	1.00	309,900	318,200	318,200	326,500
BROOKVIEW PLACE 2ND ADD	1	0.22	77.68		77.68	1.00	340,000	340,000	340,000	340,000
BROOKVIEW PLACE WEST 1ST ADD	2	0.44	79.63	2.10	79.63	1.00	275,000	295,000	295,000	315,000
BROOKVIEW PLACE WEST SD 2ND AD	1	0.22	65.99		65.99	1.00	337,000	337,000	337,000	337,000
BROOKVIEW PLACE WEST SD 4TH AD	1	0.22	80.63		80.63	1.00	335,000	335,000	335,000	335,000
BROOKVIEW PLACE WEST SD 3RD AD	1	0.22	75.45		75.45	1.00	242,000	242,000	242,000	242,000
GATEWAY GREEN HILLS SD	9	1.99	93.63	15.23	103.19	1.00	100,000	246,667	256,000	369,000
BENTWOOD SD 5TH ADD	2	0.44	76.19	1.13	76.19	1.00	330,000	339,500	339,500	349,000
CRANE FARM SD 4TH ADD	1	0.22	87.18		87.18	1.00	475,000	475,000	475,000	475,000
STONE BROOKE SD 2ND ADD	2	0.44	75.95	8.32	75.95	1.01	295,000	335,000	335,000	375,000
BRINDLEY'S SD	1	0.22	60.69		60.69	1.00	480,000	480,000	480,000	480,000
BIGELOW ADD	1	0.22	57.44		57.44	1.00	215,000	215,000	215,000	215,000
SUNRISE ADD	4	0.88	76.58	14.65	83.42	1.04	125,000	189,600	202,500	228,400
SOUTHDALE 1ST ADD	1	0.22	94.67		94.67	1.00	122,000	122,000	122,000	122,000
ATHLETIC PARK ADD	1	0.22	86.71		86.71	1.00	170,000	170,000	170,000	170,000
RESLER & MILLER ADD	2	0.44	64.65	0.61	64.65	1.00	240,000	240,000	240,000	240,000
KEIGLEY'S ADD	1	0.22	110.87		110.87	1.00	164,250	164,250	164,250	164,250
WELL'S SD	2	0.44	90.31	43.88	90.31	1.16	140,000	202,500	202,500	265,000
ADAM'S SD	1	0.22	67.34		67.34	1.00	233,000	233,000	233,000	233,000
ORIGINAL TOWN (AMES)	1	0.22	66.84		66.84	1.00	209,900	209,900	209,900	209,900
IVE'S ADD	3	0.66	76.08	5.55	79.51	1.02	90,000	140,333	125,000	206,000

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM Page 8

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
SHEARER'S SD	1	0.22	70.12		70.12	1.00	245,000	245,000	245,000	245,000
BISBEE'S SD	1	0.22	75.15		75.15	1.00	165,000	165,000	165,000	165,000
BLAIR'S ADD	2	0.44	71.65	2.18	71.65	1.00	225,000	268,500	268,500	312,000
BLACK'S 2ND ADD	1	0.22	75.32		75.32	1.00	117,900	117,900	117,900	117,900
FRIEDRICH'S 2ND ADD	1	0.22	73.00		73.00	1.00	390,000	390,000	390,000	390,000
FRIEDRICH'S 1ST ADD	1	0.22	68.09		68.09	1.00	565,000	565,000	565,000	565,000
MOORE'S 7TH ADD COUNTRY CLUB H	1	0.22	60.47		60.47	1.00	556,000	556,000	556,000	556,000
PRAIRIE WEST	1	0.22	72.31		72.31	1.00	307,000	307,000	307,000	307,000
ALLENVIEW 1ST ADD	2	0.44	70.75	4.11	70.75	1.00	266,000	288,000	288,000	310,000
RIDGEWOOD 2ND ADD	8	1.77	82.32	33.70	94.58	1.14	66,500	151,250	133,750	275,000
CAUGHEY'S SD	1	0.22	79.01		79.01	1.00	251,500	251,500	251,500	251,500
SUNSET RIDGE SD 7TH ADD	1	0.22	96.94		96.94	1.00	248,000	248,000	248,000	248,000
SUNSET RIDGE SD 4TH ADD	1	0.22	85.65		85.65	1.00	428,000	428,000	428,000	428,000
SUNSET RIDGE SD 1ST ADD	1	0.22	68.85		68.85	1.00	445,000	445,000	445,000	445,000
QUARRY ESTATES SD 2ND ADD	2	0.44	78.28	5.77	78.28	1.01	399,500	496,000	496,000	592,500
COUNTRY CLUB HEIGHTS 1ST ADD (	1	0.22	77.15		77.15	1.00	330,000	330,000	330,000	330,000
WILLOW CREEK ESTATES 1ST ADD	2	0.44	90.34	0.99	90.34	1.00	146,000	163,000	163,000	180,000
WILLOW CREEK ESTATES 2ND ADD	1	0.22	66.12		66.12	1.00	227,000	227,000	227,000	227,000
SOMERSET SD 5TH ADD	1	0.22	78.44		78.44	1.00	180,000	180,000	180,000	180,000
GATEWAY HILLS	3	0.66	79.96	3.69	78.65	0.99	182,000	294,333	191,000	510,000
SCENIC VALLEY SD 1ST ADD	3	0.66	85.83	3.06	87.31	1.01	352,000	449,500	401,500	595,000
SUNSET RIDGE SD 5TH ADD	1	0.22	87.16		87.16	1.00	423,000	423,000	423,000	423,000
SUNSET RIDGE SD 6TH ADD	1	0.22	85.58		85.58	1.00	362,000	362,000	362,000	362,000
FERGUSON SD	1	0.22	107.54		107.54	1.00	280,000	280,000	280,000	280,000
READ'S ADD	1	0.22	67.87		67.87	1.00	235,000	235,000	235,000	235,000
KOCIMSKI 1ST ADD	1	0.22	81.41		81.41	1.00	340,000	340,000	340,000	340,000
WESTWOOD SD 1ST ADD	1	0.22	59.78		59.78	1.00	360,000	360,000	360,000	360,000
WESTWOOD SD 2ND ADD	1	0.22	63.42		63.42	1.00	260,000	260,000	260,000	260,000
DOMANI SD 1ST ADD	1	0.22	79.79		79.79	1.00	472,000	472,000	472,000	472,000
SUNCREST SD, PHASE 2	1	0.22	73.44		73.44	1.00	389,000	389,000	389,000	389,000
COLLEGE HEIGHTS ADD	9	1.99	67.62	8.64	69.40	1.01	264,000	376,944	385,000	490,000
LEE'S ADD	2	0.44	77.25	7.86	77.25	1.00	202,000	203,000	203,000	204,000
RIDGEWOOD ADD	5	1.11	59.41	8.23	64.09	1.02	181,900	318,880	300,000	467,500

City of Ames, IA

Sales Ratio Sub-division Strata

Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM Page 9

Sub-division Strata	# of Sales	% of Total	Median Ratio	COD Median	Mean Ratio	P.R.D.	Low Sale	Mean Sale	Median Sale	High Sale
BIRCH MEADOWS SD 1ST ADD	2	0.44	79.97	5.00	79.97	1.00	375,000	407,450	407,450	439,900
HAYDEN'S CROSSING SD 2ND ADD	1	0.22	84.76		84.76	1.00	407,500	407,500	407,500	407,500
QUARRY ESTATES SD 1ST ADD	1	0.22	69.61		69.61	1.00	799,000	799,000	799,000	799,000
COLLEGE PARK ADD	6	1.33	81.64	9.53	80.97	1.02	160,000	194,450	187,000	260,700
THE GREEN 2ND ADD	1	0.22	71.36		71.36	1.00	295,000	295,000	295,000	295,000
THE GREEN 1ST ADD	1	0.22	80.66		80.66	1.00	272,000	272,000	272,000	272,000
THE GREEN 5TH ADD	2	0.44	82.59	2.02	82.59	1.00	242,000	251,000	251,000	260,000
THE GREEN 3RD ADD	2	0.44	78.49	15.71	78.49	1.02	400,000	457,500	457,500	515,000
ARBOR ON THE GREEN	1	0.22	68.61		68.61	1.00	368,000	368,000	368,000	368,000
WEARTH'S ADD	1	0.22	91.11		91.11	1.00	135,000	135,000	135,000	135,000
KINGSBURY'S 2ND ADD	2	0.44	79.33	2.70	79.33	1.00	150,000	173,000	173,000	196,000
Strata Totals.....	452	100.00	76.12	12.32	78.06	1.00	125,000	318,400	265,000	13,600,000

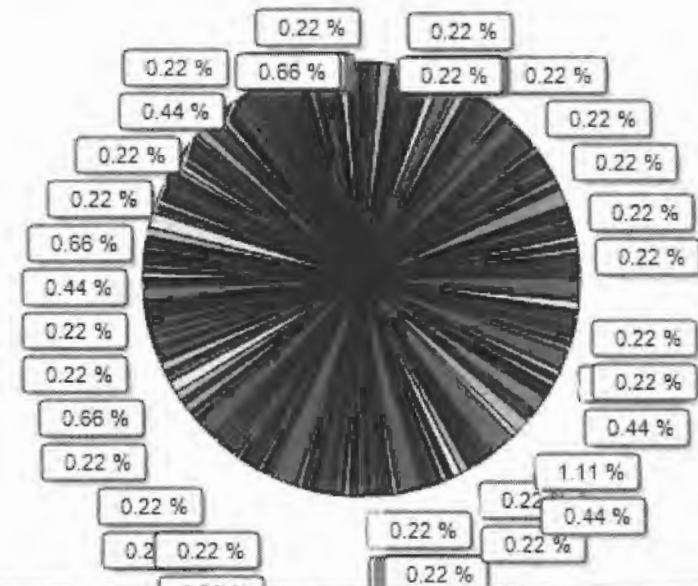
Sales Ratio Sub-division Strata

Table Basis Historical (VOS)

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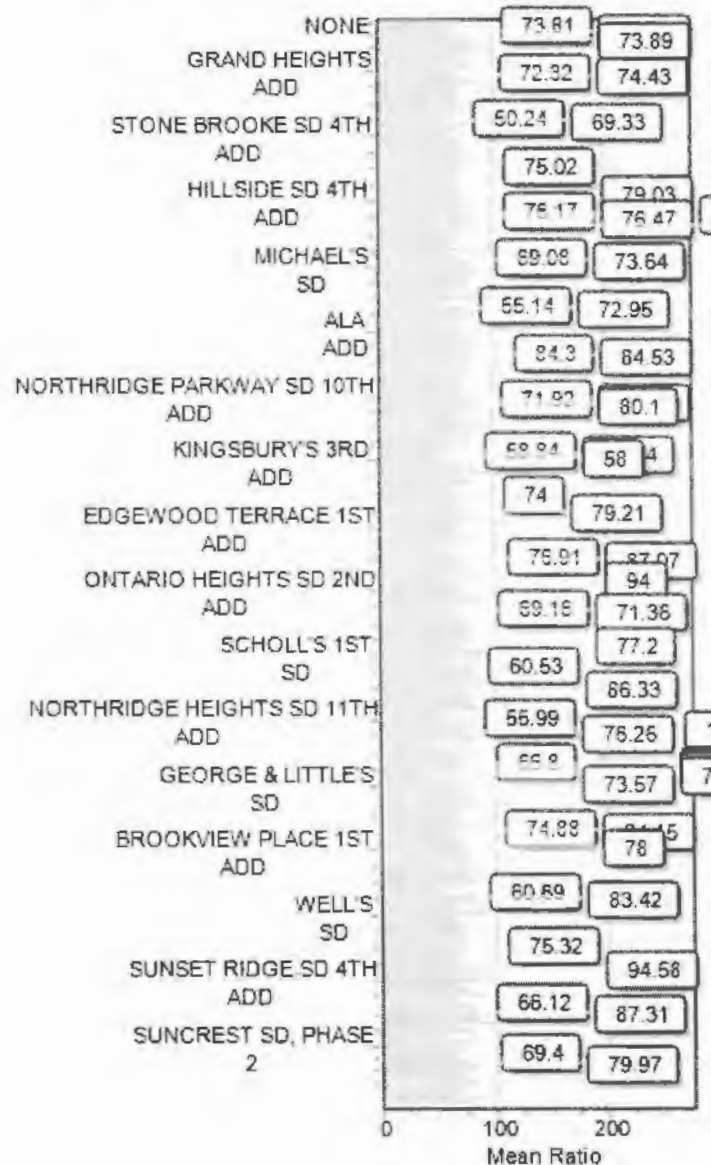
10

PRB: -0.020



- ☒ 7 NONE
- ☐ 2 CAIRNS SD
- ☐ 1 BLOOMINGTON HEIGHTS PLAT 9
- ☐ 2 BLOOMINGTON HEIGHTS PLAT 8
- ☐ 2 BLOOMINGTON HEIGHTS PLAT 4
- ☐ 1 BLOOMINGTON HEIGHTS PLAT 3
- ☐ 3 CHAMBERLAIN'S ADD
- ☐ 1 COLLEGE CREEK DEVELOPMENT 2ND ADD
- ☐ 1 COLLEGE CREEK DEVELOPMENT 3RD ADD
- ☐ 1 COLLEGE CREEK DEVELOPMENT 4TH ADD

Sub-division Strata



City of Ames, IA

Sales Ratio Sub-division Strata

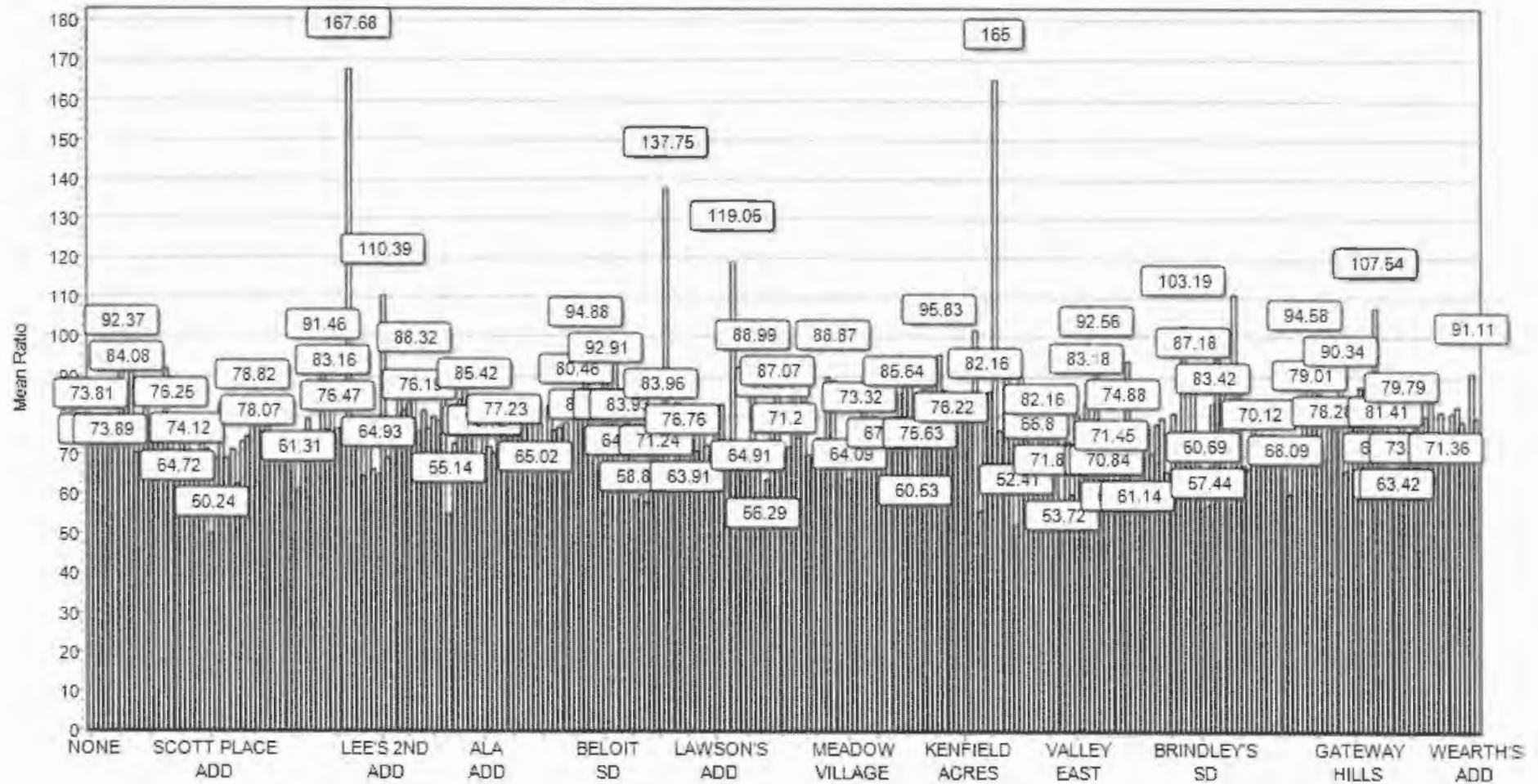
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM

Page

11



Sub-division Strata

Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020

City of Ames, IA

Sales Ratio Sub-division Strata

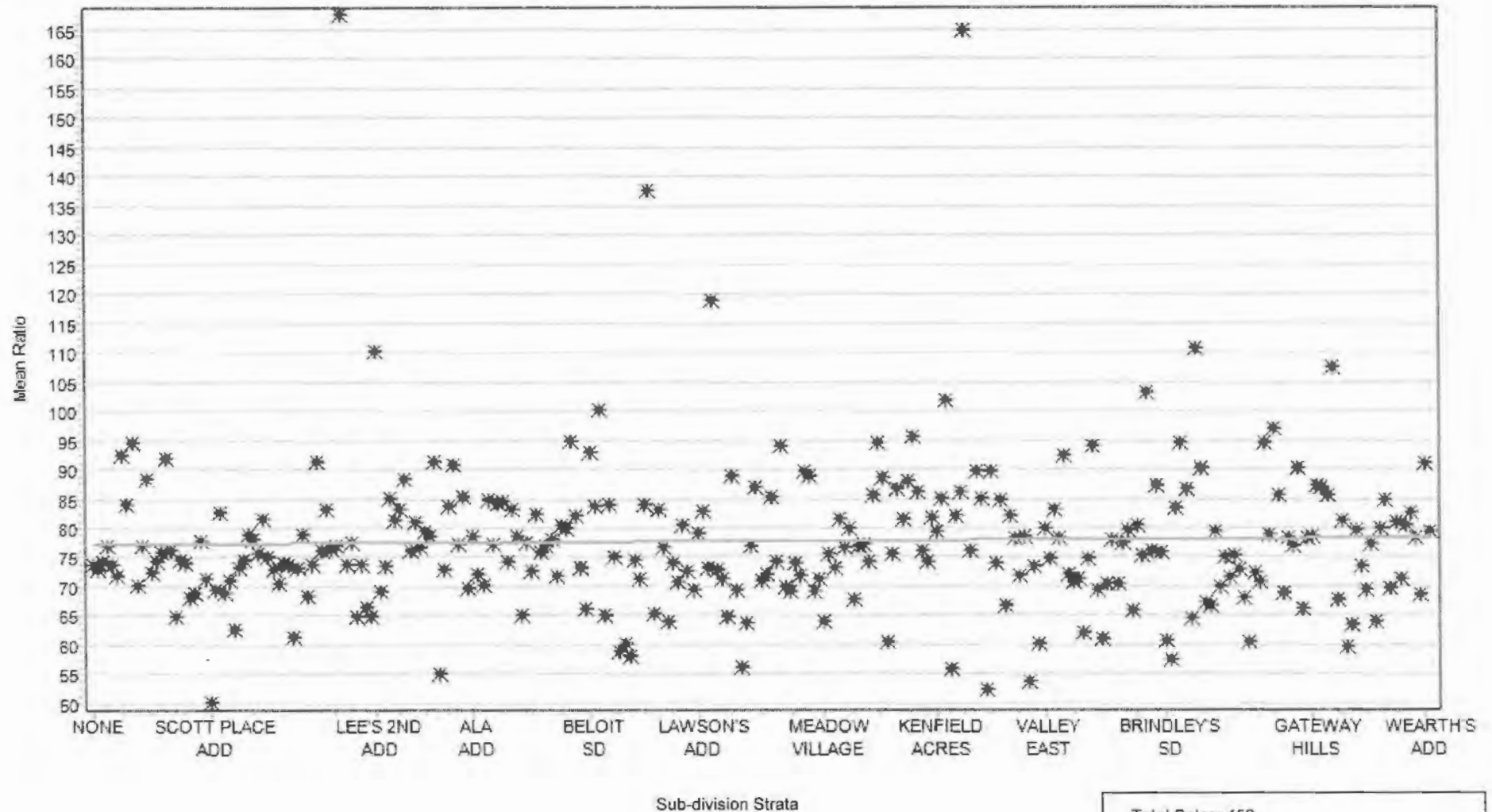
Study Name Residential sales 2022
Study Date 01/01/2021-12/31/2022
Table Basis Historical (VOS)

PDFs 1, 6-7, 15, 17, 23, 26
Time Adj. None
NUTC 0

Thu, September 21, 2023 12:35 PM

Page

12



Total Sales: 452
Median Ratio: 76.12
COD Median: 12.32
Mean Ratio: 78.06
PRD: 1.00
PRB: -0.020