

4016 RAVENSWOOD FARMS 2025 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
28-672-0001-000	1018 QUAIN	11/04/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$77,400	37.76	\$155,899	\$55,547	\$149,453	\$124,045	1.205	1,685	\$88.70	4004	19.4794	1 STORY	RES 1 FAMILY
28-673-0022-000	1102 QUAIN	07/08/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$71,500	42.94	\$168,394	\$51,610	\$114,890	\$144,356	0.796	960	\$119.68	4016	21.4160	1 STORY	RES 1 FAMILY
28-673-0033-000	1137 QUAIN	06/12/24	\$206,100	WD	03-ARM'S LENGTH	\$206,100	\$75,700	36.73	\$152,743	\$53,542	\$152,558	\$122,622	1.244	1,387	\$109.99	4010	23.4095	1 STORY	RES 1 FAMILY
28-674-0057-000	1219 QUAIN	07/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,400	40.19	\$183,120	\$46,688	\$168,312	\$168,643	0.998	960	\$175.33	4016	1.2001	1 STORY	RES 1 FAMILY
28-674-0060-000	1230 QUAIN	12/22/21	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$70,700	42.72	\$165,734	\$53,560	\$111,940	\$138,658	0.807	1,882	\$59.48	4001	20.2727	1 STORY	RES 1 FAMILY
Totals:			\$958,100			\$958,100	\$381,700		\$825,890		\$697,153	\$698,323			\$110.63		1.1715		
							Sale. Ratio =>	39.84				E.C.F. =>	0.998		Std. Deviation=>	0.21204492			
							Std. Dev. =>	2.82				Ave. E.C.F. =>	1.010		Ave. Variance=>	17.1556	Coefficient of Var=>	16.98502868	

1 sale in study timeframe, no similar neighborhoods in unit

Extended timeframe to include more sales

2025 RAVENSWOOD FARMS ECF: 0.998