

4016 RAVENSWOOD FARMS 2024 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table	
28-673-0022-000	1102 QUAIN	07/08/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$71,500	42.94	\$165,386	\$48,797	\$47,683	70.1	135.5	0.22	0.22	\$696	\$223,839	\$5.14	70.00	4016	5404/200		4016 RAVENSWO	
28-674-0060-000	1230 QUAIN	12/22/21	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$70,700	42.72	\$162,537	\$52,447	\$49,484	72.8	143.0	0.23	0.23	\$721	\$224,132	\$5.15	71.42	4016	5476/111		4016 RAVENSWO	
Totals:			\$332,000			\$332,000	\$142,200		\$327,923	\$101,244	\$97,167	142.9		0.45	0.45									
						Sale. Ratio =>		42.83	Average					Average										
						Std. Dev. =>		0.16	per FF=>					Average	per Net Acre=>		223,991.15							
									per SqPt=>															

2 OLDER SALES IN NEIGHBORHOOD. 2023 QUAIN LN FF RATE WAS \$680
 ONLY HAVING 2 SALES, REVIEWED ECF. 2023 ECF WAS 0.795. RUNNING ECF
 FOR 2024 USING SAME LAND RATE AS 2023 SHOWS AN ECF OF 0.805
 DID NOT CHANGE LAND VALUE FOR 2024.

2023 4016 QUAIN LN FF RATE: \$680
2024 4016 QUAIN LN FF RATE USED: \$680