

4016 RAVENSWOOD FARMS 2025 LAND RATES

Only 1 sale within 4016 neighborhood for study timeframe of 04/01/2022 to 03/31/2024.

Subdivision unique to South part of Township. Expanded sales time frame from 01/01/2022 TO 12/31/2024

and used 25% of sale price for estimated land value as all sales re improved and there are no vacant land

sales that are similar to that subdivision.

QUAIN LANE

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-672-0001-000	1018 QUAIN	11/04/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$77,400	37.76	\$152,027	\$99,984	\$47,011	69.1	115.2	0.21	0.21	\$1,446	\$471,623	\$10.83	80.00
28-673-0033-000	1137 QUAIN	06/12/24	\$206,100	WD	03-ARM'S LENGTH	\$206,100	\$75,700	36.73	\$148,817	\$104,953	\$47,670	70.1	135.4	0.22	0.22	\$1,497	\$481,436	\$11.05	70.00
28-674-0057-000	1219 QUAIN	07/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,400	40.19	\$179,568	\$78,568	\$43,136	73.4	135.4	0.24	0.24	\$1,070	\$332,915	\$7.64	76.00
Totals:			\$626,100			\$626,100	\$239,500		\$480,412	\$283,505	\$137,817	212.7		0.67	0.67				
								Sale. Ratio =>	38.25			Average					Average		
								Std. Dev. =>	1.78			per FF=>					per Net Acre=>	425,683.18	Average
												\$1,333					per SqFt=>		\$9.77

25 % of Improved sales:	\$156,525.0
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25% OF SALE = 125220/212.7 EFFECTIVE FF

4016 QUAIN LANE FF RATE FOR 2025 USED: \$736