

4016 RAVENSWOOD FARMS 2024 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	
28-673-0022-000	1102 QUAIN	07/08/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$71,500	42.94	\$195,737	\$47,683	\$118,817	\$148,054	0.803	960	\$123.77	4016	0.6656	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	\$191,689	\$49,484	\$116,016	\$142,205	0.816	960	\$120.85	4016	0.6656	1 STORY	RES 1 FAMILY	
Totals:			\$332,000			\$332,000	\$142,200		\$387,426		\$234,833	\$290,259			\$122.31			0.0134		
								Sale. Ratio =>	42.83				E.C.F. =>	0.809	Std. Deviation=>		0.00941268			
								Std. Dev. =>	0.16				Ave. E.C.F. =>	0.809	Ave. Variance=>		0.6656	Coefficient of Var=>		0.822532044

2024 RAVENSWOOD FARMS ECF: 0.809

2023 ECF was 0.795