

4016 RAVENSWOOD FARMS 2026 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	\$187,048	\$56,158	\$148,842	\$131,152	1.135	960	\$155.04	4016	3.5711	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	\$183,751	\$54,126	\$151,974	\$129,885	1.170	960	\$158.31	4016	7.0900	1 STORY	RES 1 FAMILY		
28-674-0051-000	1197 QUAIN	02/18/25	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$80,700	37.36	\$196,264	\$52,384	\$163,616	\$144,168	1.135	960	\$170.43	4016	3.5727	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	\$222,220	\$47,196	\$167,804	\$175,375	0.957	960	\$174.80	4016	14.2337	1 STORY	RES 1 FAMILY		
Totals:			\$842,100			\$842,100	\$320,200		\$789,283		\$632,236	\$580,580			\$164.64		1.0196				
								Sale. Ratio =>	38.02					E.C.F. =>	1.089			Std. Deviation=>	0.09632989		
								Std. Dev. =>	1.51					Ave. E.C.F. =>	1.099			Ave. Variance=>	7.1169	Coefficient of Var=>	6.474774561

4016 RAVENSWOOD FARMS 2025 ECF: 0.998

4016 RAVENSWOOD FARMS 2026 ECF USED: 1.089