

4016 RAVENSWOOD FARMS 2023 E.C.F.

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		
28-672-0011-000	1057 QUAIN	11/19/20	\$0	LC	03-ARM'S LENGTH	\$160,000	\$65,600	41.00	\$157,813	\$48,207	\$111,793	\$137,869	0.811	960	\$116.45	4016	1.4997	1 STORY		
28-673-0022-000	1102 QUAIN	07/08/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$71,500	42.94	\$158,609	\$47,683	\$118,817	\$139,530	0.852	960	\$123.77	4016	5.5688	1 STORY		
28-673-0032-000	1132 QUAIN	02/22/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$70,500	43.52	\$169,844	\$47,676	\$114,324	\$153,670	0.744	960	\$119.09	4016	5.1910	1 STORY		
28-674-0047-000	1185 QUAIN	03/12/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,600	41.79	\$145,604	\$50,049	\$94,951	\$120,195	0.790	960	\$98.91	4016	0.5891	1 STORY		
28-674-0051-000	1197 QUAIN	01/20/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$63,500	42.91	\$152,916	\$47,900	\$100,100	\$132,096	0.758	960	\$104.27	4016	3.8082	1 STORY		
28-674-0052-000	1198 QUAIN	08/31/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$59,500	40.20	\$143,146	\$49,056	\$98,944	\$118,352	0.836	960	\$103.07	4016	4.0147	1 STORY		
28-674-0058-000	1222 QUAIN	07/10/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$59,600	41.39	\$143,291	\$49,201	\$94,799	\$118,352	0.801	960	\$98.75	4016	0.5124	1 STORY		
28-674-0060-000	1230 QUAIN	05/27/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,800	44.69	\$156,027	\$49,484	\$95,516	\$134,016	0.713	960	\$99.50	4016	8.3147	1 STORY		
28-674-0060-000	1230 QUAIN	12/22/21	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$70,700	42.72	\$156,027	\$49,484	\$116,016	\$134,016	0.866	960	\$120.85	4016	6.9819	1 STORY		
28-674-0061-000	1238 QUAIN	12/30/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,600	41.79	\$145,709	\$49,828	\$95,172	\$120,605	0.789	960	\$99.14	4016	0.6745	1 STORY		
Totals:			\$1,369,000			\$1,529,000	\$646,900		\$1,528,986		\$1,040,432	\$1,308,702			\$108.38		0.0855			
								Sale. Ratio =>	42.31					E.C.F. =>	0.795					
								Std. Dev. =>	1.32					Ave. E.C.F. =>	0.796	Std. Deviation=>	0.04827858			
														Ave. Variance=>	3.7155	Coefficient of Var=>	4.668509673			
2023 RES NEIGHBORHOOD 4016 E.C.F. 0.795																				
2022 ECF was 0.795																				