

4016 RAVENSWOOD FARMS 2026 LAND RATES

All sales with (-) land residuals removed.

*Subdivision unique to South part of Township.
 *All sales in neighborhood are improved-no vacant lots.
 *Used 25% of sale price for estimated land value.

QUAIN LANE FF 2026 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		
28-672-0001-000	1018 QUAIN	11/04/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$77,400	37.76	\$186,495	\$69,388	\$50,883	69.1	115.2	0.21	0.21	\$1,004	\$327,302	\$7.51	80.00		
28-673-0033-000	1137 QUAIN	06/12/24	\$206,100	WD	03-ARM'S LENGTH	\$206,100	\$75,700	36.73	\$183,190	\$74,506	\$51,596	70.1	135.4	0.22	0.22	\$1,063	\$341,771	\$7.85	70.00		
28-674-0051-000	1197 QUAIN	02/18/25	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$80,700	37.36	\$195,703	\$71,893	\$51,596	70.1	135.4	0.22	0.22	\$1,026	\$329,784	\$7.57	70.00		
28-674-0057-000	1219 QUAIN	07/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,400	40.19	\$221,712	\$39,976	\$46,688	73.4	135.4	0.24	0.24	\$544	\$169,390	\$3.89	76.00		
Totals:			\$842,100			\$842,100	\$320,200		\$787,100	\$255,763	\$200,763	282.8		0.88	0.88						
								Sale. Ratio =>	38.02					Average							
								Std. Dev. =>	1.51					per FF=>	\$904	Average					
														per Net Acre=>	289,324.66	Average					
																per SqFt=>	\$6.64				

2025 QUAIN LANE FF RATE: \$736
 25% OF SALE PRICE/EFFECTIVE FF
 25% of total sale price **\$210,525**
QUAIN LANE FF RATE FOR 2026 USED: \$744