

## 4016 RAVENSWOOD FARMS 2023 LAND 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
28-672-0011-000	1057 QUAIN	11/19/20	\$0	LC	03-ARM'S LENGTH	\$160,000	\$65,600	41.00	\$161,958	\$49,963	\$51,921	70.3
28-673-0022-000	1102 QUAIN	07/08/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$71,500	42.94	\$162,746	\$55,574	\$51,820	70.1
28-673-0032-000	1132 QUAIN	02/22/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$70,500	43.52	\$173,980	\$39,832	\$51,812	70.1
28-674-0047-000	1185 QUAIN	03/12/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,600	41.79	\$149,741	\$47,066	\$51,807	70.1
28-674-0051-000	1197 QUAIN	01/20/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$63,500	42.91	\$157,053	\$42,754	\$51,807	70.1
28-674-0052-000	1198 QUAIN	08/31/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$59,500	40.20	\$147,283	\$52,524	\$51,807	70.1
28-674-0058-000	1222 QUAIN	07/10/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$59,600	41.39	\$147,435	\$48,481	\$51,916	70.3
28-674-0060-000	1230 QUAIN	12/22/21	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$70,700	42.72	\$160,321	\$58,957	\$53,778	72.8
28-674-0060-000	1230 QUAIN	05/27/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,800	44.69	\$160,321	\$38,457	\$53,778	72.8
28-674-0061-000	1238 QUAIN	12/30/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,600	41.79	\$150,032	\$49,119	\$54,151	73.3
<b>Totals:</b>			<b>\$1,369,000</b>			<b>\$1,529,000</b>	<b>\$646,900</b>		<b>\$1,570,870</b>	<b>\$482,727</b>	<b>\$524,597</b>	<b>709.9</b>
								<b>Sale. Ratio =&gt;</b>	<b>42.31</b>	<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>1.32</b>	<b>per FF=&gt;</b>		
										<b>\$680</b>		
										<b>*USED \$680 PER FF FOR 2023</b>		
										<b>QUAIN LANE</b>		