

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 03-23-200-002

Printed 10/19/2018 Card No. 1 of 1

PARCEL NUMBER  
03-23-200-002  
Parent Parcel Number

ANDRE JR GEORGE & FELICIA S  
40905 N KILBOURNE RD,  
WADSWORTH, IL 60083-9749

TRANSFER OF OWNERSHIP

Date

Property Address  
40905 N KILBOURNE RD, WADSWORTH, ILL, 60083

(ADJ MADE FOR HWY WIDENG 0.067ACS) S 412.5FT N 754.5FT W  
528FT N1/2 NE1/4  
SECTION 23 TOWNSHIP 46 RANGE 11

Neighborhood  
9318100 Farm Homesites

Property Class  
181 181 FARM HOMESITE

TAXING DISTRICT INFORMATION

Jurisdiction 049  
Area 003

# AGRICULTURAL

### VALUATION RECORD

Assessment Year		01/01/2016	01/01/2016	01/01/2017	01/01/2017	01/01/2018	01/01/2018	Worksheet
Reason for Change		FARM V	SA EQUAL	FARM V	SA EQUAL	FARM V	SA EQUAL	
VALUATION	L	40537	42831	43158	44585	44867	45674	0
0	B	68074	71739	71739	74019	74019	75307	101540
	T	108611	114570	114897	118604	118886	120981	101540
VALUATION	L	13511	14276	14385	14861	14954	15223	0
0	B	22689	23911	23910	24670	24670	25099	33843
	T	36200	38187	38295	39531	39624	40322	33843

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:  
5.0000

### LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-						
-or-	-or-		Depth Factor						
Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value	
Land Type									

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Style: 23 Older convent'l 2/2+ story  
 Occupancy: Single family  
 Story Height: 2.0  
 Finished Area: 1381  
 Attic: None  
 Basement: 1/2

**ROOFING**

Material: Comp sh to 235#  
 Type: Gable  
 Framing: Std for class  
 Pitch: Not available

**FLOORING**

Slab B  
 Sub and joists 1.0, 2.0  
 Base Allowance 1.0, 2.0

**EXTERIOR COVER**

Wood siding 1.0, 2.0

**INTERIOR FINISH**

Drywall 1.0, 2.0

**ACCOMMODATIONS**

Finished Rooms 5  
 Bedrooms 3

**HEATING AND AIR CONDITIONING**

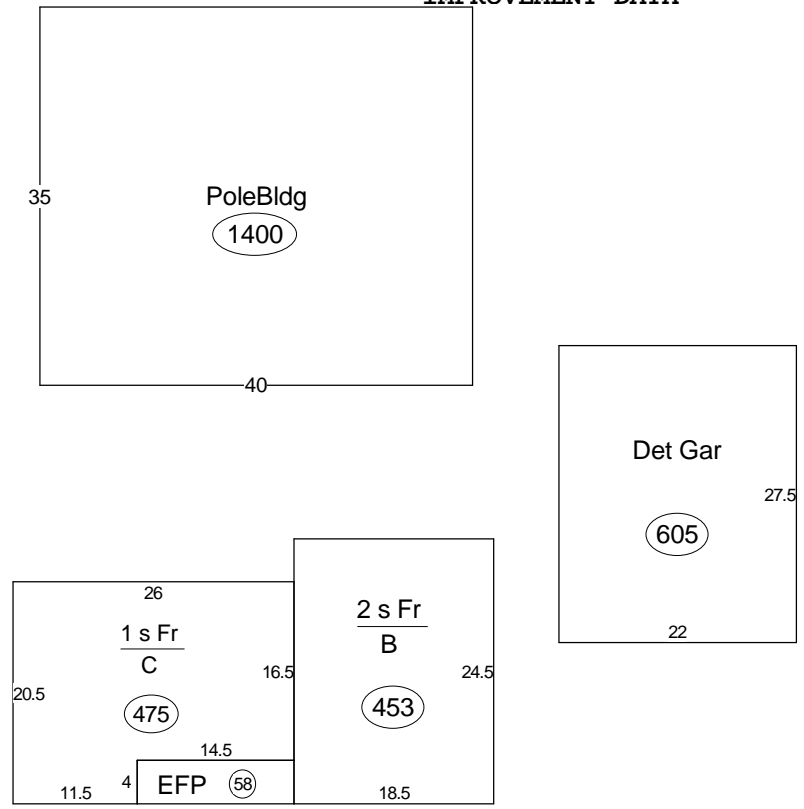
Primary Heat: Forced hot air-gas  
 Lower Full Part  
 /Bsmt 1 Upper Upper

**PLUMBING**

#  
 3 Fixt. Baths 1 3  
 Kit Sink 1 1  
 Water Heat 1 1  
 Extra Fixt 1 1  
 TOTAL 6

**REMODELING AND MODERNIZATION**

Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	928	1.0	928		73720
1 Wood frame w/sh	453	2.0	453		31620

6 Concrete	453 Bsmt		0		8480
	475 Crawl	----			0

TOTAL BASE 113820

Row Type Adjustment 1.00%  
 SUB-TOTAL 113820

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	0
Frame/Siding/Roof	3190
Plumbing Fixt: 6	3600

Other Features 3000

Exterior Features SUB-TOTAL ONE UNIT 123610  
 Description Value Garages SUB-TOTAL 0 UNITS 123610

EFP 2970	0 Integral	0
	0 Att Garage	0
	0 Att Carports	0
	0 Bsmt Garage	0
	Ext Features	2970

SUB-TOTAL 126580  
 Quality Class/Grade Avg

GRADE ADJUSTED VALUE 151900

(LCM: 120.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :BASIC	3000	D	DWELL	0.00		Avg	1910	1930	AV	0.00	Y	0.00	1834	151900	42	0	100	100	88100
02 :BASIC	1800	01	DETGAR	0.00	1	Avg-	1927	1927	AV	25.73	N	29.34	22x 28	17750	55	0	100	100	7990
		02	POLEBLDG	10.00		Avg	1983	1983	AV	9.50	Y	9.58	35x 40	15570	65	0	100	100	5450

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 9318100 AV

TOTAL IMPROVEMENT VALUE

101540