

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
04-17-202-016

Parent Parcel Number
* See Ascend *

Property Address
2704 17TH ST,ZION,ILL,60099,

Neighborhood
9230001 Apartment buildings

Property Class
328 328 APARTMENT BUILDINGS

TAXING DISTRICT INFORMATION

Jurisdiction

Area002

OWNERSHIP

A SAFE PLACE II LP
2710 17TH ST,
ZION, IL 60099

A SAFE PLACE SUB; LOT 2

Tax ID 04-17-202-016

TRANSFER OF OWNERSHIP

Date

10/27/2010LAKE COUNTY CRISIS CENTER

Doc #: 399409
\$10

Printed 09/10/2018

Card No. 1

of 1

COMMERCIAL

VALUATION RECORD									
Assessment Year		01/01/2014	01/01/2015	01/01/2015	01/01/2015	01/01/2016	01/01/2017	01/01/2018	
Reason for Change		SA EQUAL	REVAL	SA EQUAL	BR DECREASE	SA EQUAL	SA EQUAL	SA EQUAL	
VALUATION	L	40785	34667	35187	35187	38780	42720	46052	
	B	454067	765333	776813	476093	524702	578012	623097	
	T	494852	800000	812000	511280	563482	620732	669149	
VALUATION	L	13594	11555	11728	11728	12925	14238	15349	
	B	151341	255085	258911	158682	174883	192651	207678	
	T	164935	266640	270639	170410	187808	206889	223027	

Site Description

Topography:

Public Utilities:

LAND DATA AND CALCULATIONS									
Street or Road:		Rating	Measured	Table	Prod. Factor				
		Soil ID	Acreage		-or-				
		-or-	-or-		Depth Factor				
Neighborhood:		Actual	Effective	Effective	-or-				
		Frontage	Frontage	Depth	Square Feet	Base	Adjusted	Extended	Influence
		Land Type				Rate	Rate	Value	Factor
Zoning:		1	4	Com/Bus	222914.00	0.74	0.74	165338	Value
Legal Acres:									
5.1174									

BR15: BR REQUESTED 2015

2015 Decrease Issue#1505422 - DK Reviewed with Marty

regarding 2015 value - with new market data recv'd from ccao

agreed and stipulated to new 2015 value - jms

MEMO:

2011 - new parcel. Was part of 04-17-202-005 & -017. jl

Safe Place, vacant land.Sits in flood plain jl

2012 - estimated income approach with 67% occ. jl

2013 - estimated income approach 100% occ. jl

2013 - br decrease due to vacancy and income approach

supplied by appellant and average rental base of sr. cottages

per jl notations in house file - jms

2014 - no change - notations in file regarding 2015 100%

Supplemental Cards

MEASURED ACREAGE

5.1174

Supplemental Cards

TRUE TAX VALUE

165338

Supplemental Cards

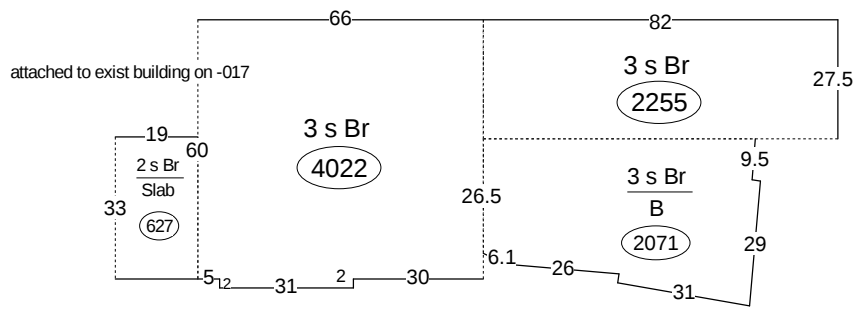
TOTAL LAND VALUE

165338

PHYSICAL CHARACTERISTICS

ROOFING				
Built-up				
WALLS				
Frame	B	1	2	U
Brick				
Metal				
Guard				
FRAMING				
R Conc	B	1	2	U
	2071	0	0	0
FINISH				
B	UF	SF	FO	FD
1	2071	0	0	0
2	8975	0	0	0
U	8348	0	0	0
Total	28369	0	0	0
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
	2071	8975	8975	8348

IMPROVEMENT DATA



Apartments Built 2011
6 - 1bed/1bath, 8- 2/2, 6 - 3/2

A Safe Place

Item Description	Units	Cost	Total
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M & S Cost Database Date: 10/2006

Base Cost	26298	55.23	1452353
Base Cost	26298	55.23	1452353
Exterior Walls	25497	12.65	322436
Exterior Walls	25497	12.65	322436
Heating & Cooling	25497	9.33	237774
Heating & Cooling	25497	9.33	237774
Basic Structure Cost	26298	76.53	2012563
Basic Structure Cost	26298	76.53	2012563
Unfinished Basement	2071	41.40	85739
Unfinished Basement	2071	41.40	85739
Building Cost New	26298	79.79	2098302
Building Cost New	26298	79.79	2098302
Physical & Functional	0	0.00	40749
Physical & Functional	0	0.00	40749
Depreciated Cost	26298	78.24	2057553
Depreciated Cost	26298	78.24	2057553
Rounded Total	0	0.00	2057553
Rounded Total	0	0.00	2057553
Total Exterior Features Value			
Total Exterior Features Value			
Depreciated Ext Features			
Depreciated Ext Features			
Total Before Adjustments			
Total Before Adjustments			
Neighborhood Adjustment			
Neighborhood Adjustment			
TOTAL VALUE			
TOTAL VALUE			

(LCM: 120.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Adj	% Comp	Value
		C	APART	0.00		Avg	2011	2011	AV	0.00	N	0.00	8975	0	0	0	100	2057553