

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 07-21-302-013

Printed 08/11/2016 Card No. 1 of 1

PARCEL NUMBER 07-21-302-013
Parent Parcel Number 07-21-300-015
Property Address 6200 WILDFLOWER LN,GURNEE,ILL,60031,USA
Neighborhood 9821120 SOUTHRIDGE/2601 AND OVER SQ FT

CURTIN DAVID L & KATHLEEN
6200 WILDFLOWER LN,
GURNEE, IL 60031-4414
SOUTHRIDGE UNIT 1; LOT25 LOT 25

TRANSFER OF OWNERSHIP

Table with columns: Date, Bk/Pg, Value. Rows: 12/01/1998, 07/01/1992, 10/01/1990.

RESIDENTIAL

Property Class 104 104 RESIDENTIAL IMPROVED

TAXING DISTRICT INFORMATION

Jurisdiction 049
Area 008

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, REVAL, SA EQUAL. Rows for years 2012, 2013, 2014, 2015, 2016.

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

CONV: HUNTINGTON ELEVATION A
Perm: TY 2008 - EFP
TY 2009- PATIO
TY 2014- REROOF SFD-CNC14

Supplemental Cards

MEASURED ACREAGE 0.4155

Supplemental Cards

TRUE TAX VALUE 56985

Supplemental Cards
TOTAL LAND VALUE

56985

IMPROVEMENT DATA

BRICK PATIO 2009

PHYSICAL CHARACTERISTICS

Style: 63 Newer convent'l 2/2+ story
Occupancy: Single family
Story Height: 2.0
Finished Area: 2986
Attic: None
Basement: Full

ROOFING

Material: Wood shingles
Type: Hip
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

ACCOMMODATIONS

Finished Rooms 4
Bedrooms 4
Fireplaces: 1

HEATING AND AIR CONDITIONING

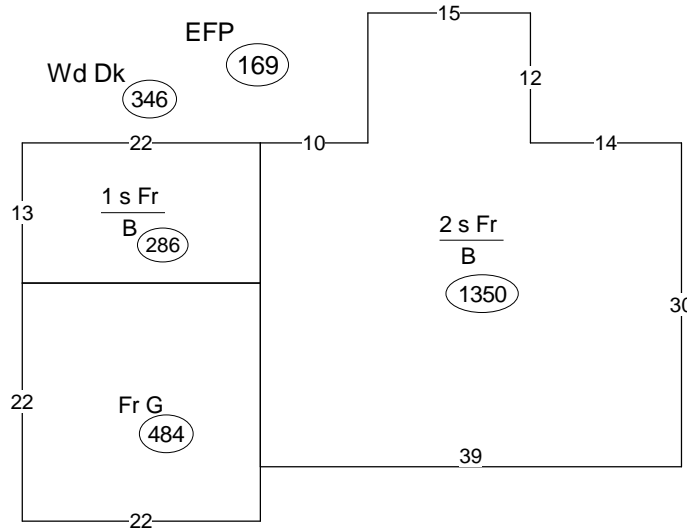
Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1636 1350 0

PLUMBING

	#
3 Fixt. Baths	2 6
2 Fixt. Baths	1 2
Kit Sink	1 1
Water Heat	1 1
Extra Fixt	1 2
TOTAL	12

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1636	1.0	1636	143290	
1 Wood frame w/sh	1350	2.0	1350	94330	

6 Concrete	1636	Bsmt	0	32100	
	0	Crawl	----	0	

TOTAL BASE 269720

Row Type Adjustment 1.00%
SUB-TOTAL 269720

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	3875
Heating	0
Air Condition	6570
Frame/Siding/Roof	5660
Plumbing Fixt: 12	14750

Other Features 4450

Sub-TOTAL ONE UNIT 305025
Sub-TOTAL 0 UNITS 305025

Exterior Features Description	Value	Garages	Value
		0 Integral	0
		484 Att Garage	12460
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	0

Sub-TOTAL 317485
Quality Class/Grade Good

GRADE ADJUSTED VALUE 380980

(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 Depr	Obsol Depr	Market Adj	% Comp	Value
D :BASIC	4450	D	DWELL	2.00		Good	1990	1990	AV	0.00	Y	0.00	4622	380980	9	0	76	100	263484
FP	3875	G01	ATTGAR	0.00	1				AV	25.74	N	25.74	22x 22	12460	0	0	100	100	0
		02	EFP	0.00		Avg+	2009	2009	AV	0.00	N	0.00	169	7610	7	0	76	0	5381

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

CM 11/23/1992

Neigh 9821120 AV

TOTAL IMPROVEMENT VALUE

268865