

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
12-28-307-100

Parent Parcel Number
12-28-307-095

Property Address
151 E LAUREL AVE UNIT 104, LAKE FOREST, IL

Neighborhood
1028390 151/153 Laurel Ave Condos

Property Class
105 105 CONDO / TOWNHOMES

TAXING DISTRICT INFORMATION

Jurisdiction 049

Area 010

OWNERSHIP

B BENSON & T BOVA
151 E LAUREL AVE APT 104,
LAKE FOREST, IL 60045-1296

WESTERN ADDITION TO LAKE FOREST SUB; UNIT 104 & 2.675%
INT IN COMMON ELEMENTS
IN LAUREL PLACE CONDO PER DOC 4015254, 4740100, PT LOT 5

Tax ID 12-28-307-100

TRANSFER OF OWNERSHIP

Date		
05/22/2015	CAPUTO, CATERINA	Bk/Pg: Q, CONDO \$400000
08/15/2003	JOAN C & JOSEPH G TOOLE, CO-TRUSTEES	Bk/Pg: Q, \$382500
12/04/1997		Bk/Pg: 0405, 5263 \$297695

Printed 06/10/2016 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2011	01/01/2012	01/01/2013	01/01/2014	01/01/2015	01/01/2015	Worksheet
Reason for Change		SA EQUAL	SA EQUAL	SA EQUAL	SA EQUAL	REVAL	SA EQUAL	
VALUATION 0	L	40641	38186	36804	36487	27570	27570	27570
	B	306525	288011	277585	275198	284519	284519	284519
	T	347166	326197	314389	311685	312089	312089	312089
VALUATION 0	L	13546	12728	12267	12162	9189	9189	9189
	B	102164	95993	92518	91722	94830	94830	94830
	T	115710	108721	104785	103884	104019	104019	104019

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Land Type			Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	25	Condos				1838.00	15.00	15.00	27570		27570

Supplemental Cards

MEASURED ACREAGE 0.0422

Supplemental Cards

TRUE TAX VALUE 27570

Supplemental Cards
TOTAL LAND VALUE

27570

PHYSICAL CHARACTERISTICS

Style: 146 Condo/Townhouse
Occupancy: Single family
Story Height: 1.0
Finished Area: 1525
Attic: None
Basement: None

ROOFING
Material: Wood shingles
Type: Gambrel
Framing: Std for class
Pitch: Not available

FLOORING
Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER
Wood siding 1.0

INTERIOR FINISH
Drywall 1.0

ACCOMMODATIONS
Finished Rooms 2
Bedrooms 2
Fireplaces: 1

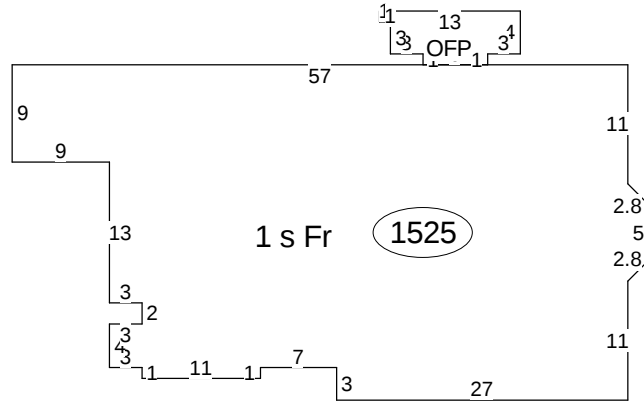
HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1525 0 0

PLUMBING

	#	
4 Fixt. Baths	1	4
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
Extra Fixt	1	
TOTAL	10	

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA



		Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1	Wood frame w/sh		1525	1.0	1525		212050

		1525 Crawl	----	0
		TOTAL BASE		212050
		Row Type	Adjustment	1.00%
		SUB-TOTAL		212050
		0 Interior Finish		0
		0 Ext Lvg Units		0
		0 Basement Finish		0
		Fireplace(s)		6500
		Heating		0
		Air Condition		3980
		Frame/Siding/Roof		2550
		Plumbing Fixt: 10		18600
		Other Features		9275
		SUB-TOTAL ONE UNIT		252955
		SUB-TOTAL 0 UNITS		252955
		Exterior Features		
		Description	Value	
		OFF	2600	
		Garages		
		0 Integral		0
		0 Att Garage		0
		0 Att Carports		0
		0 Bsmt Garage		0
		Ext Features		2600
		SUB-TOTAL		255555
		Quality Class/Grade		Exc+
		GRADE ADJUSTED VALUE		322000

(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 FP	9275 6500	D	DWELL	1.00		Exc+	1997	1997	AV	0.00	Y	0.00	1525	322000	6	0	94	100	284519

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

284519

MW 04/17/1998

Neigh 1028390 AV