

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
16-16-311-003

Parent Parcel Number
16-16-300-027

Property Address
2700 POINT LN,HIGHLAND PARK,ILL,60035,US

Neighborhood
1716190 ARCHITECTURE POINT

Property Class
104 104 RESIDENTIAL IMPROVED

TAXING DISTRICT INFORMATION

Jurisdiction 049

Area 017

OWNERSHIP

JORDAN MICHAEL
5335 WISCONSIN AVE NW STE 850,
WASHINGTON, DC 20015-2052

ARCHITECTURE POINT; LOT 3

Tax ID 16-16-311-003

TRANSFER OF OWNERSHIP

Date
02/13/1991

Printed 05/31/2016

Card No. 1 of 1

Bk/Pg: 0299, 0871

\$2000000

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2011	01/01/2011	01/01/2012	01/01/2013	01/01/2014	01/01/2015	01/01/2015
Reason for Change		REVAL	SA EQUAL	SA EQUAL	SA EQUAL	SA EQUAL	REVAL	SA EQUAL
VALUATION	L	1291939	1359120	1295241	1266746	1278020	1291940	1268943
0	B	5656407	5950540	5670865	5546106	5595466	3149158	3093103
	T	6948346	7309660	6966106	6812852	6873486	4441098	4362046
VALUATION	L	430603	452994	431703	422206	425964	430604	422939
0	B	1885280	1983315	1890099	1848517	1864969	1049614	1030931
	T	2315883	2436309	2321802	2270723	2290933	1480218	1453870

LAND DATA AND CALCULATIONS

Street or Road:	Rating Soil ID	Measured Acreage	Table	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Neighborhood:	-or- Actual Frontage	-or- Effective Frontage	Effective Depth	-or- Square Feet					
Zoning:	Land Type								
1	2	Residential /Imp R1	7.3900	1.00	129683.07	129683.07	958358		958358
Legal Acres: 0.0000	2	Residential /Imp R1	1.0000	1.00	333582.00	333582.00	333582		333582

MEMO: 2005 Extra land detail record, land type 2, improved residential because of size of improvement. 2009 Removed 800 sf indoor swimming pool and 174 sf living area, added new outdoor 150 sf swimming pool and new outdoor fpl. Asmt reduced due to permit changes. Perm: 2001 PERMIT 9501-20486 ADDITION 2008 PERMIT # 08-00365 DEMO INTERIOR POOL (NEW OUTDOOR POOL PERMIT ISSUED 7/24/08 \$ 100,000 2008 PERMIT # 08-00243 OUTDOOR FIREPLACE \$ 290,000 2008 PERMIT # 08-00335 INGROUND POOL \$ 250,000	Supplemental Cards MEASURED ACREAGE 8.3900	Supplemental Cards TRUE TAX VALUE 1291940
		Supplemental Cards TOTAL LAND VALUE 1291940

PHYSICAL CHARACTERISTICS

Style: 62 Newer convent'l 2/2+ story Fr G
Occupancy: Single family 1954 sf
Story Height: 1.0
Finished Area: 27648
Attic: None
Basement: 1/4 Fr G
2335 sf

ROOFING

Material: Comp sh to 235#
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, 2.0

ACCOMMODATIONS

Finished Rooms 7
Bedrooms 7
Rec Type: 2
Room Area: 7379
Fireplaces: 2

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 22905 4743 0

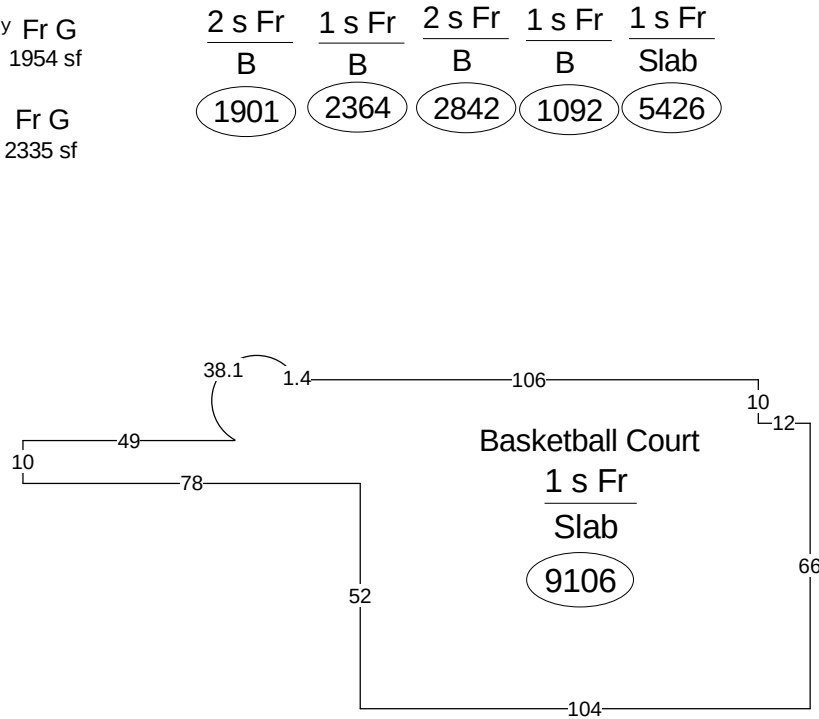
PLUMBING

	#
5 Fixt. Baths	2 10
4 Fixt. Baths	1 4
3 Fixt. Baths	9 27
2 Fixt. Baths	5 10
Kit Sink	1 1
Water Heat	1 1
Extra Fixt	2
TOTAL	55

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



	Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1	Wood frame w/sh	22905	1.0	22905	2559860	
1	Wood frame w/sh	4743	2.0	4743	460400	

6	Concrete	8199	Bsmt	0	193550	
		0	Crawl	----	-84560	

TOTAL BASE					3129250
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Row Type	Adjustment	1.00%
SUB-TOTAL		3129250

0	Interior Finish	0
0	Ext Lvg Units	0
7379	Basement Finish	129430
	Fireplace(s)	13000
	Heating	0
	Air Condition	72160
	Frame/Siding/Roof	14650
	Plumbing Fixt: 55	123910

Other Features		9275
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SUB-TOTAL ONE UNIT		3491675
SUB-TOTAL 0 UNITS		3491675

Exterior Features	Description	Value	Garages	
	0 Integral	0		
	4289 Att Garage	162600		
	0 Att Carports	0		
	0 Bsmt Garage	0		
	Ext Features	0		

SUB-TOTAL		3654275
Quality Class/Grade		Exc

GRADE ADJUSTED VALUE		4385130
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(LCM: 120.00)

SPECIAL FEATURES

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 :BARSINK	685	D	DWELL	2.00		Exc	1994	1994	AV	0.00	Y	0.00	35847	4385130	7	0	75	100	3058628
BASIC	9275	G01	ATTGAR	0.00	1				AV	37.91	N	37.91	2335	88520	0	0	100	100	0
FP	6500	G02	ATTGAR	0.00	1				AV	37.91	N	37.91	1954	74080	0	0	100	100	0
FP	6500	01	TENNIS	0.00	85	VGd	1995	1995	AV	26500	N	50880	2	101760	25	0	100	100	76320
		02	POOL	0.00	6	VGd	2008	2008	AV	57.35	N	110.11	150	16520	14	0	100	100	14210

SUMMARY OF IMPROVEMENTS

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

SS 01/01/1996

Neigh 1716190 AV

TOTAL IMPROVEMENT VALUE

3149158