

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
12-28-108-046

Parent Parcel Number

Property Address
1350 N WESTERN AVE APT 312,LAKE FOREST,IL

Neighborhood
1028420 CRYSTAL POINT CONDOMINIUMS

Property Class
105 105 CONDO / TOWNHOMES

TAXING DISTRICT INFORMATION

Jurisdiction 049

Area 010

OWNERSHIP

GREGORY MARIANN
1350 N WESTERN,
LAKE FOREST, IL 60045

CRYSTAL POINT OF LAKE FOREST UNIT 312 & 3.04% INTEREST
IN COMMON ELEMENTS IN
CRYSTAL POINT CONDO NO.1 PER DOC 1455893,1455894,1457292
LOT 1

Tax ID 12-28-108-046

TRANSFER OF OWNERSHIP

Date

Printed 06/11/2018 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2014	01/01/2015	01/01/2015	01/01/2016	01/01/2017	01/01/2017	01/01/2018
Reason for Change		SA EQUAL	REVAL	SA EQUAL	SA EQUAL	ASSR CORR	SA EQUAL	SA EQUAL
VALUATION	L	36460	31845	31845	33819	37200	39082	39746
0	B	175991	209987	209987	223006	245306	257718	262099
	T	212451	241832	241832	256825	282506	296800	301845
VALUATION	L	12153	10614	10614	11272	12399	13026	13247
0	B	58658	69989	69989	74328	81760	85897	87357
	T	70811	80603	80603	85600	94159	98923	100604

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

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	2123.00	15.00	15.00	31845		31845

Supplemental Cards

MEASURED ACREAGE 0.0487

Supplemental Cards

TRUE TAX VALUE 31845

Supplemental Cards
TOTAL LAND VALUE

31845

PHYSICAL CHARACTERISTICS

Style: 146 Condo/Townhouse
Occupancy: Single family
Story Height: 1.0
Finished Area: 1805
Attic: None
Basement: None
ROOFING
Material: None
Type: Gable
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 3
Bedrooms 3

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1805 0 0

PLUMBING

4 Fixt. Baths 1 4
3 Fixt. Baths 1 3
2 Fixt. Baths 1 2
Kit Sink 1 1
Water Heat 1 1
TOTAL 11

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA

1 s Fr

12-28-108-046		Property Class: 105				
1350 N WESTERN AVE APT 312, LAKE FOREST, I						
				Finished		
	Construction	Base	Area	Floor	Area Sq Ft	Value
1	Wood frame w/sh		1805	1.0	1805	155790
		1805 Crawl		----		0
TOTAL BASE						155790
Row Type		Adjustment				1.00%
		SUB-TOTAL				155790
		0 Interior Finish				0
		0 Ext Lvg Units				0
		0 Basement Finish				0
		Fireplace(s)				0
		Heating				0
		Air Condition				3970
		Frame/Siding/Roof				1840
		Plumbing Fixt: 11				13275
		Other Features				4450
		SUB-TOTAL ONE UNIT				179325
		SUB-TOTAL 0 UNITS				179325
Exterior Features						
Description	Value	Garages				
		0 Integral				0
		0 Att Garage				0
		0 Att Carports				0
		0 Bsmt Garage				0
		Ext Features				0
		SUB-TOTAL				179325
		Quality Class/Grade				Good
		GRADE ADJUSTED VALUE				215190

(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	1.00		Good	1972	1972	AV	0.00	Y	0.00	1805	215190	18	0	119	100	209987