

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
12-28-307-080

Parent Parcel Number
12-28-307-007

Property Address
119 E LAUREL AVE APT 208,LAKE FOREST,ILL

Neighborhood
1028350 119 Laurel Condos

Property Class
105 105 CONDO / TOWNHOMES

TAXING DISTRICT INFORMATION

Jurisdiction 049

Area 010

OWNERSHIP

VARRI JOHN L

119 E LAUREL AVE #208,
LAKE FOREST, IL 60045

WESTERN ADD; UNIT 208 & 4.30% INT IN COMMON ELEMENTS IN
119 EAST LAUREL AVENUE
CONDO PER DOCS 3656095,3728930,3907489 PT LTS 5 & LOT 6

Tax ID 12-28-307-080

TRANSFER OF OWNERSHIP

Date			
05/25/2011	LAKE FOREST BANK & TRUST CO	Bk/Pg: Q, CONDO \$370000	
07/03/1995		Bk/Pg: 0369, 0738 \$344900	

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 0	L	53979	40560	40560	43075	45228	47517	48325
	B	278208	394439	394439	418894	439838	462094	469950
	T	332187	434999	434999	461969	485066	509611	518275
VALUATION 0	L	17991	13519	13519	14357	15074	15837	16106
	B	92727	131467	131467	139618	146598	154016	156634
	T	110718	144986	144986	153975	161672	169853	172740

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

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
Zoning:	1 25 Condos				2704.00	15.00	15.00	40560		40560
Legal Acres: 0.0000										

LAND DATA AND CALCULATIONS

Supplemental Cards

MEASURED ACREAGE 0.0621

Supplemental Cards

TRUE TAX VALUE 40560

Supplemental Cards
TOTAL LAND VALUE

40560

PHYSICAL CHARACTERISTICS

Style: 146 Condo/Townhouse
Occupancy: Single family

Story Height: 1.0
Finished Area: 2256
Attic: None
Basement: None
ROOFING
Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Not available
FLOORING
Sub and joists 1.0
Base Allowance 1.0
EXTERIOR COVER
Brick 1.0
INTERIOR FINISH
Drywall 1.0
ACCOMMODATIONS
Finished Rooms 3
Bedrooms 3
Fireplaces: 1

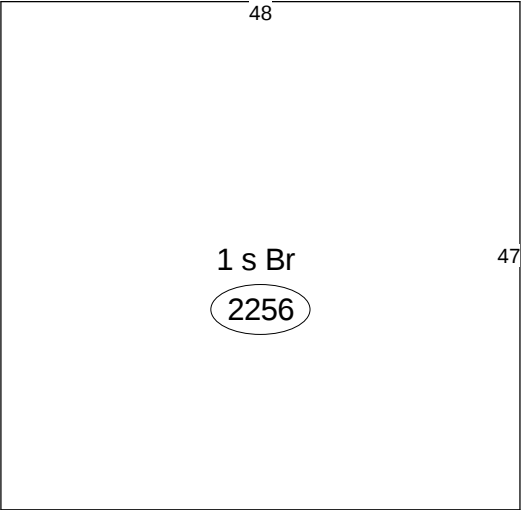
HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 2256 0 0

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



						Finished			
1	Construction	Base	Area	Floor	Area	Sq Ft	Value		
	Wood frame w/sh		2256	1.0		2256	300520		
			0 Crawl		----		-12970		
TOTAL BASE							287550		
	Row Type	Adjustment					1.00%		
		SUB-TOTAL					287550		
		0 Interior Finish					0		
		0 Ext Lvg Units					0		
		0 Basement Finish					0		
		Fireplace(s)					6500		
		Heating					0		
		Air Condition					5890		
		Frame/Siding/Roof					5600		
		Plumbing Fixt: 11					28325		
		Other Features					9275		
SUB-TOTAL ONE UNIT							343140		
SUB-TOTAL 0 UNITS							343140		
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					343140	
			Quality	Class/Grade					Exc
			GRADE ADJUSTED VALUE					411770	

(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 J	9275 6500 7400	D	DWELL	1.00		Exc	1994	1994	AV	0.00	Y	0.00	2256	411770	7	0	103	100	394439