

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
12-28-309-023

Parent Parcel Number

Property Address
90 E WOODLAND RD,LAKE FOREST,ILL,60045,U

Neighborhood
1028140 ELF lots <12,000 =<1985

Property Class
104 104 RESIDENTIAL IMPROVED

TAXING DISTRICT INFORMATION

Jurisdiction 049

Area 010

OWNERSHIP

NORTON BRIAN
389 WOODLAND AVE,
GLENCOE, IL 60022

GREEN BAY ADDN LOT 49

Tax ID 12-28-309-023

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

TRANSFER OF OWNERSHIP

Date		
05/09/2017	LASALLE STREET HOMES MC	Bk/Pg: U-FORE, CASH \$415000
10/07/2016	FV I INC	Bk/Pg: U-FORE, \$351500
02/24/1999		Bk/Pg: 0430, 7025 \$332000
03/22/1995		Bk/Pg: 0365, 6284 \$297500
06/01/1993		Bk/Pg: 0335, 6251 \$237500

RESIDENTIAL

		Assessment Year	01/01/2014	01/01/2015	01/01/2015	01/01/2016	01/01/2017	01/01/2018		
		Reason for Change							Worksheet	
Site Description	VALUATION	L	293605	327027	327027	347303	364877	371080	327027	
	0	B	151835	164669	164669	174878	183727	186850	164669	
		T	445440	491696	491696	522181	548604	557930	491696	
	VALUATION	L	97859	108998	108998	115756	121613	123680	108998	
	0	B	50606	54884	54884	58287	61236	62277	54884	
		T	148465	163882	163882	174043	182849	185957	163882	
	Topography:									
	Public Utilities:									
LAND DATA AND CALCULATIONS										
Street or Road:		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
Neighborhood:		Land Type								
Zoning:	1	2	Residential /Imp R1			10952.00	29.86	29.86	327027	327027
Legal Acres: 0.0000										

PHYSICAL CHARACTERISTICS

Style: 23 Older convent'l 2/2+ story
Occupancy: Single family
Story Height: 1.75
Finished Area: 1566
Attic: None
Basement: Full

ROOFING

Material: Comp sh to 235#
Type: Mansard
Framing: Std for class
Pitch: Not available

FLOORING

Slab B
Sub and joists 1.0, 1.75
Base Allowance 1.0, 1.75

EXTERIOR COVER

Wood siding 1.0, 1.75

INTERIOR FINISH

Drywall 1.0, 1.75

ACCOMMODATIONS

HEATING AND AIR CONDITIONING

Primary Heat: Hot water
Lower Full Part
/Bsmt 1 Upper Upper

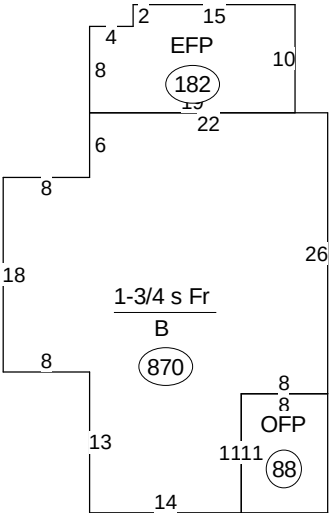
PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount	Date
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IMPROVEMENT DATA



		Finished			
	Construction	Base Area	Floor Area	Sq Ft	Value
1	Wood frame w/sh	870	1.0	870	69740
1	Wood frame w/sh	870	1.75	696	19000
6	Concrete	870	Bsmt	0	14580
		0	Crawl	----	0
TOTAL BASE					103320
Row Type Adjustment					1.00%
SUB-TOTAL					103320
0 Interior Finish					19790
0 Ext Lvg Units					0
0 Basement Finish					0
Fireplace(s)					0
Heating					2180
Air Condition					0
Frame/Siding/Roof					1800
Plumbing Fixt: 5					2820
Other Features					2350
SUB-TOTAL ONE UNIT					132260
SUB-TOTAL 0 UNITS					132260
Exterior Features		Garages			
Description	Value				
EFP	6670	0 Integral			0
OFP	2350	0 Att Garage			0
		0 Att Carports			0
		0 Bsmt Garage			0
		Ext Features			9020
SUB-TOTAL					141280
Quality Class/Grade					Avg+
GRADE ADJUSTED VALUE					178010

(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	2350	D	DWELL	2.00		Avg+	1910	1910	AV	0.00	Y	0.00	2610	178010	50	0	185	100	164669

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

164669

MW 01/26/1995

Neigh 1028140 AV