

Comparable Property Tax Assessment Information Form

Cuba Township Assessors Office

Assessors Comparables

	Subject	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
Parcel Number	13-36-307-021	13-36-307-020	13-36-309-010	13-36-403-002	13-36-306-011	13-36-310-001
Street Address	444 NORTH AVE	500 NORTH AVE	212 WASHINGTON ST	533 NORTH AVE	215 VICTORIA ST	315 ELA ST
City	BARRINGTON	BARRINGTON	BARRINGTON	BARRINGTON	BARRINGTON	BARRINGTON
Neighborhood Code	1436000	1436000	1436000	1436000	1436000	1436000
Neighborhood Name	Village Of Barrington	Village Of Barrington	Village Of Barrington	Village Of Barrington	Village Of Barrington	Village Of Barrington
Distance	See Map	0.01 Miles	0.18 Miles	0.12 Miles	0.12 Miles	0.13 Miles
Land Size	0.418 Acres / 18,220 SF	0.436 Acres / 18,971 SF	0.141 Acres / 6,127 SF	0.207 Acres / 9,006 SF	0.182 Acres / 7,920 SF	0.117 Acres / 5,111 SF
Primary Land Method	9 Per SqFt /Range	9 Per SqFt /Range	9 Per SqFt /Range	9 Per SqFt /Range	9 Per SqFt /Range	9 Per SqFt /Range
Story Height	1.5 Story	Two Story	Two Story	Two Story	Two Story	Two Story
Style	15	15	15	15	15	15
Construction	Frame	Frame	Frame	Frame	Frame	Frame
Brick	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF
Year Built / Effective	1932 / 1951	1926 / 1945	1926 / 1926	1949 / 1949	1918 / 1975	1908 / 1957
Condition	VG	VG	VG	VG	VG	VG
Quality Grade	Avg	Avg	Avg	Avg	Avg	Avg
Bedrooms **	3	3	3	3	3	4
Full Baths / Half Baths / Total Fixtures	3 / 0 / 12	1 / 1 / 6	3 / 0 / 10	3 / 0 / 10	4 / 1 / 16	2 / 1 / 10
First Floor Area	1,494	1,539	1,145	1,183	1,199	1,019
Second Floor Area	697	683	1,248	1,211	1,199	1,440
Other Floor Area	0	0	0	0	0	0
Total Above Ground Living Area (AGLA)	2,191	2,222	2,393	2,394	2,398	2,459
Lower Level Area / Finished Area	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Basement Area / Finished Area	1,338 / 675	1,513 / 0	1,145 / 898	1,206 / 0	1,199 / 565	998 / 0
Basement Features					Walk Out	
Attic Fin Area / Misc Fin Area	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Air Conditioning	Y	Y	N	Y	Y	Y
Fireplaces	1	1	2	1	2	
Garage Att / Det / Carport	0 / 1 / 0	0 / 1 / 0	0 / 2 / 0	0 / 1 / 0	0 / 1 / 0	1 / 0 / 0
Garage Att / Det / Carport Area	0 / 589 / 0	0 / 456 / 0	0 / 663 / 0	0 / 420 / 0	0 / 624 / 0	487 / 0 / 0
Roof Cover	Comp sh to 235#	Comp sh to 235#	Comp sh to 235#	Comp sh to 235#	Comp sh to 235#	Asphalt shingles
Decks / Patio	1 / 0	0 / 1	1 / 1	0 / 0	1 / 0	0 / 0
Decks / Patio Area	325 / 0	0 / 182	464 / 308	0 / 0	270 / 0	0 / 0
Porches Open / Enclosed	3 / 0	3 / 0	1 / 3	1 / 1	2 / 0	2 / 0
Porches Open / Enclosed Area	444 / 0	290 / 0	28 / 246	30 / 264	169 / 0	288 / 0
Pool (Size)				648		
Gazebo (Size)						
Other Exterior Features						
Other Structures		Shed	Shed			

* Parcel has multiple improvements. Only the data for the main improvement is displayed.

** Bedrooms are not a value factor. If the number of bedrooms listed is incorrect, please notify the Township Assessor to correct the Property Record Card.

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Assessment Year	2020	2020	2020	2020	2020	2020
Land Assessed Value	\$42,743	\$43,022	\$27,277	\$36,826	\$35,258	\$22,753
Building Assessed	\$141,774	\$143,505	\$159,177	\$162,394	\$168,430	\$165,656
Total Assessed Value	\$184,517	\$186,527	\$186,454	\$199,220	\$203,688	\$188,409
Land Market Value	\$128,242	\$129,079	\$81,839	\$110,489	\$105,785	\$68,266
Building Market Value	\$425,365	\$430,558	\$477,579	\$487,231	\$505,341	\$497,018
Total Market Value	\$553,606	\$559,637	\$559,418	\$597,720	\$611,125	\$565,284
Land Price/Land Size of Assessed Value	\$2.35	\$2.27	\$4.45	\$4.09	\$4.45	\$4.45
Building Price/AGLA Assessed Value	\$64.71	\$64.58	\$66.52	\$67.83	\$70.24	\$67.37
Total Value Per AGLA Market Value	\$252.67	\$251.86	\$233.77	\$249.67	\$254.85	\$229.88
Last Sale Amount			\$545,000			\$722,500
Date of Sale			8/9/2017			2/23/2018
Sale Validity			Q / IMP			Q / IMP
Sale Price per AGLA			\$227.75			\$293.82
Notes						

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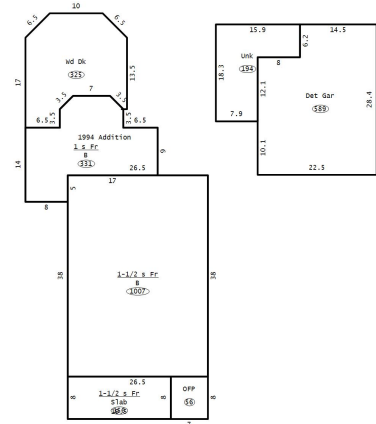
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Assessors Comparables



13-36-307-021 F 2015
444 North

Subject Image

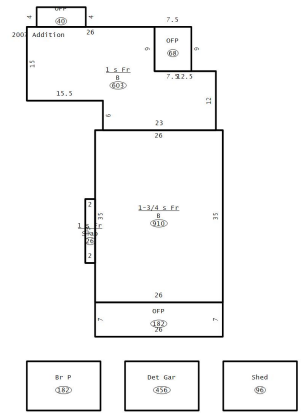


Subject Sketch

13-36-307-021



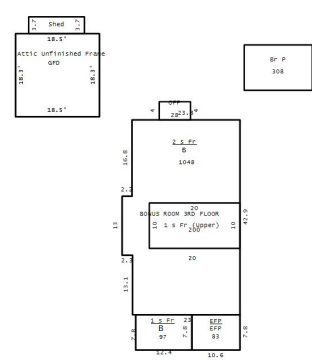
Comp 1 Image



Comp 1 Sketch

13-36-307-020

Comp 2 Image



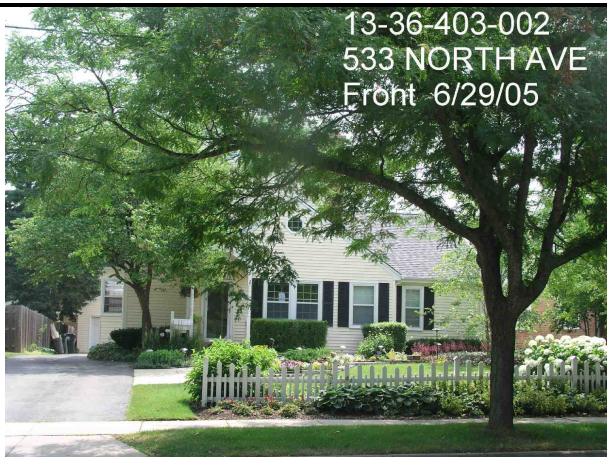
Comp 2 Sketch

13-36-309-010

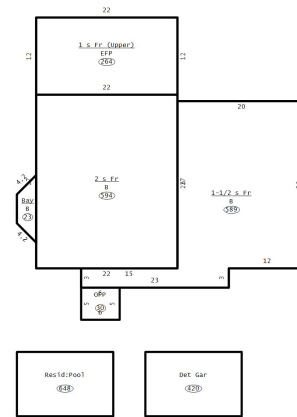
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Assessors Comparables



Comp 3 Image

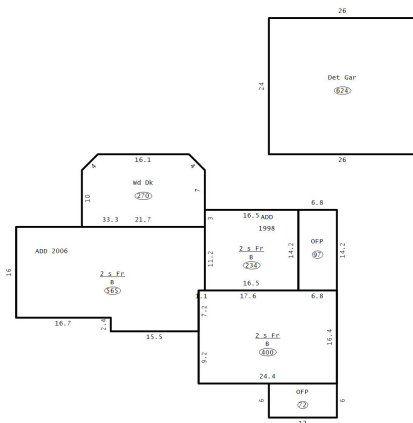


Comp 3 Sketch

13-36-403-002



Comp 4 Image

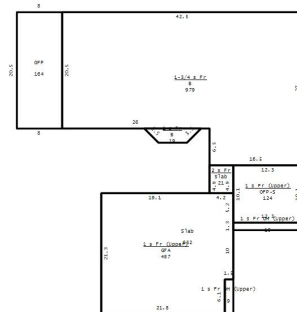


Comp 4 Sketch

13-36-306-011



Comp 5 Image



Comp 5 Sketch

13-36-310-001

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