

# Comparable Property Tax Assessment Information Form

Cuba Township

## Appellant Comparables

	Subject	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
Parcel Number	13-12-101-056	13-12-101-047	13-12-401-019	13-12-301-041	13-12-403-081	13-12-403-061
Street Address	83 S WYNSTONE DR	83 WEYBRIDGE LN	73 HILLBURN LN	57 S WYNSTONE DR	64 COVENTRY LN	11 S WYNSTONE DR
City	NORTH	NORTH	NORTH	North Barrington	NORTH	NORTH
Neighborhood Code	1401400	1401400	1401400	1401400	1401400	1401400
Neighborhood Name	Wynstone	Wynstone	Wynstone	Wynstone	Wynstone	Wynstone
Distance	See Map	0.18 Miles	0.25 Miles	0.38 Miles	0.66 Miles	0.70 Miles
Land Size	1.174 Acres / 51,149 SF	1.233 Acres / 53,718 SF	1.080 Acres / 47,033 SF	1.255 Acres / 54,652 SF	0.810 Acres / 35,284 SF	0.930 Acres / 40,492 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	Two Story	Two Story	Two Story	Two Story	Two Story	Two Story
Style	62	62	62	62	62	62
Construction	Brick	Frame w/Brick	Brick	Brick w/Frame	Brick	Brick
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	2000 / 2000	1989 / 1989	1991 / 1991	1989 / 1989	1997 / 1997	1997 / 1997
Condition	AV	AV	AV	AV	AV	AV
Quality Grade	Exc	Exc	Exc	Exc	Exc	Exc
Bedrooms **	4	0	4	4	4	4
Full Baths / Half Baths / Total Fixtures	4 / 2 / 20	4 / 2 / 21	4 / 1 / 19	4 / 1 / 18	5 / 1 / 20	4 / 1 / 21
First Floor Area	2,464	2,811	2,735	2,703	2,447	2,373
Second Floor Area	3,178	1,998	2,248	1,814	2,281	2,478
Other Floor Area	0	0	0	0	0	129
Total Above Ground Living Area (AGLA)	5,642	4,809	4,983	4,517	4,728	4,980
Lower Level Area / Finished Area	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Basement Area / Finished Area	2,464 / 1,847	2,811 / 2,470	2,750 / 2,067	2,677 / 2,061	2,447 / 1,350	2,244 / 1,600
Basement Features	Walk Out	Walk Out	Walk Out	Walk Out		Look Out
Attic Fin Area / Misc Fin Area	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Air Conditioning	Y	Y	Y	Y	Y	Y
Fireplaces	6	3	3	3	2	2
Garage Att / Det / Carport	1 / 0 / 0	1 / 0 / 0	1 / 0 / 0	1 / 0 / 0	1 / 0 / 0	1 / 0 / 0
Garage Att / Det / Carport Area	1190 / 0 / 0	771 / 0 / 0	660 / 0 / 0	855 / 0 / 0	906 / 0 / 0	993 / 0 / 0
Roof Cover	Cedar shingles	Cedar shingles	Cedar shingles	Cedar shingles	Cedar shingles	Cedar shingles
Decks / Patio	0 / 1	0 / 0	2 / 1	0 / 0	0 / 1	1 / 0
Decks / Patio Area	0 / 425	0 / 0	967 / 912	0 / 0	0 / 500	240 / 0
Porches Open / Enclosed	0 / 0	1 / 0	1 / 0	3 / 0	1 / 0	1 / 0
Porches Open / Enclosed Area	0 / 0	47 / 0	21 / 0	300 / 0	27 / 0	50 / 0
Pool (Size)						
Gazebo (Size)						
Other Exterior Features						
Other Structures						

\* 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.



# Appellant Comparables

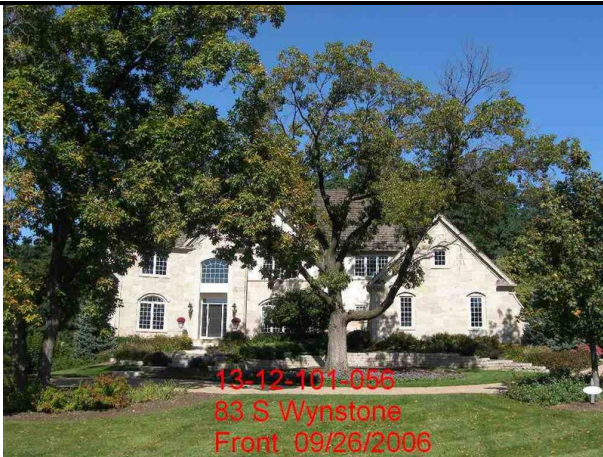
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Parcel Number	13-12-101-056	13-12-101-047	13-12-401-019	13-12-301-041	13-12-403-081	13-12-403-061
Assessment Year	2021 SOA	2021 SOA	2021 SOA	2021 SOA	2021 SOA	2021 SOA
Land Assessed Value	\$56,249	\$57,204	\$78,353	\$57,551	\$45,957	\$52,282
Building Assessed	\$203,794	\$161,884	\$162,411	\$122,730	\$167,981	\$163,863
Total Assessed Value	\$260,043	\$219,088	\$240,764	\$180,281	\$213,938	\$216,145
Land Market Value	\$168,764	\$171,629	\$235,083	\$172,670	\$137,885	\$156,862
Building Market Value	\$611,443	\$485,701	\$487,282	\$368,227	\$503,993	\$491,638
Total Market Value	\$780,207	\$657,330	\$722,364	\$540,897	\$641,878	\$648,500
Land Price/Land Size of Assessed Value	\$1.10	\$1.06	\$1.67	\$1.05	\$1.30	\$1.29
Building Price/AGLA Assessed Value	\$36.12	\$33.66	\$32.59	\$27.17	\$35.53	\$32.90
Total Value Per AGLA Market Value	\$138.29	\$136.69	\$144.97	\$119.75	\$135.76	\$130.22
Last Sale Amount		\$595,000	\$720,000	\$445,000	\$600,000	\$660,000
Date of Sale		1/31/2020	2/19/2020	1/29/2020	1/16/2020	1/21/2021
Sale Validity		Q / IMP	Q / IMP	Q / IMP	Q / IMP	Q / IMP
Sale Price per AGLA		\$123.73	\$144.49	\$98.52	\$126.90	\$132.53
Notes						

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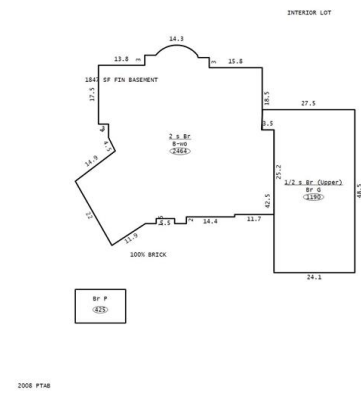
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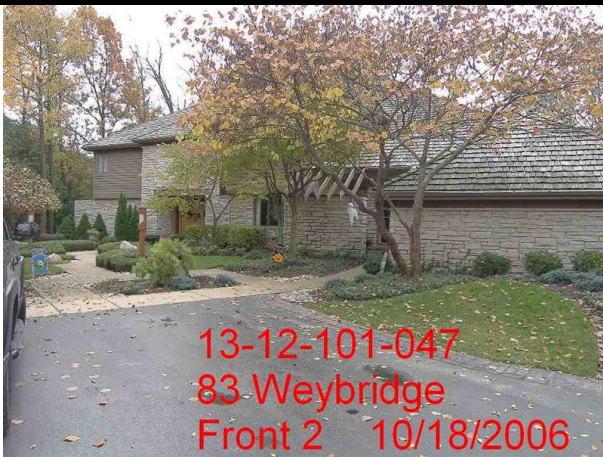


**Subject Image**

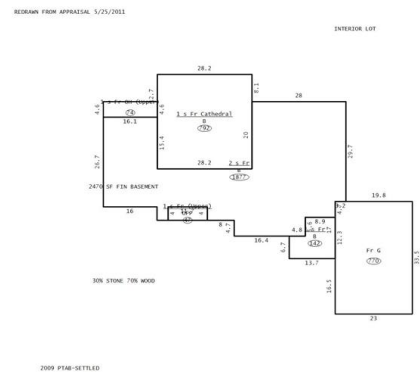


**Subject Sketch**

**13-12-101-056**

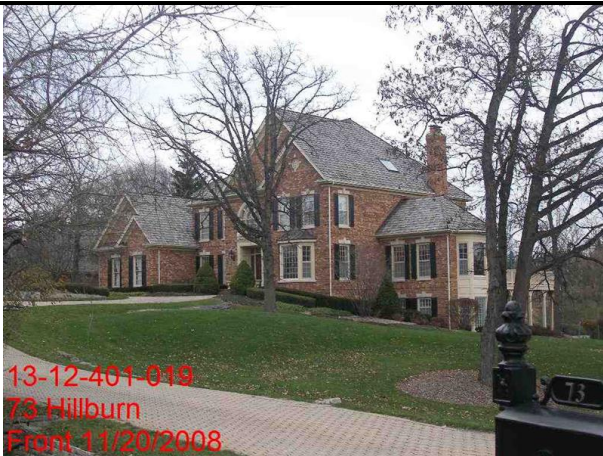


**Comp 1 Image**

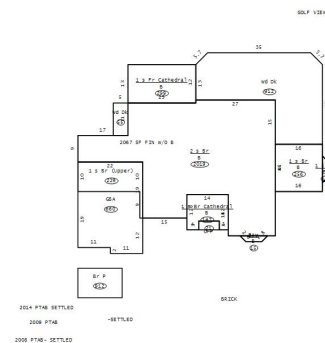


**Comp 1 Sketch**

**13-12-101-047**



**Comp 2 Image**



**Comp 2 Sketch**

**13-12-401-019**

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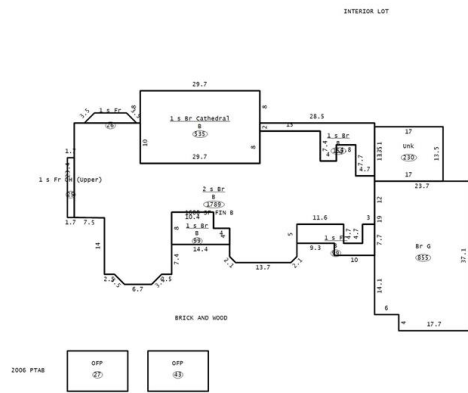
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Comp 3 Image

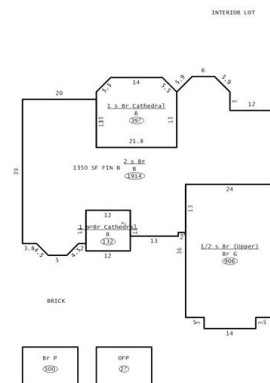


Comp 3 Sketch

13-12-301-041



Comp 4 Image

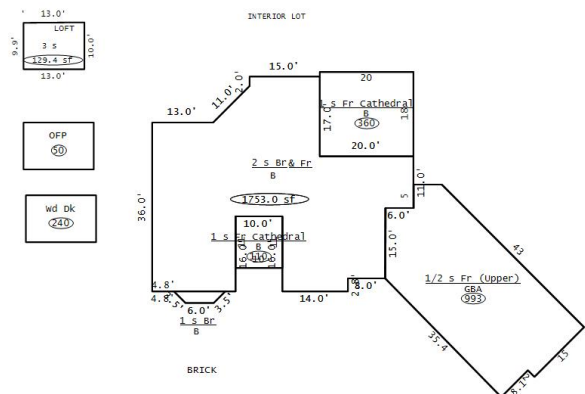


Comp 4 Sketch

13-12-403-081



Comp 5 Image



Comp 5 Sketch

13-12-403-061

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