

Comparable Property Tax Assessment Information Form

Libertyville Township

Appellant Comparables

	Subject	Comp #1	Comp #2	Comp #3
Parcel Number	11-28-308-007	11-28-303-021	11-29-405-018	11-28-108-059
Street Address	220 PLAINFIELD CT	380 ROYAL ST GEORGE	1674 PEBBLE BEACH WAY	383 COLONIAL DR
City	VERNON HILLS	VERNON HILLS	VERNON HILLS	VERNON HILLS
Neighborhood Code	1128320	1128160	1129300	1128150
Neighborhood Name	SAWGRASS	ROYAL ST. GEORGE	PEBBLE BEACH	AUGUSTA GREEN
Distance	See Map	0.18 Miles	0.60 Miles	0.25 Miles
Land Size	0.471 Acres / 20,531 SF	0.333 Acres / 14,523 SF	0.347 Acres / 15,093 SF	0.370 Acres / 16,132 SF
Primary Land Method	6 Lump Sum Per Lot	6 Lump Sum Per Lot	6 Lump Sum Per Lot	6 Lump Sum Per Lot
Story Height	Two Story	Two Story	Two Story	Two Story
Style	76	67	67	67
Construction	Brick/Frame	Brick/Frame	Brick	Brick/Frame
Brick	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF
Year Built / Effective	2017 / 2017	2003 / 2003	2004 / 2004	2003 / 2003
Condition	AV	AV	AV	AV
Quality Grade	VG++	GD++	VG++	GD++
Bedrooms **	4	4	5	4
Full Baths / Half Baths / Total Fixtures	4 / 1 / 19	3 / 1 / 16	5 / 1 / 22	3 / 1 / 16
First Floor Area	2,090	1,915	2,215	1,859
Second Floor Area	2,155	2,326	2,374	1,865
Other Floor Area	0	0	0	0
Total Above Ground Living Area (AGLA)	4,245	4,241	4,589	3,724
Lower Level Area / Finished Area	0 / 0	0 / 0	0 / 0	0 / 0
Basement Area / Finished Area	2,090 / 0	1,915 / 0	2,215 / 0	1,859 / 0
Basement Features				
Attic Fin Area / Misc Fin Area	0 / 0	0 / 0	0 / 0	0 / 0
Air Conditioning	Y	Y	Y	Y
Fireplaces	1		3	1
Garage Att / Det / Carport	1 / 0 / 0	2 / 0 / 0	1 / 0 / 0	2 / 0 / 0
Garage Att / Det / Carport Area	825 / 0 / 0	646 / 0 / 0	653 / 0 / 0	696 / 0 / 0
Roof Cover	Wood shingles	Comp sh to 235#	Wood shingles	Comp sh to 235#
Decks / Patio	0 / 0	0 / 0	0 / 0	0 / 0
Decks / Patio Area	0 / 0	0 / 0	0 / 0	0 / 0
Porches Open / Enclosed	1 / 0	1 / 0	1 / 0	1 / 0
Porches Open / Enclosed Area	39 / 0	30 / 0	63 / 0	51 / 0
Pool (Size)				
Gazebo (Size)			64	
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.

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Parcel Number	11-28-308-007	11-28-303-021	11-29-405-018	11-28-108-059
Assessment Year	2023	2023	2023	2023
Land Assessed Value	\$53,309	\$58,012	\$59,233	\$48,852
Building Assessed	\$225,275	\$185,944	\$225,342	\$189,189
Total Assessed Value	\$278,584	\$243,956	\$284,575	\$238,041
Land Market Value	\$159,943	\$174,053	\$177,717	\$146,571
Building Market Value	\$675,893	\$557,888	\$676,094	\$567,624
Total Market Value	\$835,836	\$731,941	\$853,810	\$714,194
Land Price/Land Size of Assessed Value	\$2.60	\$3.99	\$3.92	\$3.03
Building Price/AGLA Assessed Value	\$53.07	\$43.84	\$49.10	\$50.80
Total Value Per AGLA Market Value	\$196.90	\$172.59	\$186.06	\$191.78
Last Sale Amount		\$660,000	\$854,000	\$650,000
Date of Sale		5/6/2021	11/29/2021	6/10/2021
Sale Validity		Q /	Q /	Q /
Sale Price per AGLA		\$155.62	\$186.10	\$174.54
Notes				

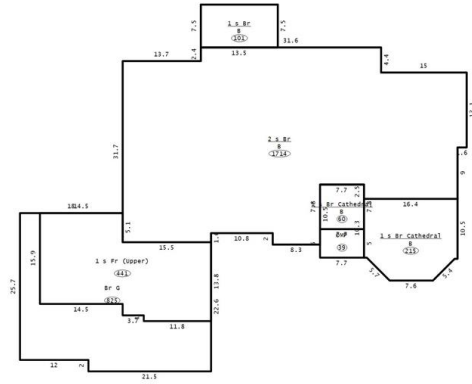
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Subject Image

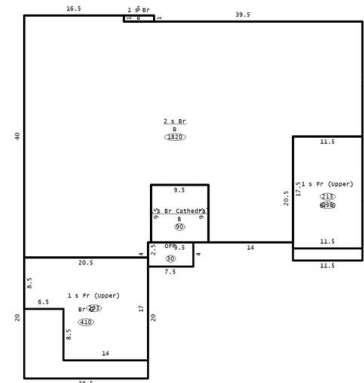


Subject Sketch

11-28-308-007



Comp 1 Image

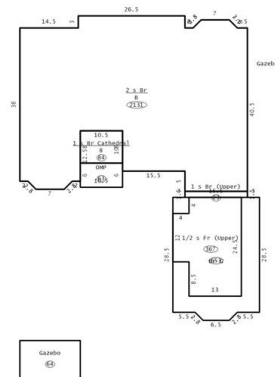


Comp 1 Sketch

11-28-303-021



Comp 2 Image



Comp 2 Sketch

11-29-405-018

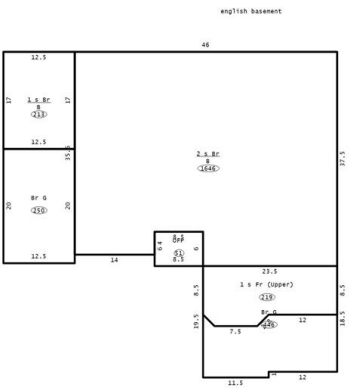
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Comp 3 Image



Comp 3 Sketch

11-28-108-059

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