

COMM AT SE COR OF SE1/4 OF NE1/4
W 893.4 FT TO W LINE OF EMERSON
N ALONG RD 1334.52 FT TO POB, W

SADER STANLEY
5819 NORTH OKETO
CHICAGO, IL 60631

2023

03-4S-17-07592-013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 3417.0800 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	308	17,682
BAS	476	100	476	27,326
BAS	1,100	100	1,100	63,149
FEP	228	80	182	10,448
FOP	125	30	38	2,181
FST	72	55	40	2,296
UST	104	45	47	2,698

TOTALS 2,413 2,191 125,781

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0262	PRCH, FOP	0	0	4	18	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	0		A-1	0.00	0.00	1.75	LT		1.00	1.00	0.56	22,000.00	12,320.00	21,560							

REVIEW DATE 03/01/2017 BY DFRP

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,191	106.4090	88.32	193,509	1974	1974	0	0	0 35.00	65.00

1 SINGLE FAM - 0% - 0 HX Base Yr

138 SE EMERSON CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/20/2022 MLU

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,781
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		21,560
TOTAL MARKET VALUE		148,241
SOH/AGL Deduction		778
ASSESSED VALUE		147,463
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		147,463
TOTAL JUST VALUE		148,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41412			02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/0466	4/29/2009	WD	Q	I	01	99,000

GRANTOR: JACK GLENN RANKIN
GRANTEE: STANLEY SADER
0715/0308 4/04/1990 WD U I 38,000
GRANTOR: GREGORY WOODS
GRANTEE: EMERSON RANKIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S25 E19 FOP= S5 E25N5 W25\$ E25 FEP= E12 N19 W12 S19\$
N19 FST= E12 N6 W12 S6\$ N6 BAS= E5 N34 W14 S21 UST= W8 S13 E8
N13\$ S13 E9\$ W9\$ PTR=N60 BAS= W14 S22 E14 N22\$ S60\$.

Total Acres: 1.77 Total Land Value: 21,560 Market: 0 Agricultural: 0 Common: 21,560 PRINTED 03/22/2023