COMM SE COR OF N1/2 OF SW1/4, RU
ON NW'LY R/W CR-341, NE 28 DEG 6
RUN W 299.90 FT, N N 695.13 FT,

KENT DOROTHY
1401 ASHLEY RD
HOFFMAN ESTATES, IL 60195

2026

23-4S-16-03100-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

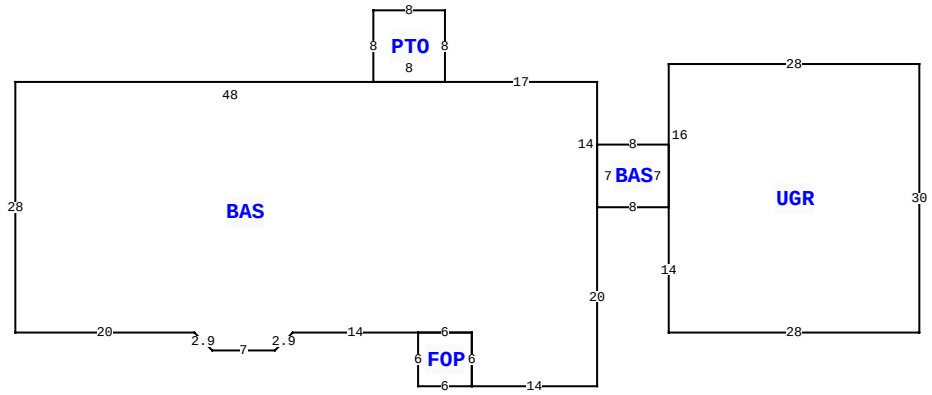
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100		56	4,184
BAS	1,922	100		1,922	143,595
FOP	36	30		11	822
PTO	64	5		3	224
UGR	840	45		378	28,241
TOTALS	2,918			2,370	177,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	102.6260	114.94	272,408	1995	1995	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1978 HX Base Yr



4591 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	177,065
TOTAL MARKET OB/XF VALUE	22,033
TOTAL LAND VALUE - MARKET	97,740
TOTAL MARKET VALUE	296,838
SOH/AGL Deduction	7,458
ASSESSED VALUE	289,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,380
TOTAL JUST VALUE	296,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,838

BLDG:1:1: LAMP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048350	Storage Building	15,000	10/06/2023
000042539	Roof Replacement	4,492	08/12/2021
11889	SFR	315	11/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1445/2727	8/12/2021	LE	U	I	14	100
GRANTOR: KENT DOROTHY (ENH LIF						
GRANTEE: KENT NAMON R (RMDR)						
1131/0595	8/08/2007	PR	Q	I	01	0
GRANTOR: MILLIE P TUCKER EST (						
GRANTEE: DOROTHY KENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N8 W8 S8 E8$ W48 S28 E20 D2 R2 E7 R2 U2 E14 FOP= S6 E6 N6 W6$ E6 S6 E14 N20 BAS= E8 UGR= S14 E28 N30 W28 S16$ N7 W8 S7$ N14$.

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	0	0	0	155.00	UT	1.50	1.50	100	1997	1997	3	100	233	
2	0030	BARN,MT	0	0	34	50	1.00	UT	21,000.00	21,000.00	100	2024	2023		100	21,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 22,033

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	0000	C	VAC RES	0		00	0.00	0.00	10.36	AC		1.00	1.00	1.00	9,000.00	9,000.00	93,240							

REVIEW DATE 02/26/2025 BY KS Total Acres: 11.36 Total Land Value: 97,740 Market: 0 Agricultural: 0 Common: 97,740 PRINTED 11/18/2025 BY SYS