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

2027

03-4S-17-07592-013

BUILDING CHARACTERISTICS

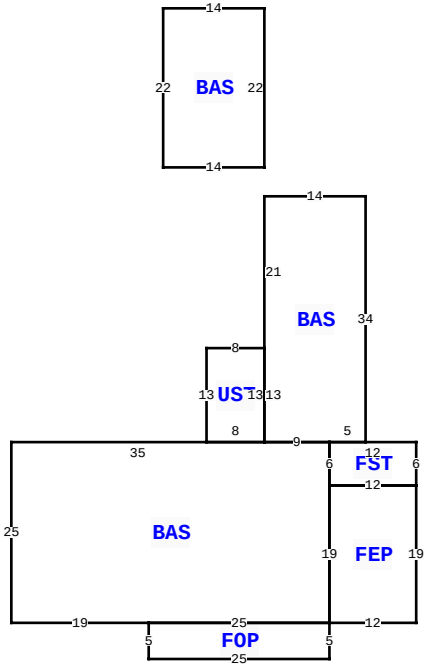
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100		308	23,433
BAS	476	100		476	36,215
BAS	1,100	100		1,100	83,691
FEP	228	80		182	13,847
FOP	125	30		38	2,891
FST	72	55		40	3,043
UST	104	45		47	3,576
TOTALS	2,413			2,191	166,697

MARKET ADJUSTMENTS

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	117.05	256,457	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1884 HX Base Yr



138 SE EMERSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,697
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	34,300
TOTAL MARKET VALUE	201,897
SOH/AGL Deduction	0
ASSESSED VALUE	201,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,897
TOTAL JUST VALUE	201,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041412	Remodel	15,000	04/05/2023
000046836	Remodel	16,467	03/27/2023
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$.

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	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

TOTAL OB/XF 900

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	1.75	LT		1.00	1.00	0.56	35,000.00	19,600.00	34,300							

REVIEW DATE 04/04/2023 BY TW Total Acres: 1.77 Total Land Value: 34,300 Market: 0 Agricultural: 0 Common: 34,300 PRINTED 11/17/2026 BY SYS