

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

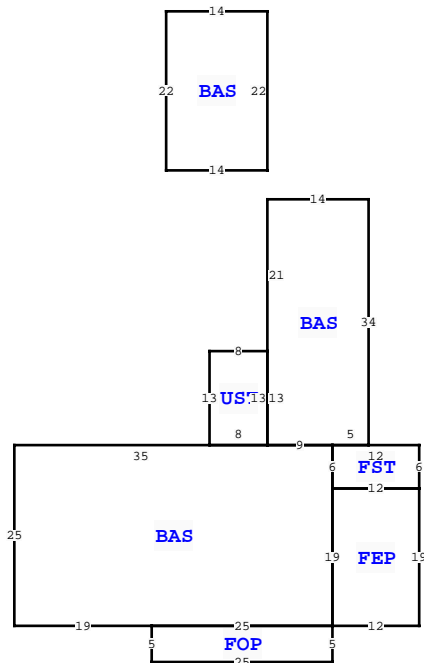
SADER STANLEY
5819 NORTH OKETO
CHICAGO, IL 60631

2026

03-4S-17-07592-013
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	308	100	
BAS	476	100	
BAS	1,100	100	
FEP	228	80	
FOP	125	30	
FST	72	55	
UST	104	45	
TOTALS	2,413		

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	119.18	261,123	1974	1974	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1884 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			169,730
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			34,300
TOTAL MARKET VALUE			204,930
SOH/AGL Deduction			8,657
ASSESSED VALUE			196,273
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			196,273
TOTAL JUST VALUE			204,930
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	Q	I	01	99,000
GRANTOR: JACK GLENN RANKIN						
GRANTEE: STANLEY SADER						
0715/0308	4/04/1990	WD U	U	I		38,000
GRANTOR: GREGORY WOODS						
GRANTEE: EMERSON RANKIN						

EXTRA FEATURES		138 SE EMERSON CT, LAKE CITY															
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		TOTAL OB/XF 900																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

LAND DESCRIPTION		TOTAL OB/XF 900																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							