

BEG NW COR OF NE1/4 OF SE1/4, RU
E 1299.69 FT TO W R/W SW WALTER
645.72 FT, W 678.34 FT, S 84.54

CHIU DANIEL/CHIU GEORGETA
8272 N OZANAM AVE
NILES, IL 60714

2026

14-5S-16-03618-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual Units	01	CONV	100 0 100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		1,296 79,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2022	Heated Area: 1296			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026 MLU						

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION BY			VALUATION SUMMARY	
Tax Group: 3	STANDARD			
BUILDING MARKET VALUE		158,000		
TOTAL MARKET OB/XF VALUE		17,300		
TOTAL LAND VALUE - MARKET		160,230		
TOTAL MARKET VALUE		234,327		
SOH/AGL Deduction		0		
ASSESSED VALUE		234,327		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		234,327		
TOTAL JUST VALUE		335,530		
NCON VALUE		400		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		278,305		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/515	11/24/2021	WD	Q	I	01	265,000
GRANTOR: CAPALLIA CHASE R						
GRANTEE: CHIU DANIEL						
1388/0599	4/23/2019	WD	U	I	11	100
GRANTOR: FRANK CAPALLIA						
GRANTEE: CHASE R CAPALLIA &						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0070	CARPORT UF	0	0	30	60	1,800.00	UT	1.50	1.50	100	2018	2018	3	100	2,700	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
TOTALS													17,300				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	0200	C	MBL HM	0		A-1	0.00	0.00	6.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	47,810								
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000								
3	6200	A	PASTURE 3	0					15.06	AC		1.00	1.00	1.00	280.00	280.00	4,217								
4	9910	M	MKT.VAL.AG	0					15.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	105,420								

