

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,

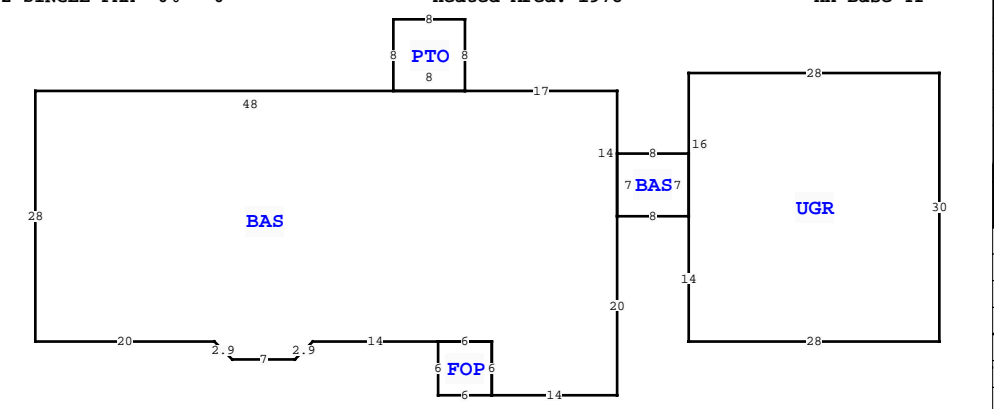
KENT DOROTHY
1401 ASHLEY RD
HOFFMAN ESTATES, IL 60195

2026

23-4S-16-03100-004

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 Floor	14	CARPET 90
Interior Floor	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	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	35.00	65.00		



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

COLUMBIA COUNTY PROPERTY 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													

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	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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / 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\$.													

TOTAL OB/XF 22,033																									
REVIEW DATE 02/26/2025 BY ks																									