AKA LOT 33 BLUEBIRD PRESERVE
UNREC: COMM NW COR OF SW1/4,
RUN S 7.37 FT, E 816 FT, RUN S

ELLIS BRYAN J/ELLIS LINDA M
579 DANIELS ST
BOLINGBROOK, IL 60440

2026

31-7S-17-10070-133

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,800
TOTAL MARKET VALUE	121,800
SOH/AGL Deduction	6,968
ASSESSED VALUE	114,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,832
TOTAL JUST VALUE	121,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,800

SALE:1:1: AS TO 95% UNDIV INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/2084	8/25/2017	WD	Q	V	05	175,000
GRANTOR: ANTHONY L YANKETIS &						
GRANTEE: BRYAN J & LINDA M E						
1070/0017	12/03/2005	WD	Q	V		260,000
GRANTOR: H A BUIE JR & SUZANNE						
GRANTEE: YANKETIS AND VITUNA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.15	AC		1.00	1.00	1.00	12,000.00	12,000.00	121,800							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.15 Total Land Value: 121,800 Market: 0 Agricultural: 0 Common: 121,800 PRINTED 06/10/2026 BY SYS