

COMM SE COR OF SW1/4, RUN W 1197
 RUN W 130.10 FT N 77.84 FT, W 2.
 FT TO S R/W LINE US-90 RUN E 270

GLEASON PLACE L P
 800 W BRYN MAWR AVE
 ITASCA, IL 60143-1594

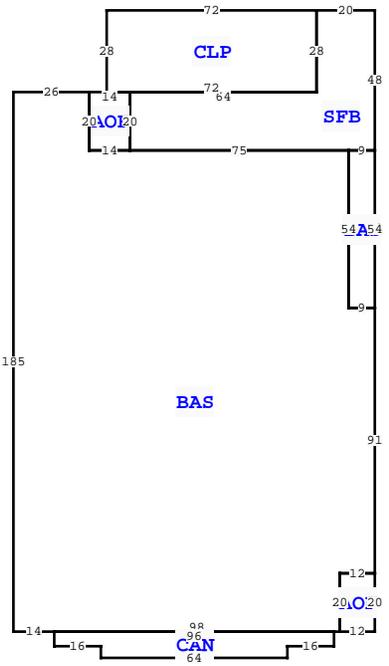
2026

36-3S-16-02617-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Ceiling	03	PART.FIN.	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		14	100
Frame	03	MASONRY	100
Story Height		20	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	240	110	
AOF	280	110	
BAS	486	100	
BAS	20,254	100	
CAN	736	30	
CLP	2,016	40	
SFB	2,240	80	
TOTALS	26,252		
			24,131
			474,905

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
3	STORE RETL	0%	0										
Heated Area: 23500 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			474,905
TOTAL MARKET OB/XF VALUE			75,565
TOTAL LAND VALUE - MARKET			1,201,137
TOTAL MARKET VALUE			1,751,607
SOH/AGL Deduction			0
ASSESSED VALUE			1,751,607
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,751,607
TOTAL JUST VALUE			1,751,607
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,727,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1626	COMMERCIAL	3,966	08/31/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0408	6/10/1999	PR Q	V			1,250,000

GRANTOR: TED BOND (PER REP OF)
 GRANTEE: GLEASON PLACE, L P

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W26 S185 E14 CAN= S5 E16 S4 E64 N4 E16 N5 W96\$ E98 AOF= E12 N20 W12 S20\$ N20 E12 N91 BAS= N54 W9 S54 E9\$ W9 N54 SFB= E9 N48 W20 CLP= W72 S28 E72 N28\$ S28 W64 S20 E75\$ W75 AOF= N20 W14 S20 E14\$ W14 N20\$.	

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	1,043.00	UT	1.50	1.50	100	2000	2000	3	100	1,565	
2	0260	PAVEMENT-A	0	0	0	0	48,500.00	UT	0.90	0.90	100	2000	2000	3	100	43,650	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	2,000	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	3,000	
5	0295	SPKLR SYS	0	0	0	0	23,500.00	UT	1.00	1.00	100	2000	2000	3	100	23,500	
6	0120	CLFENCE 4	0	0	0	0	740.00	UT	2.50	2.50	100	2000	2000	3	100	1,850	

LAND DESCRIPTION		TOTAL OB/XF														75,565								
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	1100	C	STORE 1FLR	0		CI	0.00	375.00	80,068.00	SF		1.00	1.00	1.00	15.00	15.00	1,201,020							
2	9601	C	RETENTION AR	0		CI	0.00	0.00	0.67	SF		1.00	1.00	1.00	175.00	175.00	117							