

# Comparable Property Tax Assessment Information Form

Grant Township

## Appellant Comparables

	Subject	Comp #1	Comp #2	Comp #3	Comp #4
Parcel Number	05-24-229-029	05-24-208-023	05-24-226-010	05-24-207-018	05-24-220-004
Street Address	25044 W MAIN ST	25297 W CHICAGO AVE	34734 N ODEN AVE	34897 N AUGUSTANA AVE	34805 N LONG AVE
City	INGLESIDE	INGLESIDE	INGLESIDE	INGLESIDE	INGLESIDE
Neighborhood Code	9600740	9600740	9600740	9600740	9600740
Neighborhood Name	LONG LAKE SUB	LONG LAKE SUB	LONG LAKE SUB	LONG LAKE SUB	LONG LAKE SUB
Distance	See Map	0.43 Miles	0.19 Miles	0.50 Miles	0.19 Miles
Land Size	0.193 Acres / 8,385 SF	0.250 Acres / 10,890 SF	0.276 Acres / 12,000 SF	0.164 Acres / 7,130 SF	0.138 Acres / 6,000 SF
Primary Land Method	9 Per SqFt /Range	9 Per SqFt /Range	9 Per SqFt /Range	9 Per SqFt /Range	9 Per SqFt /Range
Story Height	One Story	One Story	One Story	One Story	One Story
Style	11	11	11	11	11
Construction	Frame	Frame	Frame	Frame	Frame
Brick	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF	143 SF / 0 Lin SF	0 SF / 0 Lin SF
Year Built / Effective	1940 / 1940	1945 / 1957	1940 / 1940	1940 / 1978	1943 / 1978
Condition	AV	AV	AV	AV	AV
Quality Grade	Avg	Avg	Avg	Avg	Avg
Bedrooms **	0	2	3	3	0
Full Baths / Half Baths / Total Fixtures	1 / 0 / 4	2 / 0 / 8	1 / 0 / 4	2 / 0 / 7	2 / 0 / 7
First Floor Area	839	2,373	1,076	803	1,369
Second Floor Area	0	0	0	0	0
Other Floor Area	0	0	0	0	0
Total Above Ground Living Area (AGLA)	839	2,373	1,076	803	1,369
Lower Level Area / Finished Area	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Basement Area / Finished Area	839 / 0	0 / 0	0 / 0	803 / 602	0 / 0
Basement Features				Walk Out	
Attic Fin Area / Misc Fin Area	0 / 0	0 / 0	240 / 0	0 / 0	0 / 0
Air Conditioning	N	Y	N	Y	Y
Fireplaces		1			
Garage Att / Det / Carport	1 / 0 / 0	0 / 1 / 0	0 / 1 / 0	0 / 0 / 0	0 / 0 / 0
Garage Att / Det / Carport Area	219 / 0 / 0	0 / 680 / 0	0 / 440 / 0	0 / 0 / 0	0 / 0 / 0
Roof Cover	Comp sh to 235#	Comp sh to 235#	Comp sh to 235#	Comp sh to 235#	Comp sh to 235#
Decks / Patio	0 / 0	1 / 0	0 / 1	1 / 1	1 / 0
Decks / Patio Area	0 / 0	480 / 0	0 / 216	50 / 169	376 / 0
Porches Open / Enclosed	0 / 1	1 / 0	1 / 0	1 / 0	0 / 0
Porches Open / Enclosed Area	0 / 20	160 / 0	24 / 0	25 / 0	0 / 0
Pool (Size)					
Gazebo (Size)					
Other Exterior Features					
Other Structures					Shed

\* Parcel has multiple improvements. Only the data for the main improvement is displayed.

\*\* Bedrooms are not a value factor. If the number of bedrooms listed is incorrect, please notify the Township Assessor to correct the Property Record Card.

*Appellant Comparables*

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<b>Parcel Number</b>	05-24-229-029	05-24-208-023	05-24-226-010	05-24-207-018	05-24-220-004
<b>Assessment Year</b>	2024	2024	2024	2024	2024
<b>Land Assessed Value</b>	\$8,372	\$10,695	\$11,581	\$7,118	\$5,990
<b>Building Assessed</b>	\$38,246	\$98,192	\$42,591	\$54,849	\$65,189
<b>Total Assessed Value</b>	\$46,618	\$108,887	\$54,172	\$61,967	\$71,179
<b>Land Market Value</b>	\$25,119	\$32,088	\$34,746	\$21,356	\$17,972
<b>Building Market Value</b>	\$114,749	\$294,605	\$127,786	\$164,563	\$195,587
<b>Total Market Value</b>	\$139,868	\$326,694	\$162,532	\$185,920	\$213,558
<b>Land Price/Land Size of Assessed Value</b>	\$1.00	\$0.98	\$0.97	\$1.00	\$1.00
<b>Building Price/AGLA Assessed Value</b>	\$45.59	\$41.38	\$39.58	\$68.31	\$47.62
<b>Total Value Per AGLA Market Value</b>	\$166.71	\$137.67	\$151.05	\$231.53	\$156.00
<b>Last Sale Amount</b>		\$212,500	\$179,900	\$225,000	\$189,900
<b>Date of Sale</b>		1/10/2022	8/30/2022	3/22/2022	1/18/2024
<b>Sale Validity</b>		Q / IMP	Q / IMP	Q / IMP	Q / IMP
<b>Sale Price per AGLA</b>		\$89.55	\$167.19	\$280.20	\$138.71
<b>Notes</b>					

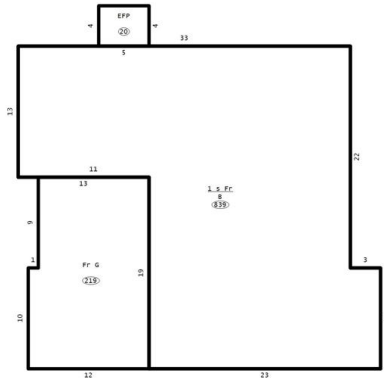
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Appellant Comparables



Subject Image

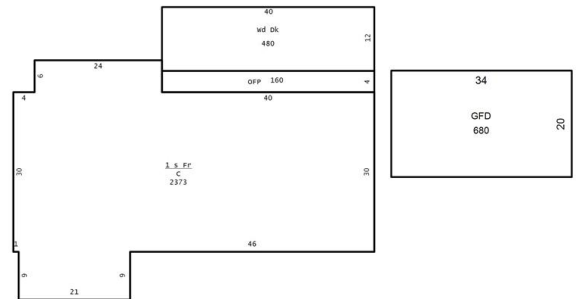


Subject Sketch

05-24-229-029



Comp 1 Image

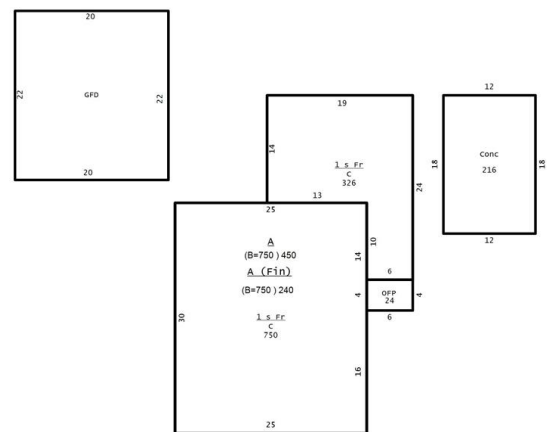


Comp 1 Sketch

05-24-208-023



Comp 2 Image



Comp 2 Sketch

05-24-226-010

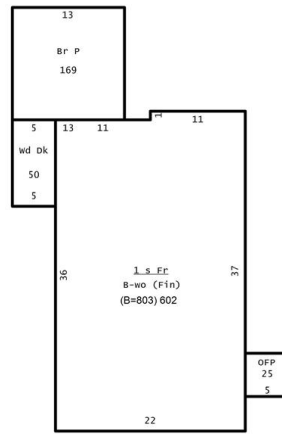
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Comp 3 Image

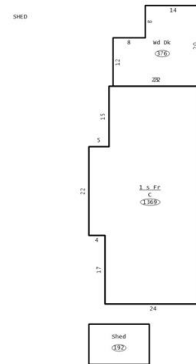


Comp 3 Sketch

05-24-207-018



Comp 4 Image



Comp 4 Sketch

05-24-220-004

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