

TRACT 64
CEDAR POINT
SEA MARSH VILLAGE 2 PB 4/16

BRANDSTATTER THERESE REV TRUST/BRANDSTATTER THERES
320 S COTTAGE HILL AVE
ELMHURST, IL 60126

2023

01-6N-29-0300-0064-0000



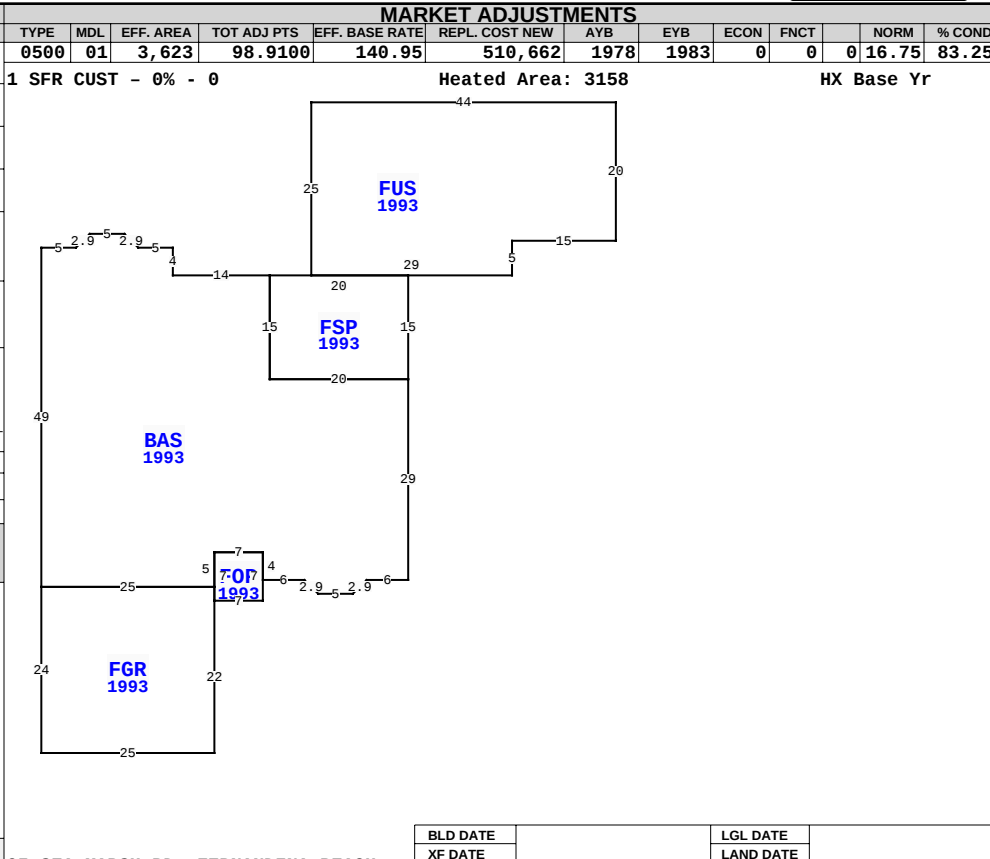
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2,133	250,288
FGR	600	55	330	38,723
FOP	49	30	15	1,760
FSP	300	40	120	14,081
FUS	1,025	100	1,025	120,275
TOTALS	4,107		3,623	425,126

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0850	PEBBLE WLK	0	0	0	0	966.00	SF	3.50	3.50	
3	0850	PEBBLE WLK	0	0	0	0	353.00	SF	3.50	3.50	
4	0850	PEBBLE WLK	0	0	0	0	252.00	SF	3.50	3.50	
5	0855	CONC PAVER	0	0	0	0	237.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00	LT	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
4,524											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	425,126		
TOTAL MARKET OB/XF VALUE	4,524		
TOTAL LAND VALUE - MARKET	600,000		
TOTAL MARKET VALUE	1,029,650		
SOH/AGL Deduction	333,632		
ASSESSED VALUE	696,018		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	696,018		
TOTAL JUST VALUE	1,029,650		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	769,064		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2551/0295	9/16/2021	QC	U	I	11	100	
GRANTOR: BRANDSTATTER RICHARD							
GRANTEE: BRANDSTATTER RICHAR							
2363/1313	5/19/2020	WD	Q	I	01	616,900	
GRANTOR: SIMMONS LOU J							
GRANTEE: BRANDSTATTER RICHAR							

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=1993] W20 BAS=[YR=1993] W14 N4 W5 U2 L2 W5 D2 L2 W5 S49 FGR=[YR=1993] S24 E25 N22 FOP=[YR=1993] E7 N7 W7 S7\$ N2 W25\$ E25 N5 E7 S4 E6 D2 R2 E5 U2 R2 E6 N29 W20 N15\$ S15 E20 N15\$ PTR= E15 FUS=[YR=1993] N5 E15 N20 W44 S25 E29 \$ W15\$.											