PT OF LOT 5 (S-1)
IN OR 1777/1747
KAST ESTATES #1 UNR

BRANDY BRANCH FOREST LLC
1645 TODD FARM DR
ELGIN, IL 60123

2023

05-2S-23-1500-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

PRINGLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,600
TOTAL MARKET VALUE	6,600
SOH/AGL Deduction	1,769
ASSESSED VALUE	4,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,831
TOTAL JUST VALUE	6,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1777/1747	2/03/2012	WD	U	V	11	100
GRANTOR: DAMPIER FREDERICK MAI						
GRANTEE: BRANDY BRANCH FORES						
1524/1173	9/11/2007	WD	U	V	16	30,000
GRANTOR: DAMPIER FREDERICK & V						
GRANTEE: BRANDY BRANCH FORES						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	0.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	6,600							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.22 Total Land Value: 6,600 Market: 0 Agricultural: 0 Common: 6,600 PRINTED 08/02/2023 BY SYS