

LOT 404
IN OR 1639/5
THE SANDPIPER #1 PB 4/78 & 79

GIBBS CHARLES R TRUST AGMT/GIBBS CHARLES R TRUSTEE
5735 EAST PEART ROAD
MORRIS, IL 60450

2024

00-00-30-0605-0404-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,827
BAS	576	100	576	61,890
FBM	48	80	38	4,083
FCP	240	25	60	6,447
FOP	64	30	19	2,042
FUS	288	100	288	30,945
FUS	604	100	604	64,899
UBM	48	20	10	1,074

TOTALS	1,980		1,612	173,206
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50
2	1241	WD DECK G	0	0	16	9	144.00	UT	11.50
3	1241	WD DECK G	0	0	3	6	18.00	UT	13.23

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,612	127.7958	121.41	195,713	1979	2000		0	0	11.50	88.50
1 TOWNHOUSE - 0% - 0												
Heated Area: 1506												
HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/13/2024 MLU												

TOTAL OB/XF												
1,292												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		173,206	
TOTAL MARKET OB/XF VALUE		1,292	
TOTAL LAND VALUE - MARKET		675,000	
TOTAL MARKET VALUE		849,498	
SOH/AGL Deduction		284,014	
ASSESSED VALUE		565,484	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		565,484	
TOTAL JUST VALUE		849,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		675,553	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007703	REMODEL	38,000	11/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1639/0005	8/28/2009	WD U	I	I	30
GRANTOR: GIBBS CHARLES ROBERT					SALE PRICE
GRANTEE: GIBBS CHARLES R TRU					100
0939/0841	7/06/2000	WD U	I	I	12
GRANTOR: HICKS MICHAEL W & MAR					381,600
GRANTEE: GIBBS CHARLES ROBER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4\$ S4 FCP=[YR=1993] W12 S17 E16 N9 W4 N8\$ S8 E4 N12\$ PTR=E4 N19 FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16\$E16 N4 W16\$ E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S28 E3 S12 E13 N40 W16\$ E16 N7 W16\$ E20 S7 FUS=[YR=1993] S18 E16 N18 W16\$ N7 W20 S7 W20 S19 W4\$.									