

QUINN RYAN MICHAEL & MEGAN M
4535 WEST SWALLOWTAIL
WAUKEGAN, IL 60085

35-3N-25-1810-0082-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASAW COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND											
Exterior Wall		11		BD/BTN AVG 100		0900		01		2,107		108.5840		135.73		285,983		2023		2023		0		0		0		0.00		100.00									
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 0%		- 2024		Heated Area: 1758		HX Base Yr																									
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		13		LVT/LAMNT 90																																			
Interior Floo		14		CARPET 10																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.5		1.5 100																																			
Units				0 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				5012.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,481		100		1,481		201,016																															
FGR		493		55		271		36,783																															
FOP		108		30		32		4,343																															
FOP		135		30		40		5,429																															
FUS		277		100		277		37,597																															
STR		60		10		6		814																															
TOTALS		2,554				2,107		285,983																															
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		0500		FP-PRE FAB		0 0 0 0				1.00		UT		3,500.00		3,500.00		100		2024		2023		100		3,500													
2		0812		CONCRETE C		0 0 0 0				1,391.00		SF		4.00		4.00		100		2024		2023		100		5,564													
3		0861		POOL GUNIT		0 0 0 0				368.00		SF		85.00		85.00		100		2024		2023		100		31,280													
4		0855		CONC PAVER		0 0 0 0				510.00		SF		10.00		10.00		100		2024		2023		100		5,100													