

WILD CREEK HOLDINGS LLC
227 W MONROE STREET STE #4800
CHICAGO, IL 60606

41-4N-26-0000-0002-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 4		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						4,926,132						
TOTAL MARKET OB/XF VALUE						236,488						
TOTAL LAND VALUE - MARKET						1,394,218						
TOTAL MARKET VALUE						5,632,600						
SOH/AGL Deduction						728,169						
ASSESSED VALUE						4,904,431						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						4,904,431						
TOTAL JUST VALUE						6,556,838						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						6,342,423						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
E985243				TEMP POLE				0		09/01/1998		
974396				FOUNDATION				0		10/01/1997		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
1971/0856		3/31/2015		QC	U	I	I	11	100			
GRANTOR:ARLINGTON MEDICAL PLA												
GRANTEE:WILD CREEK HOLDINGS												
1971/0851		3/31/2015		SW	Q	I	05	5,948,700				
GRANTOR:ARLINGTON MEDICAL PLA												
GRANTEE:WILD CREEK HOLDINGS												
BUILDING NOTES												
BUILDING DIMENSIONS												
UST=[YR=2001] W15 FGR=[YR=2000] W30 S49 FOP=[YR=2000] W53 S5 W2 S6 BAS=[YR=2000] W1 FCP=[YR=2000] W16 SFB=[YR=2001] N17 FGR=[YR=2000] N25 W30 S25 E30 \$ W30 S20 AOF=[YR=2001] S21 E8 FOP=[YR=2000] S10 E14 N10 W14 S22 N21 W30 \$ E30 N3 \$ S24 E16 N24 \$ S46 FOP=[YR=2000] S7 E3 UOP=[YR=2000] S6 E7 FOP=[YR=2000] E21 UOP=[YR=2000] E7 N6 W7 S6 \$ N6 W21 S6 \$ N6 W7 \$ E38 UOP=[YR=2000] E39 N7 FOP=[YR=2000] E7 N5 E9 N10 W9 S5 W22 S10 E15 \$ W15 N6 W8 S4 W16 S9 \$ N7 W41 \$ E41 N2 FSP=[YR=2000] E16 N13 W16 S13 \$ N13 E16 S5 E30 N5 E14 N33 W45 N4 W32 S6W23 \$E23N6E32N5\$S9E30 N58\$S17FST=[YR=2001] S41E15 N41 W15\$ E15 N17 \$ PTR= E15 FUS=[YR=2000] E30 S42 E17 FOP=[YR=2000] N6 E6 N5 E17 S11 W23 \$ E55 N60 E40 S91 W6												
ND LUE	OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
00,000												
22,400												
1,475												
99,783												
46,322												
71,818												
0	Common: 322,400											
PRINTED 08/06/2024 BY SYS												

PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 1971/851
BEING SURVEYED PARCELS 2 & 3

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2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	02	ROLL COMP 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	09	PINE WOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC		5017.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	109,476
FSP	112	40	45	4,399
USP	216	30	65	6,353
TOTALS	1,448		1,230	120,228

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,230	114.6390	108.91	133,959	2002	2002	0	0	10.25	89.75
2 SINGLE FAM - 0% - 0											
Heated Area: 1120											
HX Base Yr											
12 18 18 12 USP 2002 36 28 44 14 14 8 14 2002 BAS											

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