

DENNY BRADLEY & KATHERINE
147 ROBSART PLACE
KENILWORTH, IL 60043

10-2N-28-0000-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY		PAGE 1 of 1		2			
Exterior Wall		31		HARDIE BRD 70		0500		11		3,836		157.5288		248.90		954,780		2023		2023		0		0		0		0.15		99.85		VALUATION BY		STANDARD			
Exterior Wall		23		REINF CONC 30		1		SFR CUST		- 0%		- 2024		Heated Area: 3070		HX Base Yr														Tax Group: 2		Tax Dist:					
Roof Structure		03		GABLE/HIP 100																										BUILDING MARKET VALUE		953,348					
Roof Cover		13		STAND SEAM 100																										TOTAL MARKET OB/XF VALUE		34,618					
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET		729,112					
Interior Floo		12		HARDWOOD 80																										TOTAL MARKET VALUE		1,717,078					
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction		18,943					
Air Condition		03		CENTRAL 100																										ASSESSED VALUE		1,698,135					
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE		0					
Bedrooms				5 100																										BASE TAXABLE VALUE		1,698,135					
Bathrooms				4.5 100																										TOTAL JUST VALUE		1,717,078					
Frame		02		WOOD FRAME 100																										NCON VALUE		0					
Stories		3.		3. 100																										INCOME VALUE							
Units				0 100																										PREVIOUS YEAR MKT VALUE		1,543,759					
Quality		05		Quality Level 05																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA																																	
NEIGHBORHOOD/LOC				1059.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		434		100		2024		434		107,861																											
FGR		744		55		2024		409		101,647																											
FOP		104		30		2024		31		7,704																											
FOP		192		30		2024		58		14,414																											
FOP		240		30		2024		72		17,894																											
FOP		276		30		2024		83		20,628																											
FOP		324		30		2024		97		24,107																											
FUS		1,154		100		2024		1,154		286,800																											
FUS		1,482		100		2024		1,482		368,317																											
STR		80		10		2024		8		1,988																											
TOTALS		5,110						3,836		953,348																											
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		0409		ELEVATOR R		0		0		0		1.00		UT		10,200.00		10,200.00		100		2024		2023		100		10,200									
2		0855		CONC PAVER		0		0		0		2,161.00		SF		10.00		10.00		100		2024		2023		100		21,610									
3		0810		CONCRETE A		0		0		0		432.00		SF		6.50		6.50		100		2024		2023		100		2,808									