

Property at 00025 SIMSBURY ROAD

Prop ID 3970025

Printed 07-Feb-2024 2:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ARMAGH COMPANY LLC
 Second name:
 Address: 2032 WEST MELROSE ST
 City/state: CHICAGO IL Zip: 60618

Location Information

Map: 008 Clerk map:
 Lot: 3970025 Neigh.: Zone: CS Vol: 726 Page: 277

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Oct-2018
Resident Land	.50	87,500				Sale price:
Resident Dwelling	1.00	193,580				Sale valid:
Resident Outbldg	5.00	32,900				Values
						Mkt value :
Resident Excess	.06	320				Cost value: 449,000
Summary			Utilities		Sales ratios	
Total assessments		314,300	Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		314,300	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.500	125,000	125,000			125,000	87,500
Primary Site		21,780						
RES	12	.060	7,500	450			450	315
Residual		2,614						
		.560 acres		Total land value			125,450	87,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	03	Steam	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1830	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				992	229,090
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							118,789
Other Features		WB Stks					6,750
Sub-Total							363,629
Grade	B-	Factor 1.1700					425,446
CDU		C&D Factor 1.00					425,446
Depreciation		35 %					276,540
Computed cost value @ 70%							193,578

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	195	22,324
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	5,473
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	FRFF Frame first floor	150	17,172
P Porches, Patios, Decks	BPAT Brick/flagstone pati	225	5,131
L Living Area	FRFF Frame first floor	480	54,951
Total additions			118,789

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	21	24	504	37.75		C	19,026	50	9,500
RS1 Frame	29	4	116	30.00		C	3,480	50	1,700
Utility Shed									
RS1 Frame	29	16	464	30.00		C	13,920	50	7,000
Utility Shed									
RG1 Frame or Con	32	16	512	55.95		C	28,646	50	14,300
Block Detach Garage									
Value at 70%			22,750				Value at 100%		32,500

