

Property at 00005 WEST MAIN STREET

Prop ID 4540005

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Administrative Information

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

Location Information

Map: 008 Clerk map:
Lot: 4540005 Neigh.: Zone: CS Vol: 382 Page: 483

Assessments

Assmt category	Qty	Amount
Commerc Land	3.00	1,050,000
Vacant Commerc	3.82	25,310
Commerc Outbldg	2.00	106,670
Commerc Building	1.00	768,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 2,786,386

Summary

Total assessments	1,950,470
Total exemptions	
Net assessment	1,950,470

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	3.000	600,000	1,800,000			1,800,000	1,260,000
Comm Primary		130,680						
UND	52	3.000	50,000	150,000	.50		30,000	21,000
Undeveloped		130,680						
RES	52	.820	7,500	6,150			6,150	4,305
Residual		35,719						

6.820 acres

Total land value

1,836,150

1,285,305

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	46	Auto Showroom/Of	Basement	91 Unfin Basement	8.00
Exterior Walls	05	8" CB			
Roof Material	04	Rolled	1st Floor	46 Auto Showroom/Of	26.00
Roof Type	01	Gable		47 Auto Service	74.00
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	05	Vinyl Tile	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage	99	None			
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1926	Eff Year Built:	

Commercial Valuation Summary

Main Area: 19,146

Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	8.00	1,532	33.23	50,910
1st Floor	46	Auto Showroom/Of	26.00	4,978	104.56	520,500
	47	Auto Service	74.00	14,168	78.88	1,117,570

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total

1,688,980

Grade C

Factor 1.0000

1,688,980

CDU

C&D Factor 1.00

1,688,980

Depreciation

35 %

1,097,837

Computed cost value @ 70%

768,486

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			80,000	1.69		C	135,200	50	67,600
RG1 Frame or Con			4,665	28.85	1946	B	169,577	50	84,790
Block Detach Garage									

Value at 70%

106,673

Value at 100%

152,390

