

Property at 00011 WEST MAIN STREET

Prop ID 4540011

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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: 4540011 Neigh.: Zone: CS Vol: 382 Page: 483

Assessments

Assmt category	Qty	Amount
Resident Land	.31	78,750
Resident Dwelling	1.00	130,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 299,086

Summary

Total assessments	209,360
Total exemptions	
Net assessment	209,360

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
PRIM	11	.310	150,000	150,000		.25	112,500	78,750
Primary Site		13,504						

.310 acres

Total land value

112,500

78,750

Residential Dwelling Information

Subject

Code

Description

Condominium

Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	2
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1890	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	672	200,240
Basement	Full			
Heating	Yes	A/C Yes		5,790
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				47,008
Other Features		WB Stks		9,250

Sub-Total			265,788
Grade	C+	Factor 1.0800	287,051
CDU		C&D Factor 1.00	287,051
Depreciation		35 %	186,583
		Computed cost value @ 70%	130,608

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
Total additions			47,008

