

Property at 00007 WOODFORD AVENUE

Prop ID 4670007

Printed 07-Feb-2024 7:20 PM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 008 Clerk map:
 Lot: 4670007 Neigh.: Zone: CS Vol: 448 Page: 848

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Jul-1982
Resident Land	.50	87,500			Sale price: 70,000
Resident Dwelling	1.00	130,140			Sale valid:
Resident Outbldg	2.00	5,250			Values
Resident Excess	.03	160			Mkt value :
					Cost value: 318,643

Summary

Total assessments	223,050	Water	Connecticut	Cost/sale :	4.5520
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	223,050	Gas	None	Assmt/sale:	3.1864

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	.030	7,500	225		225	158
Residual		1,307					

.530 acres Total land value 125,225 87,658

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	01	Plaster	Garage cars 4
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	04	Fully finished w	Masonry trim sf
Grade	37	B-	Half Baths
Garage	99	None	Finish bsmt sz
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Addtn'l fixtures
Bsmt Fin Qual	01	Unfinished	Whirlpools
Air Condition	99	None	Saunas
Interior Cond	05	Good	# Living Units 1,136
Exterior Cond	05	Good	

Actual Year Built: 1850

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 768	147,560
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	Fully finished w/WH	Attic size: 768		28,404
Additions				56,751
Other Features	WB Stks			6,750
Sub-Total				244,465
Grade	B-	Factor 1.1700		286,024
CDU		C&D Factor 1.00		286,024
Depreciation		35 %		185,916
		Computed cost value @ 70%		130,141

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	368	42,129
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622

Total additions 56,751

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	14	19	266	37.75		C	10,042	50	5,000
RS1 Frame Utility Shed	12	14	168	30.00		C	5,040	50	2,500
Value at 70%			5,250				Value at 100%		7,500

