

Property at 00006 WELLESLEY COURT

Prop ID 6330006

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Administrative Information

Owner name: EVERGREEN ACRES INVESTMENTS LLC
 Second name: DESIGNATED SERIES WELLESLEY
 Address: 333 FOSTER PLACE
 City/state: LAKE FOREST IL Zip: 60045

Location Information

Map: 018 Clerk map:
 Lot: 6330006 Neigh.: Zone: R40 Vol: 807 Page: 872

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	674,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Sep-2025
 Sale price: 1,505,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,169,514

Summary

Total assessments	818,660	
Total exemptions		
Net assessment	818,660	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : .7771
 Mkt/sale :
 Assmt/sale: .5440

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.831	7,500	6,233			6,233	4,363
Residual		36,198						

1.751 acres

Total land value

206,233

144,363

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,199	498,450
Basement	Full with walk			
Heating	Yes	A/C Yes		14,210
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				96,100
Other Features		WB Stks M Stks RR		46,573

Sub-Total			686,833
Grade	A+	Factor 1.6500	1,133,274
CDU		C&D Factor 1.00	1,133,274
Depreciation		15 %	963,283
		Computed cost value @ 70%	674,298

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	AIR Air conditioning	612	1,860
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	DECK Wood deck	354	9,377

Total additions 96,100

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 11
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	53	A+	Full Baths 5
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size 1,200
Interior Cond	05	Good	Living area 5,010
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks 1
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 2013

