Total Card / Total Parcel
APPRAISED: 1,827,700 / 1,827,700
USE VALUE: 1,827,700 / 1,827,700
ASSESSED: 1,827,700 / 1,827,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SILVER HILL RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	GABELMAN TR KATHY
Owner 2:	GABELMAN TR ANDY
Owner 3:	AHA GABELMAN TR/KA GABELMAN T
Street 1:	545 W LAKE STREET
Street 2:	
Twn/City:	ELMHURST
St/Prov:	IL	Cntry		Own Occ: N
Postal:	60126		Type:	

PREVIOUS OWNER

Owner 1:	GABELMAN TR - KATHY
Owner 2:	GABELMAN - ANDY
Street 1:	545 W LAKE STREET
Twn/City:	ELMHURST
St/Prov:	IL	Cntry	
Postal:	60126	

NARRATIVE DESCRIPTION

This parcel contains 2.277 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2022, having primarily WOOD SHING Exterior and 3458 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.440			3,100	3,100
101	1.837	1,026,200		798,400	1,824,600
Total Card	2.277	1,026,200		801,500	1,827,700
Total Parcel	2.277	1,026,200		801,500	1,827,700

Source: Market Adj Cost   Total Value per SQ unit /Card: 528.54   /Parcel: 528.54

PREVIOUS ASSESSMENT

Parcel ID: 164 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	940,900	0	2.277	778,300	1,719,200		Year End Roll	12/2/2024
2024	101	FV	894,000	0	2.277	762,600	1,656,600		Year end	11/9/2023
2023	104	FV	210,700	0	2.277	702,600	913,300	913,300	Year end	11/3/2022
2022	104	FV	241,700	0	2.277	635,400	877,100	877,100	Year End Roll	10/19/2021
2021	104	FV	229,600	0	2.277	562,600	792,200	792,200	Year End Roll	10/15/2020
2020	104	FV	227,500	0	2.277	562,600	790,100	790,100	Year End Roll	9/26/2019
2019	104	FV	215,100	0	2.277	545,000	760,100	760,100	Create Final va	6/4/2019
2018	104	FV	215,100	0	2.277	545,000	760,100	760,100	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   2178

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GABELMAN TR,KAT	77565-477		4/21/2021	CONVENIENC	99	No	No		
GABELMAN,KATHY	77565-469		4/21/2021	CONVENIENC	99	No	No		
PETERS,JOHN	75489-61		8/31/2020		925,000	No	No		
CANNON TR,ROBER	68129-427		9/30/2016		830,000	No	No		
CANNON BRADFORD	18845-391		1/29/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2022	SH-22-0001	SHEET MT	75,000	O				Install new HVAC s
6/15/2021	R-21-0125	NEW HOME	2,469,270	O	12/21/2022			Demo existing hous
11/8/2013	5595	MANUAL	7,345	C				blow insulation in

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/21/13

Parcel ID: 164 3 0

!2178!

PRINT
Date	Time
09/26/25	18:01:36

LAST REV
Date	Time
07/26/24	16:21:23
apro	

USER DEFINED

Prior Id # 1:	86 9 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS+INSPCTD	602	
9/16/1998	MEAS/EXT INS	602	
2/2/1996	MEAS+INSPCTD	606	
9/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
132	UNDEV		0.44		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									3,080						3,100	Cons Restr

Total AC/HA:	2.27655	Total SF/SM:	99167	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	801,480	Spl Credit		Total:	801,500

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A- - V GOOD-
Year Blt:	2022	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	5 - LINO/VINYL 10 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Field		Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	2	AVERAGE

OTHER FEATURES

Field		Rating
Kits:	2	AVERAGE
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.92351067
Const Adj.:	1.01699996
Adj $ / SQ:	156.848
Other Features:	44000
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1026166
Depreciation:	0
Depreciated Total:	1026166

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units | 2 |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 2		HB					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	0
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 0.00000

Field	Value	Field	Value
Juris. Factor:		Before Depr:	274.48
Special Features:	0	Val/Su Net:	296.76
Final Total:	1026200	Val/Su SzAd	296.76

SKETCH

UnSketched SubAreas:
FFL: 2702,
SFL: 756,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,702	156.850	423,804
SFL	2ND FLOOR	756	156.850	118,577

Net Sketched Area:	3,458	Total:	542,381
Size Ad	3458	Gross Area	3458	FinArea	3458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 164 3 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:	