



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																			
Account	300005731																							
Parcel ID	1100-00-001-004-0-001-00																							
Cadastral ID	1100-001-004-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area		4																				
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	25751																							
ERICKSON, MICHELLE C.																								
615 SIMMS ST. AURORA IL 60505-																								
Parcel Location																								
Situs	00502 LUCIA DR																							
Subdivision	RANCH ACRES																							
Lot/Block	0004 / 0001	Parcel Size	1 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100300 - RANCHLENARDS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.94824197 -99.44134312																								
RANCH ACRES TRACT #4 1.532 ACRES BOOK 788 PAGE 442																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th><th>Description</th><th>Opened</th><th>Closed</th><th>Amount</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	No	1,000																					
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
789/523	WEBB, DOUGLAS L.	05/23/2025	80,000	Q																				
788/442	SECRETARY OF HOUSING AND URBA	03/21/2025	76,000	01																				
784/804	HOFFMAN, HAROLD P.	04/25/2024		03																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2026	Land Value	23,357	23,357	12%	2,803	Assessed	10,187	802.12															
Year Frozen		Improvements	61,531	61,531		7,384	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	84,888	84,888		10,187	Total Taxable	10,187	802.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005731	ERICKSON, MICHELLE C.	201	84,888	0	10,187	802.00																	
2024	2024-300005731	SECRETARY OF HOUSING AND URBAN DEV (THE)	201	90,207	1000	7,672	625.00																	
2023	2023-300005731	HOFFMAN, HAROLD P.	201	85,385	1000	7,420	614.00																	
2022	2022-300005731	HOFFMAN, HAROLD P.	201	68,122	1000	7,175	590.00																	
2021	2021-300005731	HOFFMAN, HAROLD P. ETUX (LIFE	201	68,122	1000	7,175	592.00																	
2020	2020-300005731	HOFFMAN, HAROLD P. ETUX (LIFE	201	68,122	1000	7,175	590.00																	
2019	2019-0005731	HOFFMAN, HAROLD P. ETUX (LIFE	201	71,597		7,592	629.00																	
2018	2018-0005731	HOFFMAN, HAROLD P. ETUX (LIFE	201	71,597		7,592	630.00																	
2017	2017-0005731	HOFFMAN, HAROLD P. ETUX	201	72,834		7,740	644.00																	
2016	2016-0005731	HOFFMAN, HAROLD P. ETUX	201	78,418		7,554	643.00																	
2015	2015-0005731	HOFFMAN, HAROLD P. ETUX	201	69,207		7,305	580.00																	
2014	2014-0005731	HOFFMAN, HAROLD P. ETUX	201	69,207		7,305	585.00																	
2013	2013-0005731	HOFFMAN, HAROLD P. ETUX	201	68,737		7,249	577.00																	



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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	23357	
Non-Ag Acres	1.53	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	66,734.00 x .35 = 23,357	
Factor Value		
Adjustments		
Lot Value	23,357	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,420 / 1,420
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,420
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 67



1 4/6/2022

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	92.16	Total Misc Impr	+ 666
Roofing Adj	+ 4.03	Garage Cost	+ 13,998
Subfloor Adj	+ -1.95	Total RCN	= 173,562
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 118,022
Plumbing Adj	+ 6.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,540
Adj Base Cost	= 111.90	Lot Value	+ 23,357
Total Area	x 1,420	Indicated Value	= 78,897
Adjusted Cost	= 158,898	Value Per SqFt	55.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,540		
Lot Value	23,357		
Indicated Value	78,897	55.56	Per SqFt
Agland Value			
Site Improvements	4,556		
Total Value	83,453	58.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4312	5x4		20	9.78		196
PATO	Slab Porch - Open	4313	5x4		20	9.78		196
PATO	Slab Porch - Open	4314	28		28	9.78		274



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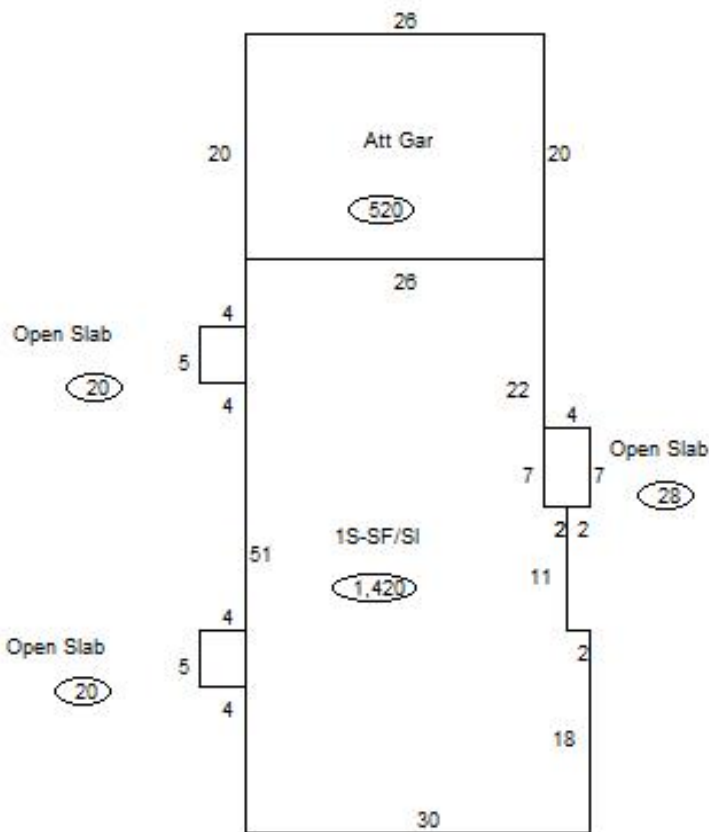
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	520	1.000	520
2	M	PATO		20	Open Slab	20	1.000	20
3	M	PATO		20	Open Slab	20	1.000	20
4	M	PATO		20	Open Slab	28	1.000	28
5	R	1	Slab	20	1S-SF/SI	1,420	1.000	1,420
Total Building Area						1,420		1,420



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Wood	15x10x8	Base	Composition Shingle	150		
	Qual	3	Cond	3	Year	2009	Eff Age	17
	Valuation Summary		Modifier Total		RCN	Depr (54% Phys/ % Func)	RCNLD	
	Base Cost (21.08 x 150)		3,162		3,162	1,707	1,455	
	PACN	Paving - Concrete	30x65x0			1,950		
	Qual	3	Cond	3	Year	1998	Eff Age	28
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.93 x 1,950)		7,664		7,664	6,131	1,533	
	PACN	Paving - Concrete DRIVEWAY	80x25x0			2,000		
	Qual	3	Cond	3	Year	1998	Eff Age	28
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.92 x 2,000)		7,840		7,840	6,272	1,568	