



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:43
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Assessment Data					Primary Image																																																																																																																				
Account 300006471 Parcel ID 2120-00-001-007-0-001-00 Cadastral ID 2120-001-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15429 HICKMON, NICKI 11S480 DOWNERS DR LEMONT IL 60439- Parcel Location Situs 00619 SW FIRST ST Subdivision PARKVIEW ADDN Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERNE - 1-LAVERNE					<p>2120-00-001-007-0-001-00 6471 04/22/22</p> <p>2 HOUSE 4/14/2022</p>																																																																																																																				
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	75 x 140	<p>2120-00-001-007-0-001-00 6471 04/22/22</p>
Lot Count		
Units Buildable	4725	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .45 = 4,725	
Factor Value		
Adjustments		
Lot Value	4,725	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,788 / 1,788
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	364 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 68

2 HOUSE 4/14/2022

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	79.08	Total Misc Impr	+ 1,254
Roofing Adj	+ 4.05	Garage Cost	+ 11,810
Subfloor Adj	+ 0.00	Total RCN	= 188,807
Heat/Cool Adj	+ 11.39	Depreciation (68%)	- 128,389
Plumbing Adj	+ 3.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,418
Adj Base Cost	= 98.29	Lot Value	+ 4,725
Total Area	x 1,788	Indicated Value	= 65,143
Adjusted Cost	= 175,743	Value Per SqFt	36.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,418		
Lot Value	4,725		
Indicated Value	65,143	36.43	Per SqFt
Agland Value			
Site Improvements	1,287		
Total Value	66,430	37.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6319	8x3		24	41.99		1,008
PATO	Raised Slab Porch - Open	6321	6x4		24	10.27		246



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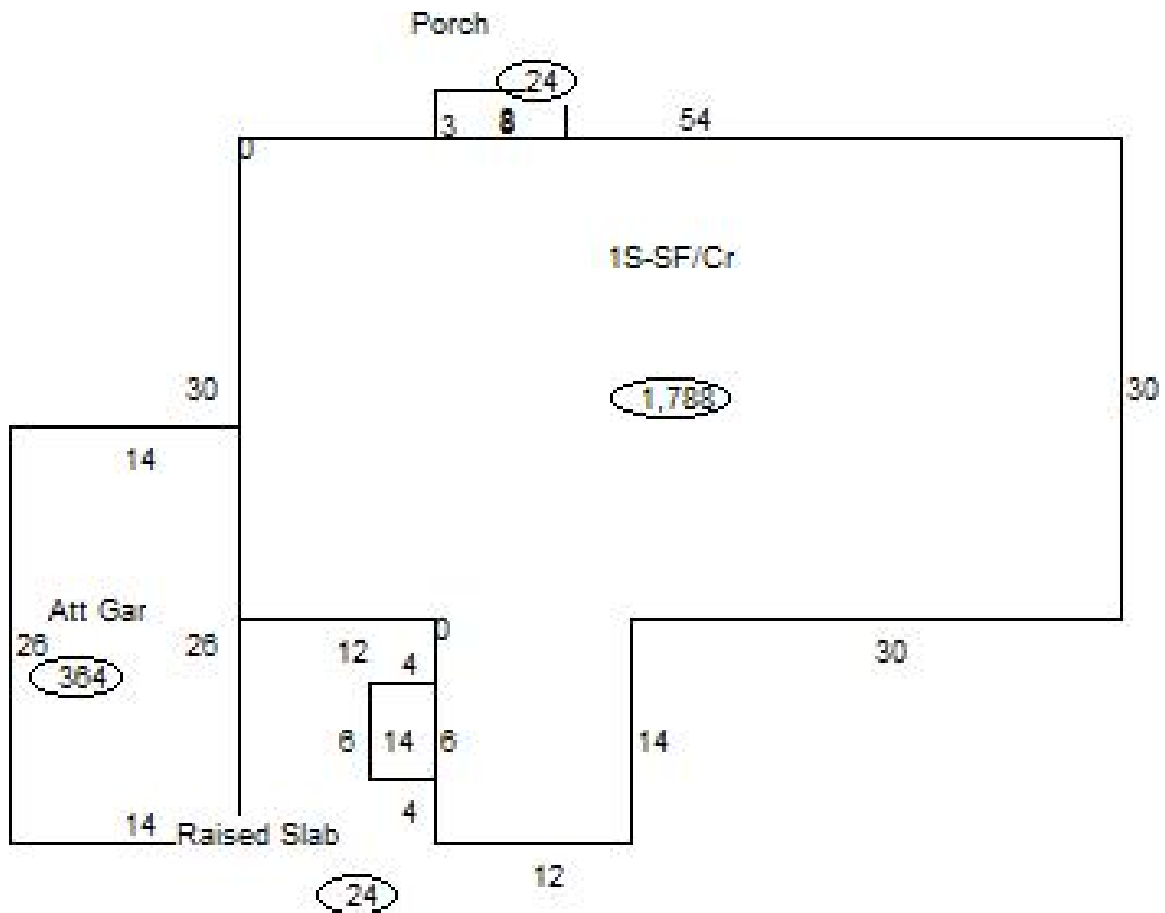
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Sketch Image

300006471



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	24	1.000	24
2	G	1		20	Att Gar	364	1.000	364
3	M	PATO		20	Raised Slab	24	1.000	24
4	R	1	Crawl	20	1S-SF/Cr	1,788	1.000	1,788
Total Building Area						1,788		1,788



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	4x14x6			56
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (29.88 x 56)		1,673		1,673	1,338	335
	PACN	Paving - Concrete Back yard	20x13x0			260
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.77 x 260)		1,240		1,240	992	248
	PACN	Paving - Concrete driveway	55x13x0			715
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.12 x 715)		2,946		2,946	2,357	589
	PACN	Paving - Concrete Sidewalk	26x3x0			78
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.39 x 78)		576		576	461	115