

1310 19 AVE N W, CLINTON

Deed: FRYE DEVELOPMENT INC AN ILLINOIS CORPORATI

Map Area: CLINTON COMM/IND 1.00

Checks/Tags: R

Contract:

Route: 029-050-130

Lister/Date: RMB, 02/14/2024

CID#: WCL 6050-A2

Tax Dist: 0850-CLINTON CORP\CLINTON

Review/Date: AB, 06/12/2024

DBA: LIGHTHOUSE AUTISM CENTER / VACANT OFFICE

Plat Page:

Entry Status: Inspected

MLS: 1336100015

Subdiv: [NONE]

Urban / Commercial

Legal: Section: ; Twp: ; Rng: ; Block: ; Lot: ; Deeded Acres: 2.380

LYONS BUSINESS & TECHNOLOGY PARK PHASE 1A SUBDIVISION REPLAT OF LOT 1 LOT 1B

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
Acre X Rate						43,560.00	1.000			C-7.75						
AC x Rate 2						60,112.80	1.380			C-5.25						
Subtotal						103,672.80	2.380									
Grand Total						103,672.80	2.380									

Street

Utilities

Zoning

Land Use

Acre X Rate	Conc	All Public	Not Applicable	Not Applicable
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type					Pr Yr: 2026
04/06/2007	\$0	D21	07-3254	11/24/2025		C	\$0	Property Review	Land					
04/29/2005	\$201,853	D34	4295-2005	6/1/2023	230811	N	\$14,992	None	LandC					\$169,000
02/06/2004	\$0	D21	1004-04	5/18/2023	230620	C	\$427,028	Int - Remodel	Dwlg					
				6/1/2017	171359	N	\$900	Plumb/Elec	Impr					\$1,426,970
									Total					\$1,595,970

Precomputed Structure		Verticals						Plumbing		
Occ. Code	501	Fig & Fdtn	Reinforced Concrete	8"				Toilet Room	4	
Occ. Descr.	Office - General	Exterior wall	Tilt-Up w/ Broom Fin - 8"	22				Water Closet	6	
		Interior wall	Drywall or Equiv.	0				Lavatory	3	
		Pilasters						Urinal - Wall	2	
		Wall facing						Sink-Kitchen	2	
Year Built	2005	Windows	Aluminum Casement	1						
EFF Age/Yr	20/ 2005	Fronts/Doors	Incl. w / Base	Average						
Condition	NML	Horizontal						Adjustments		
Description	B1-1S TILT-UP CONC	Basement						Sprinkler - exposed w	18,060	AVG
Style	R.Concrete - Steel	Roof	Rubber Membrane/Stl	Yes				Canopy - attached	100	High
Stories	1	Ceiling	nded Blk-Drop Edge(Tegular)	1				Canopy - attached	100	High
Base	18,060	Struct. Floor	R'Concrete 4"	1				Canopy - attached	100	High
Bsmt	0	Floor Cover	Carpet	1	Ceramic	1		Vestibule - Enc Glass	24	AVG
Bsmt Parking	No	Partitions	Office Building	1						
1st Flr Inset A	0	Framing	Steel - Average	1						
GBA	18060	HVAC	Combination FHA - AC	1						
		Electrical	Office Building (General)	1						
		Sprinkler	Exposed Wet	1						

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[illegible]

		Description		Cond	Year								
P:Y-1	Yrd I	1 Paving - Concrete 59,000 SF, Conc Paving w/Curbs, Avg Pricing, Lighting: Avg			2005								
P:Y-2	Yrd I	1 FR SHED W12.00 x L12.00 144 SF, Fr. Shed, Avg Pricing			2009								
P:Y-3	Yrd I	1 Trash Enclosure W9.00 x L12.00 108 SF, Wood Panel, Avg Pricing			2005								



Photo 1 of 13 02/14/2024



Photo 2 of 13 05/06/2021



Photo 3 of 13 05/06/2021



Photo 4 of 13 05/06/2021



Photo 5 of 13 05/06/2021



Photo 6 of 13 01/21/2009



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Photo 12 of 13 01/21/2009



Photo 13 of 13 11/16/2009

