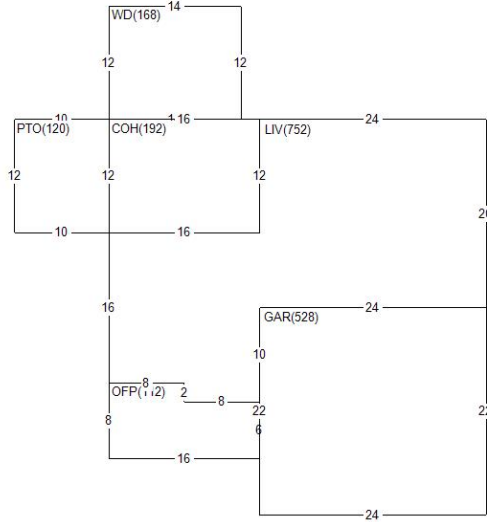


LOT 4 EAGLE CLIFF ESTATES

WATERLOO IL 62298

Site Address: 007227 D RD

BLDG # 1  
 Style/Stories 1.5 1 1/2 Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame 1.5  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj  
 Slab Adjustment  
 Basement RC C-Rec Room  
 Combination F1 Frame/1.0  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj AC1 Cent AC Cmb  
 Fireplace 03 C-Fireplace  
 Extra Fireplace 00 N/A  
 Res Fixtures 0011 11 Fixtures  
 Garage F Frame Garag  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 1995  
 Effect Year Blt 1995  
 Cond/Desir/Util A Res CDU - A  
 Township Multpl 06 TOWNSHIP #0  
 Funct. Obs. % 000000  
 Economic Obs. % 000000  
 Observed Cond % 000000  
 Obs. Cond. Code  
 Combination A  
 Comb A Ht/AC  
 Unfin Low/Level  
 Full Basement F Full Baseme  
 # Of Bedrooms 02 Two Bedroom  
 Sq.Ft.Grđ Area 944



Land Value 64,990  
 Misc Value 19,270  
 Bldg Value 194,480  
 Total Value 278,740  
 Value By CAMA

RCN 234,316  
 Pct Good 0.8300  
 Obsol/Observed 0.0000  
 Building Value 194,480

DOCUMENT #	DATE	QS	SALE PRICE
401390	0519	Q	266,000
391076	0717	Q	205,000
300531	0905	Q	220,000
PERMIT NO	TYPE	DATE	AMOUNT
8231	00	1095	
8231	01	0795	

Appraiser JB J. Brown  
 Appr Date 08/05/22  
 Use Code 0040 Imp Res  
 NBHD 709.15 6/7&8 1.5 40/NEW  
 L100 M100 B176

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED
OFFP	112	1.00	112	112	112
GAR	528	1.00	528	528	528
PTO	120	1.00	120	120	120
WD	168	1.00	168	168	168
COH	192	1.00	192	192	192
LIV	752	1.00	752	752	752
CONDR	400	1.00	400	400	400
BSMR	120	1.00	120	120	120

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 BRVEN	Brick Veneer	.00	.00	192.00	14.65	1995 A 17.00	1.00	2,340
2 1 CONDR	Concrete Drivewa	20.00	20.00	400.00	3.65	1995 A 17.00	1.00	1,210
3 1 OFFP	Open Frame Porch	.00	.00	112.00	26.14	1995 A 17.00	1.00	2,430
4 1 PTO	Concrete Patio	12.00	10.00	120.00	3.65	1995 A 17.00	1.00	360
5 1 WD	Wood Deck	12.00	14.00	168.00	19.35	1999 A 13.00	1.00	2,830
6 1 SHED	Frame Shed	16.00	12.00	192.00	26.36	2001 A 12.00	1.00	4,450
LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	ADJUSTMENT	VALUE	
1 CJ	County Road Cat.	3.84 R	16924.96	.00	.00	.00 TW 1.00	64,990	

Req By: KRIS\_K  
JOSHUA & LAURA POTTS  
7227 D ROAD

MISC	BLDG CODE	DESC	Site Address:	WATERLOO	D	IL 62298	RD	EYB	DT	PCT	ADJUSTMENT	VALUE
			LENGTH	WIDTH	UNITS	ADJ PRICE						
7	2 PS4C10	Pole Shd 4 Sde C	40.00	20.00	800.00	15.83	2007	20	63.75		1.00	4,590
8	2 PSCFL	Pole Shd Conc Fl	40.00	20.00	800.00	3.65	2007	20	63.75		1.00	1,060