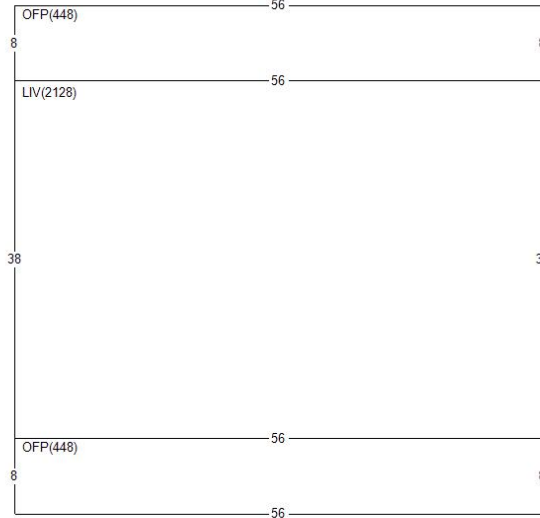


PART TAX LOT 4 SUR 771 &  
PART TAX LOTS 5 & 6

WATERLOO IL 62298

Site Address: 008304 BLUFF RD

BLDG # 1  
 Style/Stories 1.0 One Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj  
 Slab Adjustment  
 Basement  
 Combination  
 Attic Area  
 Heat/AC Adj  
 Comb Ht/AC Adj  
 Fireplace 00 N/A  
 Extra Fireplace 00 N/A  
 Res Fixtures 0005 05 Fixtures  
 Garage  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 2008  
 Effect Year Blt 2008  
 Cond/Desir/Util A Res CDU - A  
 Township Multpl 06 TOWNSHIP #0  
 Funct. Obs. %  
 Economic Obs. %  
 Observed Cond %  
 Obs. Cond. Code  
 Combination A  
 Comb A Ht/AC  
 Unfin Low/Level  
 Full Basement F Full Baseme  
 # Of Bedrooms 03 Three Bedro  
 Sq.Ft.Grd Area 2128



Land Value 15,390  
 Misc Value 27,360  
 Bldg Value 196,630  
 Total Value 239,380  
 Value By CAMA

RCN 209,178  
 Pct Good 0.9400  
 Obsol/Observed 0.0000  
 Building Value 196,630

DOCUMENT #	DATE	QS	SALE PRICE
283156	1203	Q	154,000
	0493	28	70,000

PERMIT NO	TYPE	DATE	AMOUNT
11811	01	0406	
NOR	00	1205	

Appraiser JB J. Brown  
 Appr Date 08/09/22  
 Use Code 0040 Imp Res  
 NBHD 1900.10 FLD PLN 60-NEW  
 L100 M100 B154

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED
GAR	396	1.00	396	1.00	396
SHED	220	1.00	220	1.00	220
OFF	896	1.00	896	1.00	896
LIV	2128	1.00	2128	1.00	2128

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
4 1	GARF Garage Frame	22.00	18.00	396.00	15.78	1983 P 44.00	.82	3,500
5 1	SALV Salvage Structur	.00	.00	1.00	300.00	00 OD 0.00	1.00	300
7 1	OFF Open Frame Porch	56.00	8.00	448.00	21.45	2008 A 6.00	1.00	9,030
8 1	OFF Open Frame Porch	56.00	8.00	448.00	21.45	2008 A 6.00	1.00	9,030
9 1	PTO Concrete Patio	8.00	16.00	128.00	3.65	2007 A 7.00	1.00	430
10 1	SHED Frame Shed	8.00	9.00	72.00	26.77	2007 A 7.00	1.00	1,790
LAND LUSE DESC	ZONING	UNITS TP	PRICE	----- ADJUSTMENT CODE/FACTOR -----				VALUE
1 CK	County Road Cat. MAL	5.13 R	3000.00	.00	.00	.00 TW	1.00	15,390

Req By: KRIS\_K  
KEITH & CHERYL BROWN  
8304 BLUFF RD

MISC	BLDG CODE	DESC	Site Address:	WATERLOO	BLUFF	IL 62298	RD	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
			LENGTH	WIDTH	UNITS							
12	1	CONDR	.00	.00	712.00			1.83	1984 P	43.00	.50	740
13	1	SHED	8.00	12.00	96.00			26.69	2019 A	1.00	1.00	2,540