

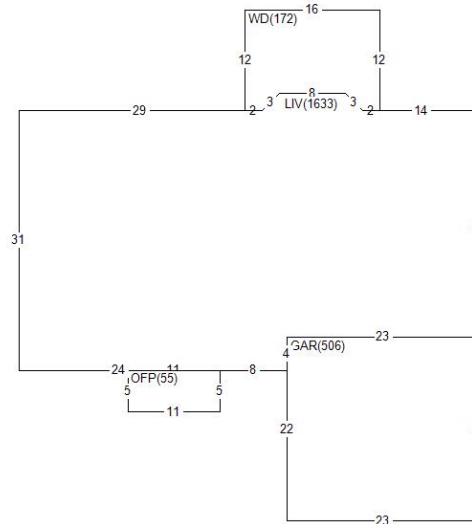
Req By: KRIS_K
REBECCA K KOONCE
239 N CEDAR BLUFF DR

LOT 275 NEW VALMEYER PHASE 5

VALMEYER IL 62295

Site Address: 000239 N CEDAR BLUFF DR

BLDG # 1
 Style/Stories 1.0 One Story
 Quality/Design C C-Average
 Building Use 0100 Single Fami
 Exterior Wall F Frame
 WALL % 075 075%
 Exterior Wall 1 M Masonry
 WALL 1% 025 025%
 Crawl Sp. Adj C Crawl
 Slab Adjustment
 Basement
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 31 DirectVent
 Extra Fireplace 00 N/A
 Res Fixtures 0009 09 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2004
 Effect Year Blt 2004
 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.Grnd Area 1633



Land Value 26,760
 Misc Value 9,870
 Bldg Value 144,690
 Total Value 181,320
 Value By CAMA

RCN 158,998
 Pct Good 0.9100
 Obsol/Observed 0.0000
 Building Value 144,690

DOCUMENT #	DATE	QS	SALE PRICE
290555	0904	Q	175,120
286276	0404	Q	30,000

PERMIT NO	TYPE	DATE	AMOUNT
R1-04-15	01	0404	

Appraiser KS K. Sondag
 Appr Date 07/06/22
 Use Code 0040 Imp Res
 NBHD 62000.10 VLMYR 1.0 STORY
 L100 M100 B118

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
OFFP	55	1.00	55	1.00	55	55	
GAR	506	1.00	506	1.00	506	506	
WD	172	1.00	172	1.00	172	172	
LIV	1633	1.00	1633	1.00	1633	1633	1633
CRWL	20	1.00	20	1.00	20	20	
CONDR	1027	1.00	1027	1.00	1027	1027	

MISC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1	1	BRVEN	Brick Veneer	.00	.00	72.00	14.65	2004	A	9.00	1.00	960
2	1	CONDR	Concrete Drivewa	29.00	23.00	667.00	3.65	2004	A	9.00	1.00	2,220
3	1	OFFP	Open Frame Porch	5.00	11.00	55.00	34.38	2004	A	9.00	1.00	1,720
4	1	WD	Wood Deck	.00	.00	172.00	19.35	2004	A	9.00	1.00	3,030
5	1	PTO	Concrete Patio	12.00	16.00	192.00	3.65	2004	A	9.00	1.00	640
6	1	CONDR	Concrete Drivewa	24.00	15.00	360.00	3.65	2019	A	1.00	1.00	1,300

LAND	LUSE	DESC	ZONING	UNITS	TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1	6200	VALMEYER	VR1	1.00	ST	26760.00	TW	1.00 .00 .00 .00	26,760