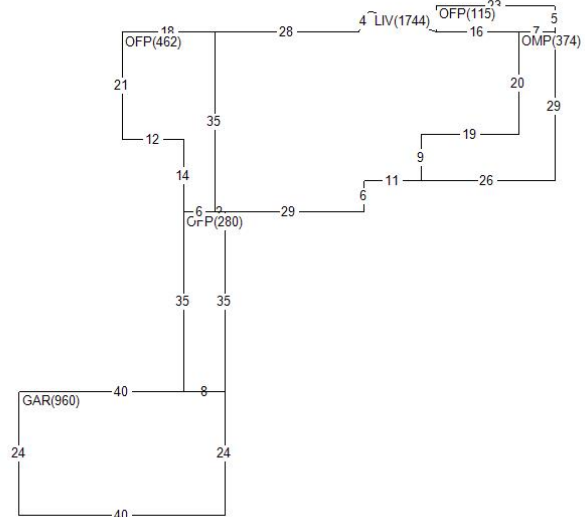


LOT 2 EAGLE CLIFF ESTATES

WATERLOO IL 62298

Site Address: 002302 CONDOR CT

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 LC C-Living Qt
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 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 2005
 Effect Year Blt 2005
 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 04 Four Bedroo
 Sq.Ft.Gr'd Area 1744



Land Value 61,400
 Misc Value 55,960
 Bldg Value 369,270
 Total Value 486,630
 Value By CAMA

RCN 405,794
 Pct Good 0.9100
 Obsol/Observed 0.0000
 Building Value 369,270

DOCUMENT #	DATE	QS	SALE PRICE
267255	1202	Q	105,000
	0201	Q	90,000

PERMIT NO	TYPE	DATE	AMOUNT
11427	01	1104	

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 B202

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED
LIV	1744	1.00	1744	1.00	1744
Unfin Low/Level	857	1.00	857	1.00	857
Full Basement	374	1.00	374	1.00	374
# Of Bedrooms	960	1.00	960	1.00	960

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1	1 OFP	5.00	23.00	115.00	25.92	2005 A 9.00	1.00	2,710
2	1 OMP	.00	.00	374.00	29.29	2005 A 9.00	1.00	9,970
3	1 OFP	.00	.00	462.00	21.36	2005 A 9.00	1.00	8,980
4	1 OFP	8.00	35.00	280.00	23.22	2005 A 9.00	1.00	5,920
5	1 CONDR	.00	.00	1660.00	3.65	2005 A 9.00	1.00	5,510
6	1 ASP	.00	.00	3458.00	2.34	2005 F 16.00	.82	6,790

LAND LUSE	DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1	CJ	County Road Cat.	MAL	2.26 R	25214.17	.00 .00 .00 TW	1.00 56,980
2	CJ	County Road Cat.	MAL	8.45 R	10456.40	TW 1.00 CN .05 .00	4,420

MISC	BLDG CODE	DESC	Site Address:	WATERLOO	CONDOR	IL 62298	CT	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
			LENGTH	WIDTH	UNITS							
7	1 BRVEN	Brick Veneer	.00	.00	129.00			14.65	2005 A	9.00	1.00	1,720
8	1 BRVEN	Brick Veneer	.00	.00	1028.00			14.65	2005 A	9.00	1.00	13,710
9	1 PTO	Concrete Patio	.00	.00	191.00			3.65	2007 A	7.00	1.00	650