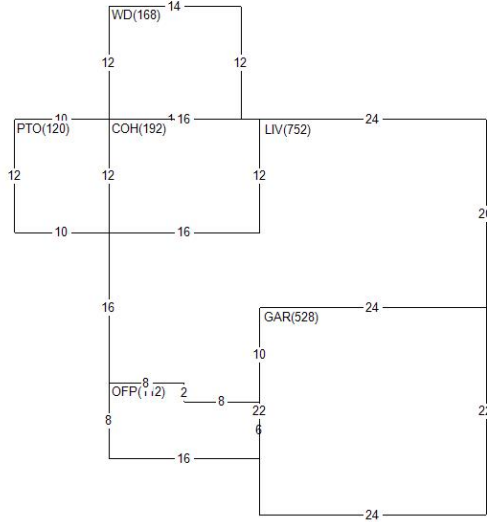


LOT 4 EAGLE CLIFF ESTATES

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 18,500
 Bldg Value 220,520
 Total Value 304,010
 Value By CAMA

RCN 268,931
 Pct Good 0.8200
 Obsol/Observed 0.0000
 Building Value 220,520

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 B202

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED
OFFP	112	1.00	112	1.00	112
GAR	528	1.00	528	1.00	528
PTO	120	1.00	120	1.00	120
WD	168	1.00	168	1.00	168
COH	192	1.00	192	1.00	192
LIV	752	1.00	752	1.00	752
CONDR	400	1.00	400	1.00	400
BSMR	120	1.00	120	1.00	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 18.00	1.00	2,310
2 1 CONDR	Concrete Drivewa	20.00	20.00	400.00	3.65	1995 A 18.00	1.00	1,200
3 1 OFFP	Open Frame Porch	.00	.00	112.00	26.14	1995 A 18.00	1.00	2,400
4 1 PTO	Concrete Patio	12.00	10.00	120.00	3.65	1995 A 18.00	1.00	360
5 1 WD	Wood Deck	12.00	14.00	168.00	19.35	1999 A 14.00	1.00	2,800
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.	MAL	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	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
7	2 PS4C10	Pole Shd 4 Sde C	40.00	20.00	800.00	15.83	2007 20	68.00	1.00	4,050
8	2 PSCFL	Pole Shd Conc Fl	40.00	20.00	800.00	3.65	2007 20	68.00	1.00	930

WATERLOO
Site Address: 007227

D IL 62298

RD