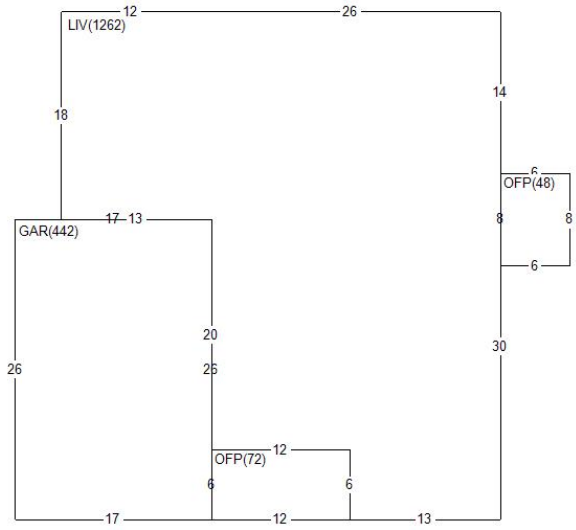
KAREN M MELTON
226 N CEDAR BLUFF DR

LOT 299 NEW VALMEYER PHASE 5

VALMEYER IL 62295

BLDG # 1 Site Address: 000226 N CEDAR BLUFF DR

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	RC	C-Rec Room
Combination		
Attic Area		
Heat/AC Adj	AC	Central Air
Comb Ht/AC Adj		
Fireplace	00	N/A
Extra Fireplace	00	N/A
Res Fixtures	0008	08 Fixtures
Garage	F	Frame Garag
Integral Garage		
Remodeling Adj	01	No Remodeli
Actual Year Blt	1998	
Effect Year Blt	1998	
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.Grd Area	1262	



Land Value	26,760
Misc Value	6,720
Bldg Value	136,320
Total Value	169,800
Value By	CAMA
RCN	160,380
Pct Good	0.8500
Obsol/Observed	0.0000
Building Value	136,320

DOCUMENT #	DATE	QS	SALE PRICE
419137	0821	U	
334321	0709	Q	155,900
	1098	Q	17,500

PERMIT NO	TYPE	DATE	AMOUNT
R1-98-15	01	1098	

Appraiser KS K. Sondag
Appr Date 07/07/22
Use Code 0040 Imp Res
NBHD 62000.10 VLMYR 1.0 STORY
L100 M100 B144

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
CONDR	492	1.00	492	1.00	492	492	
SHED	96	1.00	96	1.00	96	96	
BSMR	550	1.00	550	1.00	550	550	
OFP	120	1.00	120	1.00	120	120	
GAR	442	1.00	442	1.00	442	442	
LIV	1262	1.00	1262	1.00	1262	1262	1262

MISC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1	1	OFP	Open Frame Porch	6.00	8.00	48.00	37.00	1998	A	15.00	1.00	1,510
2	1	OFP	Open Frame Porch	6.00	12.00	72.00	30.63	1998	A	15.00	1.00	1,870
4	1	CONDR	Concrete Drivewa	41.00	12.00	492.00	3.65	1999	A	14.00	1.00	1,550
5	1	SHED	Frame Shed	12.00	8.00	96.00	26.69	1998	P	30.00	1.00	1,790

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