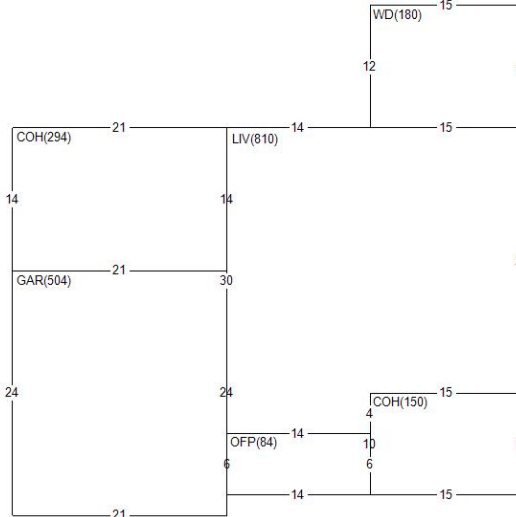


LOT 322 NEW VALMEYER PHASE 5

VALMEYER IL 62295  
Site Address: 000305 FALCON POINTE

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 % 080 080%  
 Exterior Wall 1 M Masonry  
 WALL 1% 020 020%  
 Crawl Sp. Adj  
 Slab Adjustment  
 Basement RC C-Rec Room  
 Combination MF1 Masonry/Fr  
 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 0012 12 Fixtures  
 Garage M Masonry Gar  
 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 03 Three Bedro  
 Sq.Ft.Grnd Area 1254



Land Value 26,760  
 Misc Value 11,580  
 Bldg Value 133,890  
 Total Value 172,230  
 Value By CAMA

RCN 163,281  
 Pct Good 0.8200  
 Obsol/Observed 0.0000  
 Building Value 133,890

DOCUMENT #	DATE	QS	SALE PRICE
1094	U		10,357

PERMIT NO	TYPE	DATE	AMOUNT
R1-94-50	01	0195	

Appraiser KS K. Sondag  
 Appr Date 07/07/22  
 Use Code 0040 Imp Res  
 NBHD 62000.15 VLMYR 1.5 STORY  
 L100 M100 B100

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED
CONDR	963	1.00	963	1.00	963
PTO	150	1.00	150	1.00	150
SHED	144	1.00	144	1.00	144
COH	444	1.00	444	1.00	444
OFFP	84	1.00	84	1.00	84
GAR	504	1.00	504	1.00	504
WD	180	1.00	180	1.00	180
LIV	810	1.00	810	1.00	810
BSMR	502	1.00	502	1.00	502

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFFP	Open Frame Porch	6.00	14.00	84.00	28.90	1995 A 18.00	1.00	1,990
2 1 WD	Wood Deck	12.00	15.00	180.00	19.35	1995 A 18.00	1.00	2,860
3 1 PTO	Concrete Patio	10.00	15.00	150.00	3.65	1995 A 18.00	1.00	450
4 1 CONDR	Concrete Drivewa	.00	.00	963.00	3.65	1995 A 18.00	1.00	2,880
6 1 SHED	Frame Shed	12.00	12.00	144.00	26.53	2003 A 11.00	1.00	3,400

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