 Req By: KRIS_K 06/11/24 4:02:19 MONROE COUNTY RESIDENTIAL

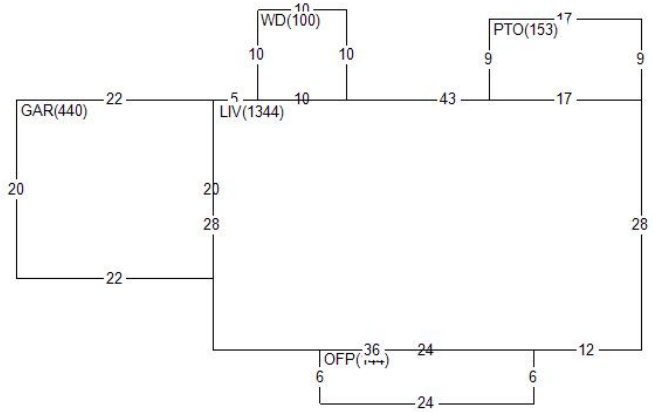
COREY & CLAIRE GAYNOR
109 N MEYER AVE

PART LOT 200 NEW VALMEYER
PHASE 4

VALMEYER IL 62295

BLDG # 1 Site Address: 000109 N MEYER AV

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		
Combination		
Attic Area		
Heat/AC Adj	AC	Central Air
Comb Ht/AC Adj		
Fireplace	00	N/A
Extra Fireplace	00	N/A
Res Fixtures	0010	10 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	03	Three Bedro
Sq.Ft.Grd Area	1344	



Land Value	26,760
Misc Value	7,140
Bldg Value	151,130
Total Value	185,030
Value By	CAMA
RCN	166,071
Pct Good	0.9100
Obsol/Observed	0.0000
Building Value	151,130

DOCUMENT #	DATE	QS	SALE PRICE
430174	0823	Q	235,000
428796	0423	U	135,000
394995	0318	Q	135,000

PERMIT NO	TYPE	DATE	AMOUNT
R1-05-27	01	0905	

Appraiser AS A. Schwar
Appr Date 09/08/23
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	527	1.00	527	1.00	527	527	
OFP	144	1.00	144	1.00	144	144	
GAR	440	1.00	440	1.00	440	440	
WD	100	1.00	100	1.00	100	100	
LIV	1344	1.00	1344	1.00	1344	1344	1344
PTO	153	1.00	153	1.00	153	153	

MISC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1	1	WD	Wood Deck	10.00	10.00	100.00	19.35	2005	A	9.00	1.00	1,760
2	1	OFP	Open Frame Porch	6.00	24.00	144.00	24.29	2005	A	9.00	1.00	3,180
3	1	CONDR	Concrete Drivewa	17.00	31.00	527.00	3.65	2005	A	9.00	1.00	1,750
4	1	PTO	Concrete Patio	17.00	9.00	153.00	2.99	2015	A	2.00	.82	450

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