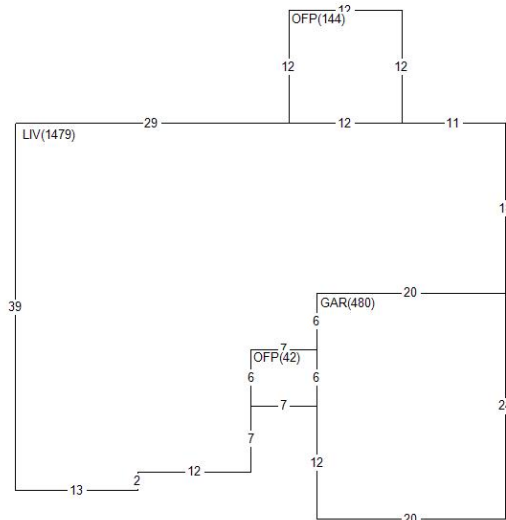


LOT 2 BLUFF MEADOWS

VALMEYER IL 62295  
 Site Address: 000418 BLUFF MEADOWS DR

BLDG # 1  
 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 31 DirectVent  
 Extra Fireplace 00 N/A  
 Res Fixtures 0010 10 Fixtures  
 Garage F Frame Garag  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 2012  
 Effect Year Blt 2012  
 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 1479



Land Value 26,760  
 Misc Value 13,280  
 Bldg Value 174,660  
 Total Value 214,700  
 Value By CAMA

RCN 181,938  
 Pct Good 0.9600  
 Obsol/Observed 0.0000  
 Building Value 174,660

DOCUMENT #	DATE	QS	SALE PRICE
396674	0618	Q	182,500
362189	0113	Q	100,000
327289	1108	08	38,057

PERMIT NO	TYPE	DATE	AMOUNT
R2-22-04	07	0822	
R2-13-03	02	0713	
R2-08-05	01	1008	

Appraiser DG D. Goff  
 Appr Date 03/25/24  
 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
LIV	1479	1.00	1479	1.00	1479	1479	1479
OFF	186	1.00	186	1.00	186	186	
GAR	480	1.00	480	1.00	480	480	
CONDR	1036	1.00	1036	1.00	1036	1036	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 BRVEN	Brick Veneer	.00	.00	312.00	14.65	2012 E 0.00	1.00	4,570
2 1 OFF	Open Frame Porch	7.00	6.00	42.00	39.25	2012 A 4.00	1.00	1,580
4 1 CONDR	Concrete Drivewa	37.00	28.00	1036.00	3.65	2012 A 4.00	1.00	3,630
5 1 OFF	Open Frame Porch	12.00	12.00	144.00	24.29	2022 A 0.00	1.00	3,500

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	26,760