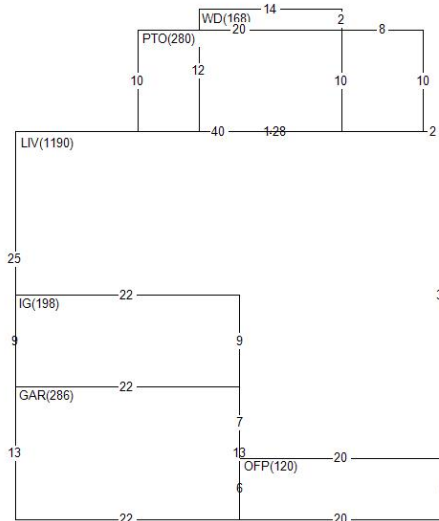


PART LOT 165 NEW VALMEYER
PHASE 3

VALMEYER IL 62295

Site Address: 000104 HILLCREST CT

BLDG # 1
Style/Stories 2.0 2 Story
Quality/Design C C-Average
Building Use 0100 Single Fami
Exterior Wall F Frame 2.0
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 31 DirectVent
Extra Fireplace 00 N/A
Res Fixtures 0014 14 Fixtures
Garage F Frame Garag
Integral Garage IG Integral Ga
Remodeling Adj 01 No Remodeli
Actual Year Blt 2005
Effect Year Blt 2005
Cond/Desir/Util A Res CDU - A
Township Multpl 09 TOWNSHIP #0
Funct. Obs. %
Economic Obs. %
Observed Cond %
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 1190



Land Value 26,760
Misc Value 13,210
Bldg Value 141,750
Total Value 181,720
Value By CAMA

RCN 154,072
Pct Good 0.9200
Obsol/Observed 0.0000
Building Value 141,750

DOCUMENT #	DATE	QS	SALE PRICE
365625	0613	U	159,000
360830	1112	U	
296872	0505	Q	189,900

PERMIT NO	TYPE	DATE	AMOUNT
R1-07-12	10	0507	
R1-04-35	01	0804	

Appraiser KS K. Sondag
Appr Date 07/20/22
Use Code 0040 Imp Res
NBHD 62000.20 VLMYR 2.0 STORY
L100 M100 B094

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
CONDR	576	1.00	576	1.00	576	576	
BSMR	496	1.00	496	1.00	496	496	
OFFP	120	1.00	120	1.00	120	120	
GAR	286	1.00	286	1.00	286	286	
IG	198	1.00	198	1.00	198	198	
WD	168	1.00	168	1.00	168	168	
PTO	280	1.00	280	1.00	280	280	
LIV	1190	1.00	1190	1.00	1190	1190	1190

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 BRVEN	Brick Veneer	.00	.00	336.00	14.65	2005 A 8.00	1.00	4,530
2 1 CONDR	Concrete Drivewa	.00	.00	576.00	3.65	2005 A 8.00	1.00	1,930
3 1 OFFP	Open Frame Porch	6.00	20.00	120.00	25.56	2005 A 8.00	1.00	2,820
4 1 WD	Wood Deck	12.00	14.00	168.00	19.35	2005 A 8.00	1.00	2,990
5 1 PTO	Concrete Patio	10.00	28.00	280.00	3.65	2005 A 8.00	1.00	940

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