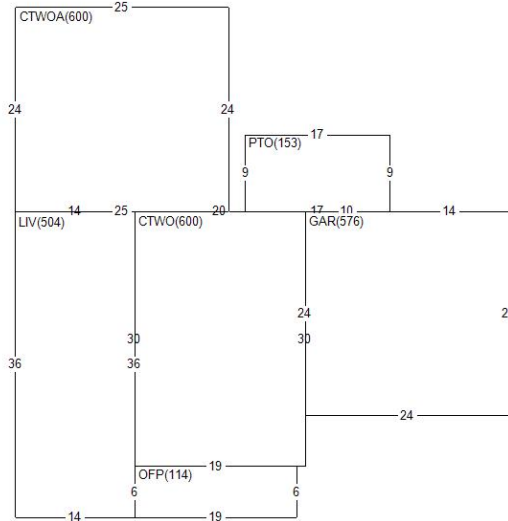


LOT 119 NEW VALMEYER PHASE 2

VALMEYER IL 62295
Site Address: 000320 NELLIES RIDGE

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
 Combination F15 Frame/1.5
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj AC2 Cent AC Cmb
 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 2004
 Effect Year Blt 2004
 Cond/Desir/Util A Res CDU - A
 Township Multpl 09 TOWNSHIP #0
 Funct. Obs. %
 Economic Obs. %
 Observed Cond %
 Obs. Cond. Code
 Combination A F1 Frame/1.0
 Comb A Ht/AC AC1 Cent AC Cmb
 Unfin Low/Level
 Full Basement F Full Baseme
 # Of Bedrooms 03 Three Bedro
 Sq.Ft.Grđ Area 1704



Land Value 26,760
 Misc Value 5,930
 Bldg Value 174,450
 Total Value 207,140
 Value By CAMA

RCN 191,699
 Pct Good 0.9100
 Obsol/Observed 0.0000
 Building Value 174,450

DOCUMENT #	DATE	QS	SALE PRICE
292008	1104	Q	176,000
284721	0204	Q	25,000
283881	0104	Q	11,450

PERMIT NO	TYPE	DATE	AMOUNT
R1-13-07	09	1013	
R1-04-03	01	0204	

Appraiser KS K. Sondag
 Appr Date 07/21/22
 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	812	1.00	812	1.00	812
CTWO	600	1.00	600	1.00	600
LIV	504	1.00	504	1.00	504
OFFP	114	1.00	114	1.00	114
PTO	153	1.00	153	1.00	153
GAR	576	1.00	576	1.00	576
CTWOA	600	1.00	600	1.00	600

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1	1 OFFP	6.00	19.00	114.00	25.99	2004 A 9.00	1.00	2,700
2	1 PTO	9.00	17.00	153.00	3.65	2004 A 9.00	1.00	510
3	1 CONDR	32.00	18.00	576.00	3.65	2003 A 10.00	1.00	1,890
6	1 CONDR	.00	.00	236.00	3.65	2011 A 4.00	1.00	830

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