

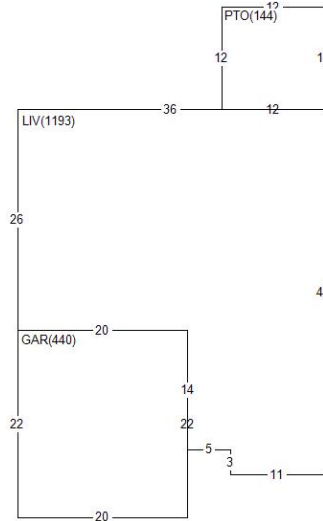
UNIT 1 WOODLAND VILLAS
CONDOMINIUM PHASE 1

101 MEGAN COURT

VALMEYER IL 62295

Site Address: 000101 MEGAN CT

BLDG # 1
 Style/Stories 1.0 One Story
 Quality/Design C C-Average
 Building Use 0140 Condo
 Exterior Wall F Frame
 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 0011 11 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2004
 Effect Year Blt 2004
 Cond/Desir/Util A
 Township Multpl 09 Res CDU - A
 Funct. Obs. % TOWNSHIP #0
 Economic Obs. %
 Observed Cond %
 Obs. Cond. Code
 Combination A
 Comb A Ht/AC
 Unfin Low/Level
 Full Basement F Full Baseme
 # Of Bedrooms 01 One Bedroom
 Sq.Ft.Grd Area 1193



Land Value 19,800
 Misc Value 3,790
 Bldg Value 114,600
 Total Value 138,190
 Value By CAMA

RCN 125,930
 Pct Good 0.9100
 Obsol/Observed 0.0000
 Building Value 114,600

DOCUMENT #	DATE	QS	SALE PRICE
422309	0122	Q	177,500
349814	0811	U	
287265	0504	U	

PERMIT NO	TYPE	DATE	AMOUNT

Appraiser KS K. Sondag
 Appr Date 07/21/22
 Use Code 1040 Condominium
 NBHD 62000.35 VLMYR CONDO
 L100 M100 B108

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA HEATED
BSMR	500	1.00	500	500
CONDR	450	1.00	450	450
GAR	440	1.00	440	440
PTO	144	1.00	144	144
LIV	1193	1.00	1193	1193

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 BRVEN	Brick Veneer	.00	.00	136.00	14.65	2004 A 9.00	1.00	1,810
2 1 PTO	Concrete Patio	12.00	12.00	144.00	3.65	2004 A 9.00	1.00	480
3 1 CONDR	Concrete Drivewa	25.00	18.00	450.00	3.65	2004 A 9.00	1.00	1,500

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0114 COMMON ELEMENT	VR4	1.00 ST	165000.00	TW 1.00 CN	.12 .00	19,800