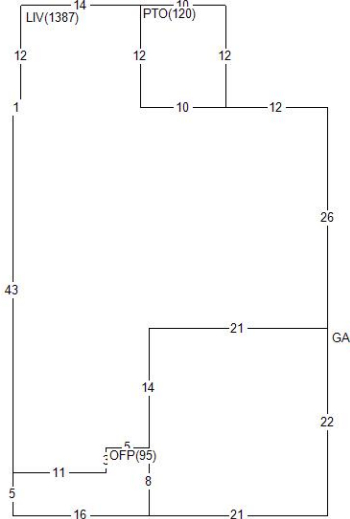


UNIT 8 WOODLAND VILLAS  
CONDOMINIUM

VALMEYER IL 62295

Site Address: 000100 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 0012 12 Fixtures  
 Garage F Frame Garag  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 2019  
 Effect Year Blt 2019  
 Cond/Desir/Util A Res CDU - A  
 Township Multpl 09 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 1387



Land Value 19,800  
 Misc Value 13,930  
 Bldg Value 142,240  
 Total Value 175,970  
 Value By CAMA

RCN 143,680  
 Pct Good 0.9900  
 Obsol/Observed 0.0000  
 Building Value 142,240

DOCUMENT #	DATE	QS	SALE PRICE
417390	0521	Q	218,500

PERMIT NO	TYPE	DATE	AMOUNT
R4-18-01	00	0221	
R4-18-01	16	0518	

Appraiser KK K. Kenned  
 Appr Date 02/17/23  
 Use Code 1040 Condominium  
 NBHD 62000.35 VLMYR CONDO  
 L100 M100 B108

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA HEATED
LIV	1387	1.00	1387 1.00	1387 1387
GAR	462	1.00	462 1.00	462 462
PTO	120	1.00	120 1.00	120 120
OFFP	95	1.00	95 1.00	95 95
CONDR	546	1.00	546 1.00	546 546
BSMR	1250	1.00	1250 1.00	1250 1250

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFP	Open Frame Porch	.00	.00	95.00	27.60	2019 A 1.00	1.00	2,600
2 1 OFP	Open Frame Porch	12.00	10.00	120.00	25.56	2019 A 1.00	1.00	3,040
3 1 CONDR	Concrete Drivewa	26.00	19.00	494.00	3.65	2019 A 1.00	1.00	1,790
4 1 BRVEN	Brick Veneer	.00	.00	448.00	14.65	2019 A 1.00	1.00	6,500

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