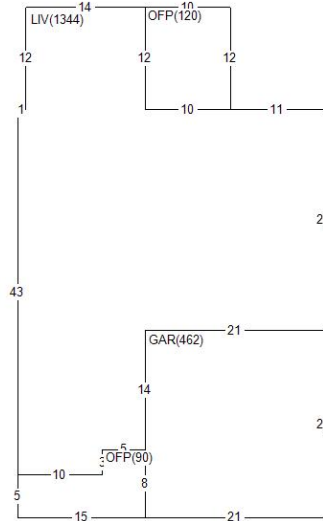


UNIT 7 WOODLAND VILLAS  
CONDOMINIUM

VALMEYER IL 62295

Site Address: 000102 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 LC C-Living Qt  
 Combination  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj  
 Fireplace 00 N/A  
 Extra Fireplace 00 N/A  
 Res Fixtures 0009 09 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 02 Two Bedroom  
 Sq.Ft.Grd Area 1344



Land Value 19,800  
 Misc Value 13,720  
 Bldg Value 124,460  
 Total Value 157,980  
 Value By CAMA

RCN 125,720  
 Pct Good 0.9900  
 Obsol/Observed 0.0000  
 Building Value 124,460

DOCUMENT #	DATE	QS	SALE PRICE
400953	0419	Q	232,000

PERMIT NO	TYPE	DATE	AMOUNT
R4-18-01	00	0219	
R4-18-01	16	0718	

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
LIV	1344	1.00	1344	1.00	1344	1344	1344
GAR	462	1.00	462	1.00	462	462	
OFFP	210	1.00	210	1.00	210	210	
CONDR	494	1.00	494	1.00	494	494	
BSML	378	1.00	378	1.00	378	378	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
1 1 OFFP	Open Frame Porch	.00	.00	90.00	28.19	2019 A	1.00	1.00	2,510
2 1 OFFP	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	440.00	14.65	2019 A	1.00	1.00	6,380

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