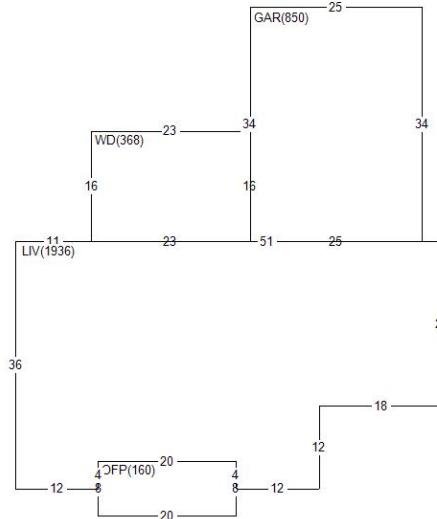


Req By: DAWN  
DAVID R CHRIST &  
LISA DINGWERTH-CHRIST  
206 WEST WOODLAND RIDGE

LOT 164 NEW VALMEYER PHASE 3

VALMEYER IL 62295  
Site Address: 000206 W WOODLAND RIDGE

BLDG # 1  
 Style/Stories 1.0 One Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj  
 Slab Adjustment  
 Basement  
 Combination  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj  
 Fireplace 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 2001  
 Effect Year Blt 2001  
 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.Grd Area 1936



Land Value 26,760  
 Misc Value 24,230  
 Bldg Value 230,890  
 Total Value 281,880  
 Value By CAMA

RCN 265,391  
 Pct Good 0.8700  
 Obsol/Observed 0.0000  
 Building Value 230,890

DOCUMENT # DATE QS SALE PRICE  
 400146 0319 Q 199,000  
 392428 1017 U

PERMIT NO TYPE DATE AMOUNT  
 R1-21-04 21 0521  
 R1-20-01 02 0420  
 R1-00-13 01 0900

Appraiser KS K. Sondag  
 Appr Date 07/20/22  
 Use Code 0040 Imp Res  
 NBHD 62000.10 VLMYR 1.0 STORY  
 L100 M100 B169

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA HEATED
CONDR	1700	1.00	1700	1700
SHED	372	1.00	372	372
OFP	160	1.00	160	160
WD	368	1.00	368	368
GAR	850	1.00	850	850
LIV	1936	1.00	1936	1936

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFP	Open Frame Porch	8.00	20.00	160.00	23.77	2001 A 13.00	1.00	3,310
2 1 WD	Wood Deck	16.00	23.00	368.00	19.35	2001 A 13.00	1.00	6,200
3 1 CONDR	Concrete Drivewa	50.00	34.00	1700.00	3.65	2001 A 13.00	1.00	5,400
5 1 SHED	Frame Shed	11.00	12.00	132.00	26.57	2003 A 12.00	1.00	3,090
6 1 SHED	Frame Shed	12.00	20.00	240.00	26.20	2020 A 1.00	1.00	6,230

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 6200 VALMEYER	VR1	1.00 ST	26760.00	.00	.00 TW 1.00	26,760