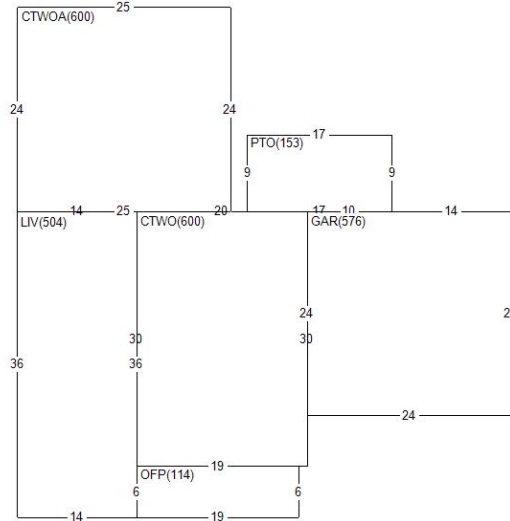


Req By: DAWN
JASON KRITZ &
JESSICA KASTNER
320 NELLIES RIDGE

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 5,810
 Bldg Value 210,540
 Total Value 243,110
 Value By CAMA

RCN 236,565
 Pct Good 0.8900
 Obsol/Observed 0.0000
 Building Value 210,540

DOCUMENT #	DATE	QS	SALE PRICE
435212	1124	U	320,000
292008	1104	Q	176,000
284721	0204	Q	25,000
PERMIT NO	TYPE	DATE	AMOUNT
R1-13-07	09	1013	
R1-04-03	01	0204	

Appraiser AS A. Schwar
 Appr Date 12/03/24
 Use Code 0040 Imp Res
 NBHD 62000.20 VLMYR 2.0 STORY
 L100 M100 B116

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
CONDR	812	1.00	812	1.00	812	812	
CTWO	600	1.00	600	1.00	600	600	
LIV	504	1.00	504	1.00	504	504	504
OFFP	114	1.00	114	1.00	114	114	
PTO	153	1.00	153	1.00	153	153	
GAR	576	1.00	576	1.00	576	576	
CTWOA	600	1.00	600	1.00	600	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	11.00	1.00	2,640
2	1 PTO	9.00	17.00	153.00	3.65	2004 A	11.00	1.00	500
3	1 CONDR	32.00	18.00	576.00	3.65	2003 A	12.00	1.00	1,850
6	1 CONDR	.00	.00	236.00	3.65	2011 A	5.00	1.00	820

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