

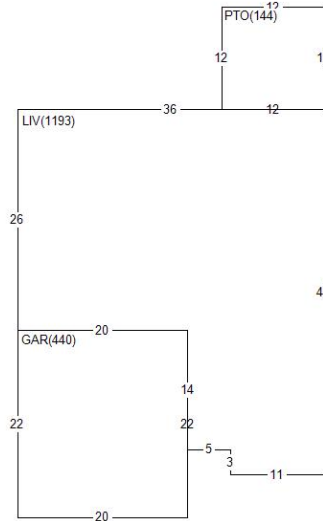
UNIT 1 WOODLAND VILLAS CONDOMINIUM PHASE 1

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 3,700
 Bldg Value 144,250
 Total Value 167,750
 Value By CAMA

RCN 162,077
 Pct Good 0.8900
 Obsol/Observed 0.0000
 Building Value 144,250

| 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 B139

| 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 11.00 | 1.00 | 1,770 |
| 2 1 PTO | Concrete Patio | 12.00 | 12.00 | 144.00 | 3.65 | 2004 A 11.00 | 1.00 | 470 |
| 3 1 CONDR | Concrete Drivewa | 25.00 | 18.00 | 450.00 | 3.65 | 2004 A 11.00 | 1.00 | 1,460 |

| 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 |