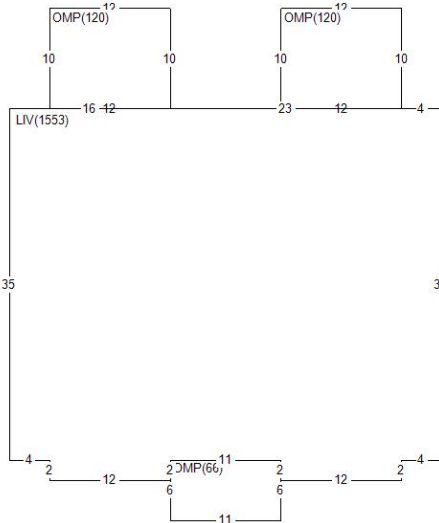


LOT 7 VALMEYER DOWNTOWN  
APARTMENTS

WATERLOO IL 62298  
Site Address: 000208 EMPSON DR

BLDG # 1  
 Style/Stories 2.0 2 Story  
 Quality/Design C C-Average  
 Building Use 0300 Duplex  
 Exterior Wall F Frame 2.0  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj C Crawl  
 Slab Adjustment  
 Basement  
 Combination  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj  
 Fireplace 00 N/A  
 Extra Fireplace 00 N/A  
 Res Fixtures 0020 20 Fixtures  
 Garage  
 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 06 Six Bedroom  
 Sq.Ft.Grnd Area 1553



Land Value 26,760  
 Misc Value 20,550  
 Bldg Value 193,070  
 Total Value 240,380  
 Value By CAMA

RCN 221,920  
 Pct Good 0.8700  
 Obsol/Observed 0.0000  
 Building Value 193,070

DOCUMENT #	DATE	QS	SALE PRICE
433299	0524	U	
431654	0124	Q	295,000
293289	1204	Q	242,500
PERMIT NO	TYPE	DATE	AMOUNT
R4-01-01	15	0201	

Appraiser AS A. Schwar  
 Appr Date 06/11/24  
 Use Code 0040 Imp Res  
 NBHD 62000.25 VLMYR DUPLEX  
 L100 M100 B114

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
CRWL	140	1.00	140	1.00	140	140	
CONDR	1280	1.00	1280	1.00	1280	1280	
OMP	306	1.00	306	1.00	306	306	
LIV	1553	1.00	1553	1.00	1553	1553	1553

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 CONDR	Concrete Drivewa	.00	.00	628.00	3.65	2001 A 13.00	1.00	1,990
2 1 CONDR	Concrete Drivewa	.00	.00	652.00	3.65	2001 A 13.00	1.00	2,070
3 1 OMP	Open Masonry Por	6.00	11.00	66.00	39.06	2001 A 13.00	1.00	2,240
6 1 OMP	Open Masonry Por	10.00	12.00	120.00	33.46	2001 A 13.00	1.00	3,490
7 1 OMP	Open Masonry Por	10.00	12.00	120.00	33.46	2001 A 13.00	1.00	3,490
8 1 BRVEN	Brick Veneer	.00	.00	384.00	14.65	2001 A 13.00	1.00	4,900
LAND LUSE DESC	ZONING	UNITS	TP	PRICE	ADJUSTMENT	CODE/FACTOR	ADJUSTMENT	VALUE
1 6200 VALMEYER	VR4	1.00	ST	26760.00	TW	1.00	.00 .00	26,760

Req By: DAWN  
WELLMAN PROPERTIES LLC  
8608 HENKE CT

MISC BLDG CODE	DESC	Site Address:	WATERLOO	EMPSON	IL 62298	DR	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
9 1 BRVEN	Brick Veneer	000208	LENGTH	WIDTH	UNITS		14.65	2001 A	13.00	1.00	2,370
			.00	.00	186.00						