

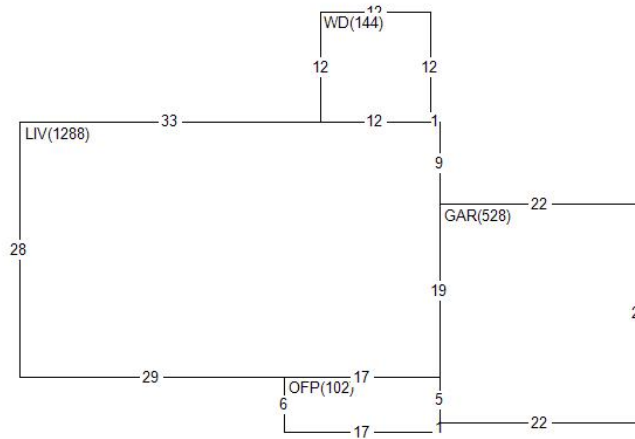
Req By: DAWN  
JAMES B LANE  
117 N CEDAR BLUFF DR  
P O BOX 12

LOT 260 NEW VALMEYER PHASE 5

VALMEYER IL 62295

Site Address: 000117 N CEDAR BLUFF DR

BLDG # 1  
 Style/Stories 1.0 One Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame  
 WALL % 065 065%  
 Exterior Wall 1 M Masonry  
 WALL 1% 035 035%  
 Crawl Sp. Adj  
 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 0008 08 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 06 TOWNSHIP #0  
 Funct. Obs. %  
 Economic Obs. %  
 Observed Cond %  
 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 1288



Land Value 26,760  
 Misc Value 5,130  
 Bldg Value 170,290  
 Total Value 202,180  
 Value By CAMA

RCN 191,335  
 Pct Good 0.8900  
 Obsol/Observed 0.0000  
 Building Value 170,290

DOCUMENT #	DATE	QS	SALE PRICE
289170	0704	Q	127,500
281775	1003	Q	24,100

PERMIT NO	TYPE	DATE	AMOUNT
R1-04-04	01	0204	

Appraiser JB J. Brown  
 Appr Date 07/08/22  
 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
OFF	102	1.00	102	1.00	102
GAR	528	1.00	528	1.00	528
WD	144	1.00	144	1.00	144
LIV	1288	1.00	1288	1.00	1288
CONDR	558	1.00	558	1.00	558

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 BRVEN	Brick Veneer	.00	.00	64.00	14.65	2004 A 11.00	1.00	840
2 1 WD	Wood Deck	12.00	12.00	144.00	19.35	2004 A 11.00	1.00	2,480
3 1 CONDR	Concrete Drivewa	31.00	18.00	558.00	3.65	2004 A 11.00	1.00	1,810

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