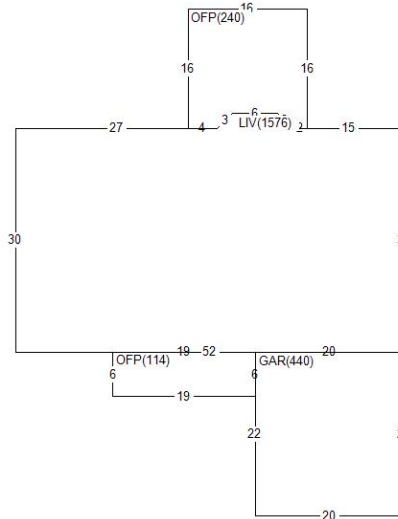


LOT 316 NEW VALMEYER PHASE 5

VALMEYER IL 62295  
Site Address: 000223 WILLOW 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 C Crawl  
 Slab Adjustment  
 Basement  
 Combination  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj  
 Fireplace 31 DirectVent  
 Extra Fireplace 00 N/A  
 Res Fixtures 0009 09 Fixtures  
 Garage F Frame Garag  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 2003  
 Effect Year Blt 2003  
 Cond/Desir/Util A Res CDU - 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.Grnd Area 1576



Land Value 26,760  
 Misc Value 18,720  
 Bldg Value 191,170  
 Total Value 236,650  
 Value By CAMA

RCN 217,239  
 Pct Good 0.8800  
 Obsol/Observed 0.0000  
 Building Value 191,170

DOCUMENT #	DATE	QS	SALE PRICE
382051	0316	05	
*272806	0403	Q	148,500
	0802	Q	23,360

PERMIT NO	TYPE	DATE	AMOUNT
R1-10-07	07	0610	
R1-02-25	00	0103	
R1-02-25	01	0702	

Appraiser JB J. Brown  
 Appr Date 07/11/22  
 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
CRWL	16	1.00	16	1.00	16	16	
CONDR	560	1.00	560	1.00	560	560	
GAR	440	1.00	440	1.00	440	440	
OFFP	354	1.00	354	1.00	354	354	
LIV	1576	1.00	1576	1.00	1576	1576	1576

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
2 1 OFFP	Open Frame Porch	6.00	19.00	114.00	25.99	2003 A	12.00	1.00	2,610
3 1 CONDR	Concrete Drivewa	28.00	20.00	560.00	3.65	2003 A	12.00	1.00	1,800
4 1 BRVEN	Brick Veneer	.00	.00	334.00	14.65	2003 A	12.00	1.00	4,310
5 1 OFFP	Open Frame Porch	.00	.00	240.00	23.59	2010 A	6.00	1.00	5,320
6 1 WD	Wood Deck	19.00	13.00	247.00	19.35	2017 A	2.00	1.00	4,680

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 .00	26,760