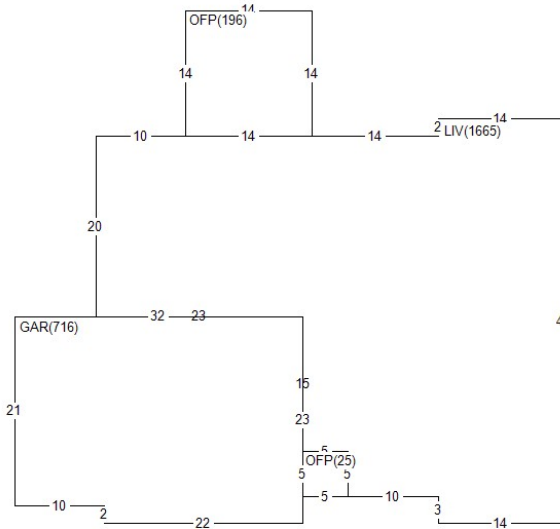


LOT 11 FOX RUN ESTATES PHASE 1

COLUMBIA IL 62236

Site Address: 002346 LAKE SHORE DR

BLDG # 1
 Style/Stories 1.0 One Story
 Quality/Design C C-Average
 Building Use 0100 Single Fami
 Exterior Wall F Frame
 WALL % 075 075%
 Exterior Wall 1 M Masonry
 WALL 1% 025 025%
 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 0009 09 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2019
 Effect Year Blt 2019
 Cond/Desir/Util A Res CDU - A
 Township Multpl 04 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 03 Three Bedro
 Sq.Ft.Grd Area 1665



Land Value 57,260
 Misc Value 11,640
 Bldg Value 321,560
 Total Value 390,460
 Value By CAMA

RCN 328,123
 Pct Good 0.9800
 Obsol/Observed 0.0000
 Building Value 321,560

DOCUMENT #	DATE	QS	SALE PRICE
403855	0919	U	
403169	0819	Q	295,176
384686	0716	Q	795,000
PERMIT NO	TYPE	DATE	AMOUNT
BP-19-026	01	0000	

Appraiser JB J. Brown
 Appr Date 08/31/23
 Use Code 0040 Imp Res
 NBHD 411.39 FOX RUN EST 1.0
 L100 M100 B240

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA HEATED
LIV	1665	1.00	1665	1665
GAR	716	1.00	716	716
OFF	221	1.00	221	221
CRWL	28	1.00	28	28
CONDR	1339	1.00	1339	1339

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
2 1 CONDR	Concrete Drivewa	.00	.00	1339.00	3.65	2019 A 2.00	1.00	4,790
3 1 BRVEN	Brick Veneer	.00	.00	168.00	14.65	2019 A 2.00	1.00	2,410
4 1 OFF	Open Frame Porch	14.00	14.00	196.00	22.86	2022 A 1.00	1.00	4,440

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	13503.60 S	4.24	TW 1.00	.00 .00	57,260