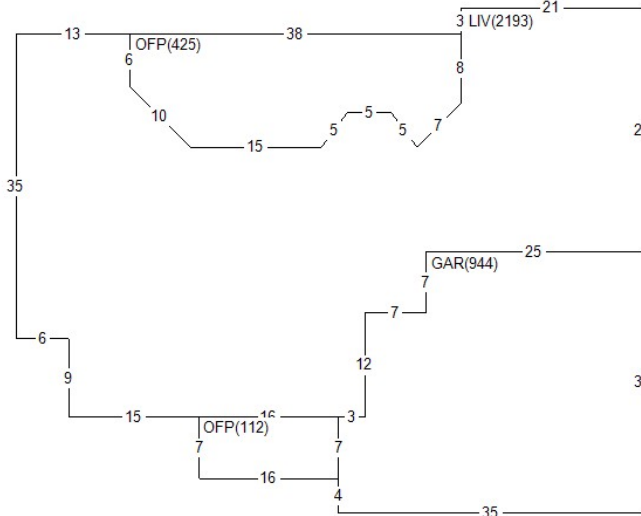


Req By: DAWN
CHRISTOPHE JILL THOMAS
2354 LAKE SHORE DRIVE

LOT 9 FOX RUN ESTATES PHASE 1

COLUMBIA IL 62236
Site Address: 002354 LAKE SHORE DR

BLDG # 1
 Style/Stories 1.0 One Story
 Quality/Design C C-Average
 Building Use 0100 Single Fami
 Exterior Wall M Masonry 1.0
 WALL % 050 050%
 Exterior Wall 1 F Frame
 WALL 1% 050 050%
 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 0011 11 Fixtures
 Garage M Masonry Gar
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2016
 Effect Year Blt 2016
 Cond/Desir/Util 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.Grnd Area 2193



Land Value 67,850
 Misc Value 18,440
 Bldg Value 422,050
 Total Value 508,340
 Value By CAMA

RCN 435,106
 Pct Good 0.9700
 Obsol/Observed 0.0000
 Building Value 422,050

DOCUMENT #	DATE	QS	SALE PRICE
382287	0316	Q	40,000

PERMIT NO	TYPE	DATE	AMOUNT
BP-16-001	00	0616	
BP-16-001	01	0116	

Appraiser DG D. Goff
 Appr Date 06/11/20
 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	2193	1.00	2193	2193
Unfin Low/Level	537	1.00	537	537
Full Basement	944	1.00	944	944
# Of Bedrooms	03	1.00	1890	1890

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFP	Open Frame Porch	7.00	16.00	112.00	26.14	2016 A 3.00	1.00	2,840
2 1 OFP	Open Frame Porch	.00	.00	425.00	21.60	2016 A 3.00	1.00	8,910
3 1 CONDR	Concrete Drivewa	54.00	35.00	1890.00	3.65	2016 A 3.00	1.00	6,690

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	25700.40 S	2.64	TW 1.00	.00 .00	67,850