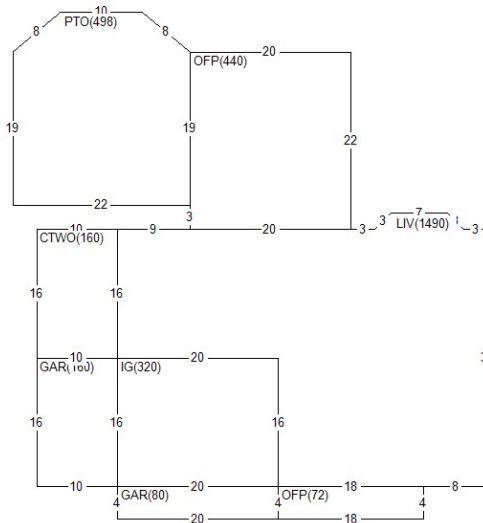


LOT 8 FOX RUN ESTATES PHASE 1

COLUMBIA IL 62236

Site Address: 002358 LAKE SHORE DR

BLDG # 1  
 Style/Stories 2.0 2 Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame 2.0  
 WALL % 080 080%  
 Exterior Wall 1 M Masonry  
 WALL 1% 020 020%  
 Crawl Sp. Adj C Crawl  
 Slab Adjustment  
 Basement  
 Combination F1 Frame/1.0  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj AC1 Cent AC Cmb  
 Fireplace 03 C-Fireplace  
 Extra Fireplace 00 N/A  
 Res Fixtures 0011 11 Fixtures  
 Garage F Frame Garag  
 Integral Garage IG Integral Ga  
 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 1650



Land Value 65,860  
 Misc Value 20,450  
 Bldg Value 447,480  
 Total Value 533,790  
 Value By CAMA

RCN 461,316  
 Pct Good 0.9700  
 Obsol/Observed 0.0000  
 Building Value 447,480

DOCUMENT #	DATE	QS	SALE PRICE
384383	0716	Q	325,076
377969	0615	Q	500,000

PERMIT NO	TYPE	DATE	AMOUNT
BP-17-160	07	0917	
BP-16-006	00	0716	
BP-16-006	01	0116	

Appraiser DG D. Goff  
 Appr Date 08/19/25  
 Use Code 0040 Imp Res

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED	NBHD
LIV	1490	1.00	1490	1.00	1490	1490	1490	
IG	320	1.00	320	1.00	320	320		
GAR	240	1.00	240	1.00	240	240		
OFFP	512	1.00	512	1.00	512	512		
CTWO	160	1.00	160	1.00	160	160		
CONDR	1254	1.00	1254	1.00	1254	1254		
CRWL	18	1.00	18	1.00	18	18		
PTO	498	1.00	498	1.00	498	498		

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
1	1 OFFP	4.00	18.00	72.00	30.63	2016 A	3.00	1.00	2,140
2	1 PTO	.00	.00	498.00	3.65	2016 A	3.00	1.00	1,760
3	1 CONDR	.00	.00	1254.00	3.65	2016 A	3.00	1.00	4,440
4	1 BRVEN	.00	.00	200.00	14.65	2016 A	3.00	1.00	2,840
5	1 OFFP	22.00	20.00	440.00	21.50	2018 A	2.00	1.00	9,270

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	23522.40 S	2.80	TW 1.00	.00 .00 .00	65,860