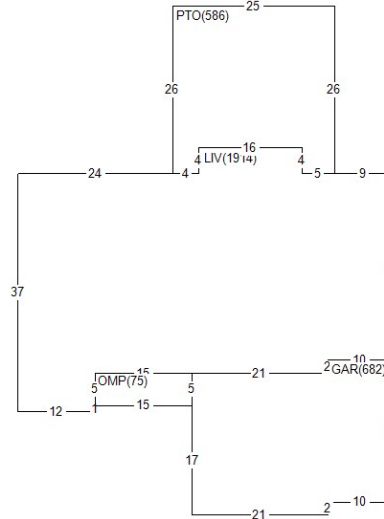


LOT 17 FOX RUN ESTATES PHASE 1

COLUMBIA IL 62236
Site Address: 002379 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 % 080 080%
 Exterior Wall 1 M Masonry
 WALL 1% 020 020%
 Crawl Sp. Adj
 Slab Adjustment
 Basement
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 03 C-Fireplace
 Extra Fireplace 00 N/A
 Res Fixtures 0009 09 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2016
 Effect Year Blt 2016
 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 1914



Land Value 62,100
 Misc Value 13,560
 Bldg Value 358,360
 Total Value 434,020
 Value By CAMA

RCN 369,439
 Pct Good 0.9700
 Obsol/Observed 0.0000
 Building Value 358,360

DOCUMENT #	DATE	QS	SALE PRICE
433757	0724	U	
383341	0516	Q	272,729
377969	0615	Q	500,000
PERMIT NO	TYPE	DATE	AMOUNT
BP-15-166	00	0516	
BP-15-166	01	1015	

Appraiser AS A. Schwar
 Appr Date 08/05/24
 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	1914	1.00	1914 1.00	1914 1914
OMP	75	1.00	75 1.00	75 75
GAR	682	1.00	682 1.00	682 682
CONDR	1332	1.00	1332 1.00	1332 1332
PTO	586	1.00	586 1.00	586 586

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OMP	Open Masonry Por	5.00	15.00	75.00	37.66	2016 A 3.00	1.00	2,740
2 1 CONDR	Concrete Drivewa	.00	.00	1332.00	3.65	2016 A 3.00	1.00	4,720
3 1 BRVEN	Brick Veneer	.00	.00	280.00	14.65	2016 A 3.00	1.00	3,980
4 1 PTO	Concrete Patio	.00	.00	586.00	3.65	2020 A 1.00	1.00	2,120

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	19166.40 S	3.24	TW 1.00	.00 .00	62,100