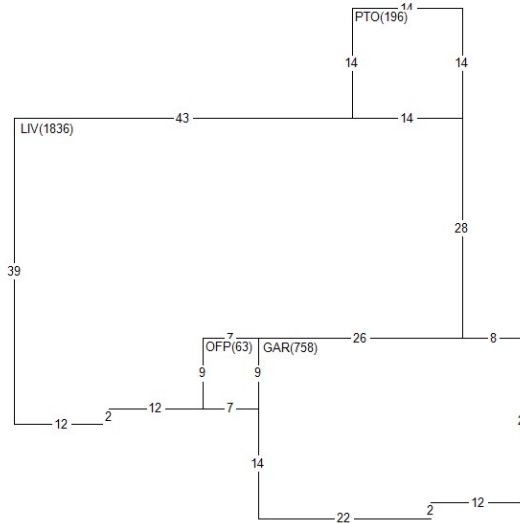


LOT 21 FOX RUN ESTATES PHASE 1

FREEBURG IL 62243

Site Address: 002395 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 % 100 100%
 Exterior Wall 1
 WALL 1% 000 N/A
 Crawl Sp. Adj
 Slab Adjustment
 Basement RC C-Rec Room
 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 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 1836



Land Value 60,640
 Misc Value 12,880
 Bldg Value 358,410
 Total Value 431,930
 Value By CAMA

RCN 369,497
 Pct Good 0.9700
 Obsol/Observed 0.0000
 Building Value 358,410

DOCUMENT #	DATE	QS	SALE PRICE
428579	0423	Q	430,000
387778	0117	U	
384854	0816	Q	275,000

PERMIT NO	TYPE	DATE	AMOUNT
BP-16-187	21	1016	
BP-16-003	00	0716	
BP-16-003	01	0116	

Appraiser AS A. Schwar
 Appr Date 05/03/23
 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	1836	1.00	1836	1.00	1836	1836	1836
PTO	196	1.00	196	1.00	196	196	
OFF	63	1.00	63	1.00	63	63	
GAR	758	1.00	758	1.00	758	758	
CONDR	1440	1.00	1440	1.00	1440	1440	
BSMR	918	1.00	918	1.00	918	918	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
1	1 OFF	9.00	7.00	63.00	32.03	2016 A	3.00	1.00	1,960
2	1 PTO	14.00	14.00	196.00	3.65	2016 A	3.00	1.00	690
3	1 CONDR	.00	.00	1440.00	3.65	2016 A	3.00	1.00	5,100
4	1 BRVEN	.00	.00	361.00	14.65	2016 A	3.00	1.00	5,130

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	17424.00 S	3.48	TW 1.00	.00 .00	60,640