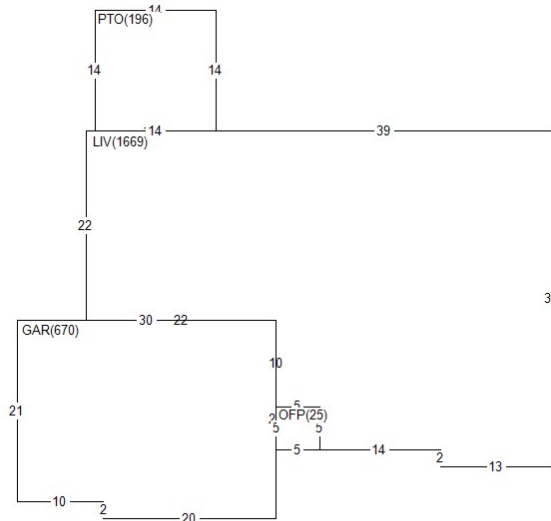


LOT 25 FOX RUN ESTATES PHASE 2

COLUMBIA IL 62236

Site Address: 000317 FOX RUN 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 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 2018  
 Effect Year Blt 2018  
 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.Grnd Area 1669



Land Value 55,750  
 Misc Value 8,260  
 Bldg Value 328,020  
 Total Value 392,030  
 Value By CAMA

RCN 334,711  
 Pct Good 0.9800  
 Obsol/Observed 0.0000  
 Building Value 328,020

DOCUMENT #	DATE	QS	SALE PRICE
423033	0322	Q	352,000
399053	1218	Q	275,000
384686	0716	U	795,000
PERMIT NO	TYPE	DATE	AMOUNT
22-7717	08	0922	
BP-18-005	00	1118	
BP-18-005	01	0118	
Appraiser JB J. Brown			
Appr Date 04/06/22			
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	1669	1.00	1669	1.00	1669
GAR	670	1.00	670	1.00	670
OFP	25	1.00	25	1.00	25
PTO	196	1.00	196	1.00	196
CONDR	1341	1.00	1341	1.00	1341

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 PTO	Concrete Patio	14.00	14.00	196.00	3.65	2018 A 2.00	1.00	700
2 1 CONDR	Concrete Drivewa	.00	.00	1341.00	3.65	2018 A 2.00	1.00	4,800
3 1 BRVEN	Brick Veneer	.00	.00	192.00	14.65	2018 A 2.00	1.00	2,760

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	11761.20 S	4.74	TW 1.00	.00 .00	55,750