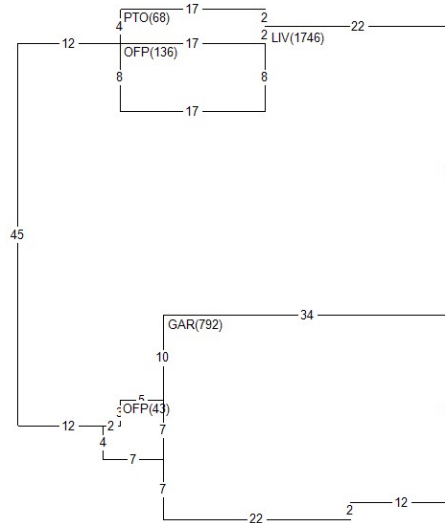


LOT 23 FOX RUN ESTATES PHASE 2

COLUMBIA IL 62236

Site Address: 000325 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 00 N/A
 Extra Fireplace 00 N/A
 Res Fixtures 0010 10 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2017
 Effect Year Blt 2017
 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 1746



Land Value 55,380
 Misc Value 15,350
 Bldg Value 338,540
 Total Value 409,270
 Value By CAMA

RCN 345,449
 Pct Good 0.9800
 Obsol/Observed 0.0000
 Building Value 338,540

DOCUMENT #	DATE QS	SALE PRICE
388308	0217 Q	258,600
383813	0616 U	106,000

PERMIT NO	TYPE	DATE	AMOUNT
BP-16-104	00	0217	
BP-16-104	01	0416	

Appraiser DG D. Goff
 Appr Date 06/11/20
 Use Code 0040 Imp Res

	AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED	NBHD
LIV	1746	1.00	1746	1.00	1746	1746	
Unfin Low/Level	179	1.00	179	1.00	179	179	
Full Basement	68	1.00	68	1.00	68	68	
# Of Bedrooms	792	1.00	792	1.00	792	792	
Sq.Ft.Grnd Area	1464	1.00	1464	1.00	1464	1464	

411.39 FOX RUN EST 1.0
 L100 M100 B240

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFP	Open Frame Porch	.00	.00	43.00	38.88	2017 A 2.00	1.00	1,640
2 1 OFP	Open Frame Porch	8.00	17.00	136.00	24.67	2017 A 2.00	1.00	3,290
3 1 PTO	Concrete Patio	4.00	17.00	68.00	3.65	2017 A 2.00	1.00	240
4 1 CONDR	Concrete Drivewa	.00	.00	1464.00	3.65	2017 A 2.00	1.00	5,240
5 1 BRVEN	Brick Veneer	.00	.00	344.00	14.65	2017 A 2.00	1.00	4,940

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	11325.60 S	4.89	TW 1.00	.00 .00 .00	55,380