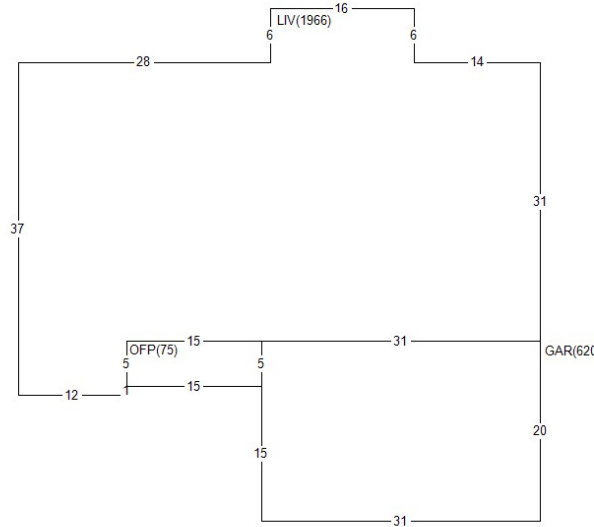


LOT 28 FOX RUN ESTATES PHASE 2

COLUMBIA IL 62236

Site Address: 000305 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 C Crawl
 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 0008 08 Fixtures
 Garage M Masonry Gar
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2019
 Effect Year Blt 2019
 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 1966



Land Value 54,680
 Misc Value 6,760
 Bldg Value 356,020
 Total Value 417,460
 Value By CAMA

RCN 363,288
 Pct Good 0.9800
 Obsol/Observed 0.0000
 Building Value 356,020

DOCUMENT #	DATE	QS	SALE PRICE
399730	0119	Q	313,081
384686	0716	U	795,000

PERMIT NO	TYPE	DATE	AMOUNT
HOP-19-019	00	0119	
BP-18-098	01	0518	

Appraiser JB J. Brown
 Appr Date 10/07/20
 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	1966	1.00	1966	1.00	1966
CRWL	32	1.00	32	1.00	32
CONDR	1269	1.00	1269	1.00	1269
OFFP	75	1.00	75	1.00	75
GAR	620	1.00	620	1.00	620

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 CONDR	Concrete Drivewa	47.00	27.00	1269.00	3.65	2019 A 2.00	1.00	4,540
2 1 OFFP	Open Frame Porch	15.00	5.00	75.00	30.16	2019 A 2.00	1.00	2,220

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT CODE/FACTOR	VALUE
1 0401 COLUMBIA LAND #1	CR5	10454.40 S	5.23	TW 1.00 .00	54,680