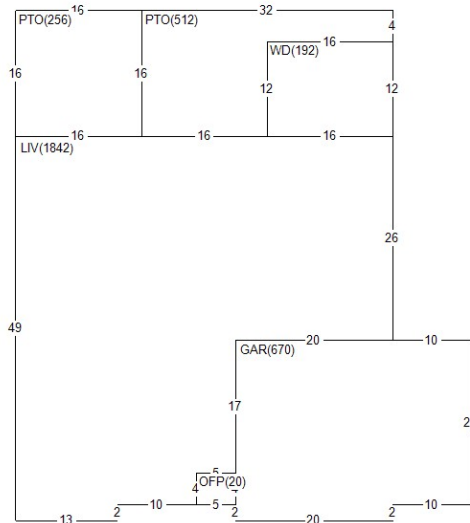


LOT 35 FOX RUN ESTATES PHASE 2

COLUMBIA IL 62236

Site Address: 000326 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 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 1842



Land Value 62,100
 Misc Value 10,760
 Bldg Value 353,520
 Total Value 426,380
 Value By CAMA

RCN 360,730
 Pct Good 0.9800
 Obsol/Observed 0.0000
 Building Value 353,520

DOCUMENT #	DATE	QS	SALE PRICE
418723	0721	Q	409,000
389360	0417	Q	311,075
384686	0716	U	795,000
PERMIT NO	TYPE	DATE	AMOUNT
BP-16-192	00	0417	
BP-16-192	01	1016	

Appraiser AS A. Schwar
 Appr Date 08/03/21
 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	1842	1.00	1842 1.00	1842 1842
GAR	670	1.00	670 1.00	670 670
OFP	20	1.00	20 1.00	20 20
PTO	768	1.00	768 1.00	768 768
WD	192	1.00	192 1.00	192 192
CONDR	1191	1.00	1191 1.00	1191 1191

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 WD	Wood Deck	12.00	16.00	192.00	19.35	2017 A 2.00	1.00	3,640
2 1 PTO	Concrete Patio	16.00	16.00	256.00	3.65	2017 A 2.00	1.00	920
3 1 CONDR	Concrete Drivewa	.00	.00	670.00	3.65	2017 A 2.00	1.00	2,400
4 1 BRVEN	Brick Veneer	.00	.00	136.00	14.65	2017 A 2.00	1.00	1,950
5 1 PTO	Concrete Patio	16.00	32.00	512.00	3.65	2020 A 1.00	1.00	1,850

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 .00	62,100