

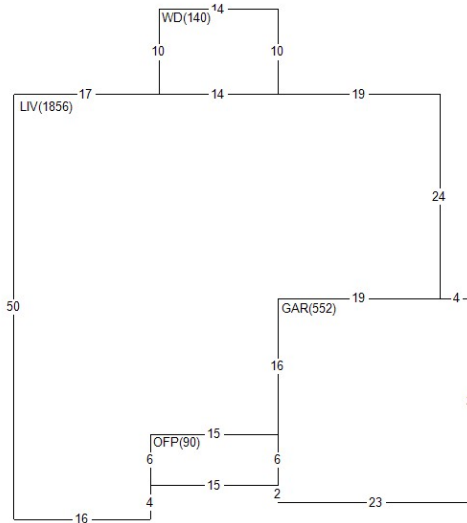
Req By: DAWN
JOSEPH & MARISSA DAWKINS
2343 LAKE SHORE DRIVE

LOT 40 FOX RUN ESTATES PHASE 3

COLUMBIA IL 62236

Site Address: 002343 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 % 080 080%
 Exterior Wall 1 M Masonry
 WALL 1% 020 020%
 Crawl Sp. Adj
 Slab Adjustment
 Basement LC C-Living Qt
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 31 DirectVent
 Extra Fireplace 00 N/A
 Res Fixtures 0016 16 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 04 Four Bedroo
 Sq.Ft.Grđ Area 1856



Land Value 56,470
 Misc Value 13,570
 Bldg Value 400,420
 Total Value 470,460
 Value By CAMA

RCN 408,588
 Pct Good 0.9800
 Obsol/Observed 0.0000
 Building Value 400,420

DOCUMENT #	DATE	QS	SALE PRICE
439435	0925	Q	495,000
395329	0418	Q	355,500
392114	0917	Q	60,000
PERMIT NO	TYPE	DATE	AMOUNT
BP-17-176	00	0418	
BP-17-176	01	1017	

Appraiser AS A. Schwar
 Appr Date 10/20/25
 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	1856	1.00	1856	1.00	1856	1856	1856
OFF	90	1.00	90	1.00	90	90	
GAR	552	1.00	552	1.00	552	552	
WD	140	1.00	140	1.00	140	140	
BSML	1690	1.00	1690	1.00	1690	1690	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
1	1 OFFP	6.00	15.00	90.00	28.19	2018 A	2.00	1.00	2,490
2	1 WD	10.00	14.00	140.00	19.35	2018 A	2.00	1.00	2,660
3	1 PTO	8.00	20.00	160.00	3.65	2018 A	2.00	1.00	570
4	1 CONDR	.00	.00	1609.00	3.65	2018 A	2.00	1.00	5,760
5	1 BRVEN	.00	.00	136.00	14.65	2018 A	2.00	1.00	1,950
6	1 BRVEN	.00	.00	10.00	14.65	2018 A	2.00	1.00	140
LAND LUSE DESC	ZONING	UNITS	TP	PRICE	ADJUSTMENT	CODE/FACTOR	ADJUSTMENT	VALUE	
1 0401 COLUMBIA LAND #1	CR5	12632.40	S	4.47	TW	1.00	.00	.00	56,470