

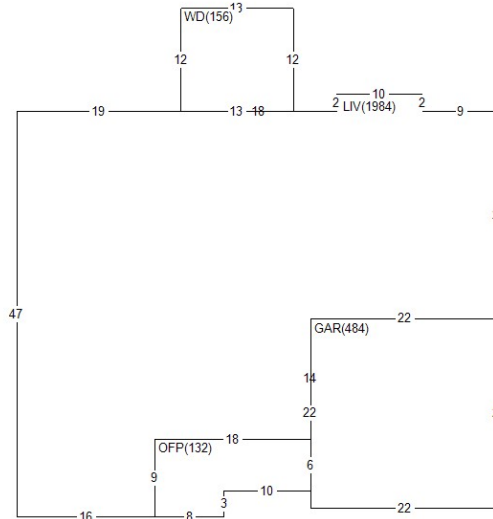
Req By: DAWN
GEORGE IV& CHELSEA CEPICKY
2355 LAKE SHORE DR

LOT 43 FOX RUN ESTATES PHASE 3

COLUMBIA IL 62236

Site Address: 002355 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 % 070 070%
 Exterior Wall 1 M Masonry
 WALL 1% 030 030%
 Crawl Sp. Adj C Crawl
 Slab Adjustment
 Basement RC C-Rec Room
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 00 N/A
 Extra Fireplace 00 N/A
 Res Fixtures 0013 13 Fixtures
 Garage F Frame Garag
 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.Grđ Area 1984



Land Value 55,380
 Misc Value 12,430
 Bldg Value 389,170
 Total Value 456,980
 Value By CAMA

RCN 397,109
 Pct Good 0.9800
 Obsol/Observed 0.0000
 Building Value 389,170

DOCUMENT #	DATE	QS	SALE PRICE
418936	0821	Q	419,000
411430	1020	Q	407,500
400954	0419	Q	407,659

PERMIT NO	TYPE	DATE	AMOUNT
21-6974	08	0921	
BP-18-129	00	0419	
BP-18-129	01	0718	

Appraiser AS A. Schwar
 Apr Date 09/02/21
 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	1984	1.00	1984	1.00	1984	1984	1984
GAR	484	1.00	484	1.00	484	484	
OFF	132	1.00	132	1.00	132	132	
WD	156	1.00	156	1.00	156	156	
CRWL	20	1.00	20	1.00	20	20	
CONDR	1230	1.00	1230	1.00	1230	1230	
BSMR	1304	1.00	1304	1.00	1304	1304	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFP	Open Frame Porch	.00	.00	132.00	24.86	2019 A 2.00	1.00	3,220
2 1 WD	Wood Deck	12.00	13.00	156.00	19.35	2019 A 2.00	1.00	2,960
3 1 DORM	Dormer	.00	.00	1.00	1850.00	2019 OD 0.00	1.00	1,850
4 1 CONDR	Concrete Drivewa	.00	.00	1230.00	3.65	2019 A 2.00	1.00	4,400

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	55,380