

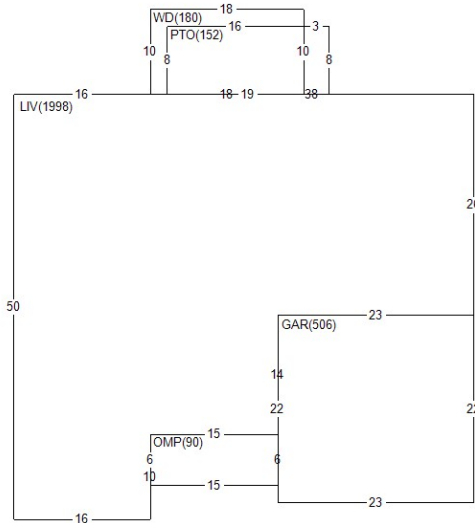
Req By: DAWN
 ROBERT J & JESSICA KENNEDY
 2347 LAKE SHORE DRIVE

LOT 41 FOX RUN ESTATES PHASE 3

COLUMBIA IL 62236

Site Address: 002347 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
 Slab Adjustment
 Basement LC C-Living Qt
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 03 C-Fireplace
 Extra Fireplace 00 N/A
 Res Fixtures 0014 14 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 04 Four Bedroo
 Sq.Ft.Grđ Area 1998



Land Value 56,110
 Misc Value 13,350
 Bldg Value 404,340
 Total Value 473,800
 Value By CAMA
 RCN 412,596
 Pct Good 0.9800
 Obsol/Observed 0.0000
 Building Value 404,340

DOCUMENT #	DATE	QS	SALE PRICE
408761	0620	Q	394,900
400379	0319	Q	387,648
396255	0618	Q	55,000

PERMIT NO	TYPE	DATE	AMOUNT
BP-18-128	01	0718	

Appraiser AS A. Schwar
 Appr Date 07/02/20
 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	1998	1.00	1998	1.00	1998	1998	1998
OMP	90	1.00	90	1.00	90	90	
GAR	506	1.00	506	1.00	506	506	
WD	180	1.00	180	1.00	180	180	
PTO	152	1.00	152	1.00	152	152	
CONDR	1230	1.00	1230	1.00	1230	1230	
BSML	1061	1.00	1061	1.00	1061	1061	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1	1 OMP	6.00	15.00	90.00	35.69	2019 A 2.00	1.00	3,150
2	1 WD	10.00	18.00	180.00	19.35	2019 A 2.00	1.00	3,410
3	1 PTO	8.00	19.00	152.00	3.65	2019 A 2.00	1.00	540
4	1 DORM	.00	.00	1.00	1850.00	2019 OD 0.00	1.00	1,850
5	1 CONDR	.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	12196.80 S	4.60	TW 1.00	.00 .00 .00	56,110