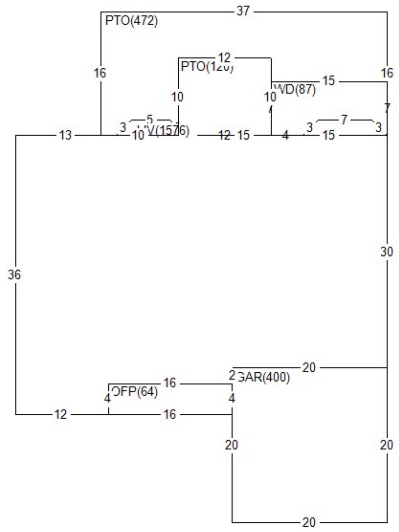
ALEX & MORGAN STEWART
2430 LAKE SHORE DRIVE
COLUMBIA IL 62236

LOT 216 COLUMBIA LAKES III PHASE 4

ROOF MOUNTED SOLAR PANELS

BLDG # 1 Site Address: 002430 LAKE SHORE DR

Style/Stories	1.0	One Story	
Quality/Design	C	C-Average	
Building Use	0100	Single Fami	
Exterior Wall	F	Frame	
WALL %	100	100%	
Exterior Wall 1			
WALL 1%	000	N/A	
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	0011	11 Fixtures	
Garage	F	Frame Garag	
Integral Garage			
Remodeling Adj	01	No Remodeli	
Actual Year Blt	2005		
Effect Year Blt	2005		
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.Grd Area	1576		



Land Value	52,800
Misc Value	8,220
Bldg Value	271,280
Total Value	332,300
Value By	CAMA
RCN	304,813
Pct Good	0.8900
Obsol/Observed	0.0000
Building Value	271,280

DOCUMENT #	DATE	QS	SALE PRICE
434978	1024	Q	350,000
427482	0123	U	
373816	1014	Q	222,000

PERMIT NO	TYPE	DATE	AMOUNT
BPR25-0713	40	0925	
22-7641	08	0822	
5546	04	0805	

Appraiser AS A. Schwar
Appr Date 11/14/24
Use Code 0040 Imp Res
NBHD 401.10 COL 1.0 2000-2009 L100 M100 B228

	AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
	CONDR	910	1.00	910	1.00	910	910	
	CRWL	32	1.00	32	1.00	32	32	
	BSMR	950	1.00	950	1.00	950	950	
	PTO	592	1.00	592	1.00	592	592	
	WD	87	1.00	87	1.00	87	87	
	GAR	400	1.00	400	1.00	400	400	
	OFP	64	1.00	64	1.00	64	64	
	LIV	1576	1.00	1576	1.00	1576	1576	1576

MISC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1	1	OFP	Open Frame Porch	4.00	16.00	64.00	31.88	2005	A	11.00	1.00	1,820
2	1	CONDR	Concrete Drivewa	.00	.00	910.00	3.65	2005	A	11.00	1.00	2,960
3	1	PTO	Concrete Patio	10.00	12.00	120.00	3.65	2005	A	11.00	1.00	390
4	1	WD	Wood Deck	.00	.00	87.00	19.35	2005	A	11.00	1.00	1,500
5	1	PTO	Concrete Patio	.00	.00	472.00	3.65	2006	A	10.00	1.00	1,550

LAND	LUSE	DESC	ZONING	UNITS	TP	PRICE	ADJUSTMENT CODE/FACTOR				VALUE
1	0401	COLUMBIA LAND #1	CR5	8276.40	S	6.38	TW 1.00	.00	.00	.00	52,800