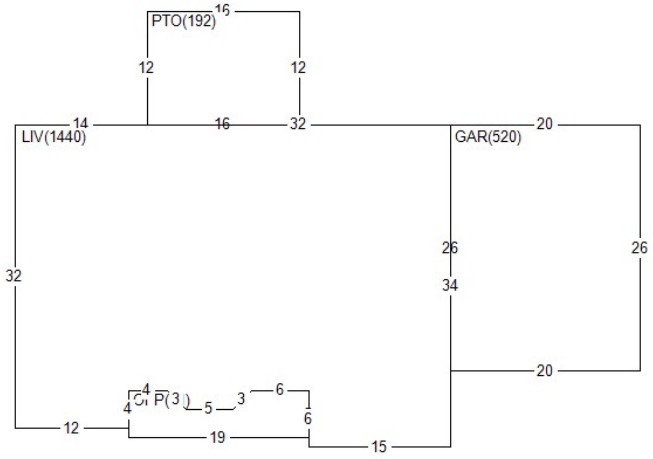
VERNON & KRYSTAL LEEMON
LOT 125 NEW VALMEYER PHASE 2 309 NELLIES RIDGE

VALMEYER IL 62295
BLDG # 1 Site Address: 000309 NELLIES RIDGE

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	0012	12 Fixtures
Garage	F	Frame Garag
Integral Garage		
Remodeling Adj	01	No Remodeli
Actual Year Blt	2001	
Effect Year Blt	2001	
Cond/Desir/Util	A	Res CDU - A
Township Multpl	09	TOWNSHIP #0
Funct. Obs. %		
Economic Obs. %		
Observed Cond %		
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	1440	



Land Value	26,760
Misc Value	9,310
Bldg Value	199,890
Total Value	235,960
Value By	CAMA
RCN	232,432
Pct Good	0.8600
Obsol/Observed	0.0000
Building Value	199,890

DOCUMENT #	DATE	QS	SALE PRICE
314791	0407	Q	188,000
	0701	Q	18,500
	1096	Q	18,233

PERMIT NO	TYPE	DATE	AMOUNT
R1-03-56	08	1003	
R1-01-14	01	0701	

Appraiser KS K. Sondag
Appr Date 07/21/22
Use Code 0040 Imp Res
NBHD 62000.10 VLMYR 1.0 STORY
L100 M100 B179

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
CONDR	820	1.00	820	1.00	820	820	
BSMR	750	1.00	750	1.00	750	750	
CRWL	14	1.00	14	1.00	14	14	
OFP	81	1.00	81	1.00	81	81	
GAR	520	1.00	520	1.00	520	520	
PTO	192	1.00	192	1.00	192	192	
LIV	1440	1.00	1440	1.00	1440	1440	1440

MISC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1	1	BRVEN	Brick Veneer	.00	.00	344.00	14.65	2001	A	14.00	1.00	4,330
2	1	CONDR	Concrete Drivewa	.00	.00	820.00	3.65	2001	F	22.00	1.00	2,340
3	1	OFP	Open Frame Porch	.00	.00	81.00	29.26	2001	A	14.00	1.00	2,040
4	1	PTO	Concrete Patio	12.00	16.00	192.00	3.65	2001	A	14.00	1.00	600

LAND	LUSE	DESC	ZONING	UNITS	TP	PRICE	ADJUSTMENT CODE/FACTOR				VALUE
1	6200	VALMEYER	VR1	1.00	ST	26760.00	.00	.00	.00	TW 1.00	26,760