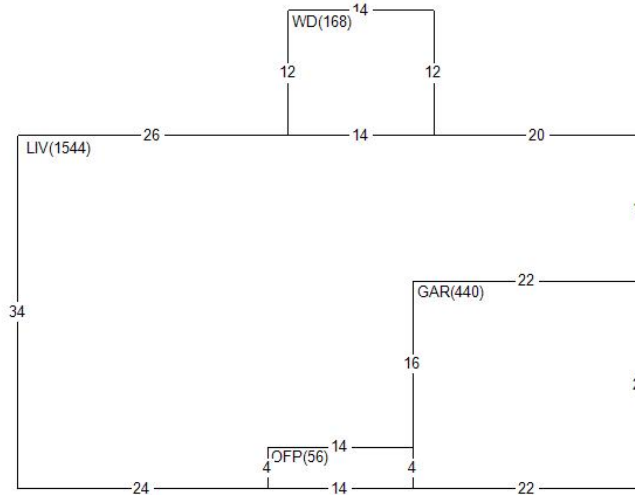


LOT 18 EAGLE CLIFF ESTATES

WATERLOO IL 62298

Site Address: 002419 FALCON PL

BLDG # 1  
 Style/Stories 1.0 One Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame  
 WALL % 040 040%  
 Exterior Wall 1 M Masonry  
 WALL 1% 060 060%  
 Crawl Sp. Adj  
 Slab Adjustment  
 Basement RC C-Rec Room  
 Combination  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj  
 Fireplace 24 C-2 Fr.Ones  
 Extra Fireplace 00 N/A  
 Res Fixtures 0013 13 Fixtures  
 Garage M Masonry Gar  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 1996  
 Effect Year Blt 1996  
 Cond/Desir/Util A Res CDU - A  
 Township Multpl 06 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 1544



Land Value 100,010  
 Misc Value 16,300  
 Bldg Value 267,760  
 Total Value 384,070  
 Value By CAMA

RCN 318,766  
 Pct Good 0.8400  
 Obsol/Observed 0.0000  
 Building Value 267,760

DOCUMENT #	DATE	QS	SALE PRICE
396656	0618	U	312,455
	0702	Q	200,000
	1001	Q	170,000

PERMIT NO	TYPE	DATE	AMOUNT
11381	31	0904	

Appraiser JB J. Brown  
 Appr Date 08/05/22  
 Use Code 0040 Imp Res  
 NBHD 709.09 6/7&8 1.0 70/99  
 L100 M100 B207

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA HEATED
OFFP	56	1.00	56	56
GAR	440	1.00	440	440
WD	168	1.00	168	168
LIV	1544	1.00	1544	1544
PTO	120	1.00	120	120
BSMR	1300	1.00	1300	1300
CONDR	700	1.00	700	700

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFFP	Open Frame Porch	4.00	14.00	56.00	34.00	1996 A 16.00	1.00	1,600
2 1 WD	Wood Deck	12.00	14.00	168.00	19.35	2015 A 2.00	1.00	3,190
3 1 PTO	Concrete Patio	12.00	10.00	120.00	3.65	1996 A 16.00	1.00	370
5 1 CONDR	Concrete Drivewa	30.00	18.00	540.00	3.65	2003 A 10.00	1.00	1,770
8 1 WD	Wood Deck	.00	.00	148.00	19.35	2011 A 4.00	1.00	2,750
10 1 CONDR	Concrete Drivewa	20.00	8.00	160.00	3.65	2019 A 1.00	1.00	580
LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	ADJUSTMENT	VALUE	
1 CJ	County Road Cat. MA1	10.75 R	9303.59	.00	.00	.00 TW 1.00	100,010	

		WATERLOO			IL 62298					
MISC	BLDG CODE	DESC	Site Address: 002419	FALCON	PL				ADJUSTMENT	VALUE
			LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT			
11	2 PS4C10	Pole Shd 4 Sde C	50.00	24.00	1200.00	13.26	2005 20 72.25		1.00	4,420
12	2 PSCFL	Pole Shd Conc Fl	50.00	24.00	1200.00	3.65	2005 20 72.25		1.00	1,220
13	2 PSNE	Pole Shd No Elec	50.00	24.00	1200.00	.92	2005 20 72.25		1.00	310-
14	2 PTO	Concrete Patio	22.00	10.00	220.00	3.65	2011 F 12.00		1.00	710