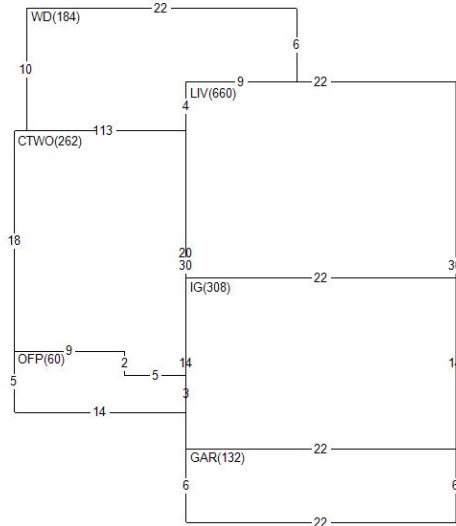


LOT 327 NEW VALMEYER PHASE 5

VALMEYER IL 62295
Site Address: 000308 FALCON POINTE

BLDG # 1
 Style/Stories 2.0 2 Story
 Quality/Design C C-Average
 Building Use 0100 Single Fami
 Exterior Wall F Frame 2.0
 WALL % 100 100%
 Exterior Wall 1
 WALL 1% 000 N/A
 Crawl Sp. Adj
 Slab Adjustment
 Basement LC C-Living Qt
 Combination F1 Frame/1.0
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj AC1 Cent AC Cmb
 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 2004
 Effect Year Blt 2004
 Cond/Desir/Util A
 Township Multpl 06 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.Grđ Area 922



Land Value 26,760
 Misc Value 8,990
 Bldg Value 110,910
 Total Value 146,660
 Value By CAMA

RCN 121,881
 Pct Good 0.9100
 Obsol/Observed 0.0000
 Building Value 110,910

DOCUMENT #	DATE	QS	SALE PRICE
308403	0806	Q	165,000
287512	0504	Q	132,762
281782	1003	Q	24,162
PERMIT NO	TYPE	DATE	AMOUNT
R1-03-51	01	1103	

Appraiser KS K. Sondag
 Appr Date 07/07/22
 Use Code 0040 Imp Res
 NBHD 62000.20 VLMYR 2.0 STORY
 L100 M100 B094

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
PTO	140	1.00	140	1.00	140	140	
CONDR	540	1.00	540	1.00	540	540	
BSML	213	1.00	213	1.00	213	213	
GAR	132	1.00	132	1.00	132	132	
IG	308	1.00	308	1.00	308	308	
OFFP	60	1.00	60	1.00	60	60	
CTWO	262	1.00	262	1.00	262	262	
LIV	660	1.00	660	1.00	660	660	660
WD	184	1.00	184	1.00	184	184	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 BRVEN	Brick Veneer	.00	.00	128.00	14.65	2004 A 9.00	1.00	1,710
2 1 OFP	Open Frame Porch	.00	.00	60.00	32.50	2004 A 9.00	1.00	1,780
3 1 WD	Wood Deck	.00	.00	184.00	19.35	2004 A 9.00	1.00	3,240
4 1 PTO	Concrete Patio	10.00	14.00	140.00	3.65	2004 A 9.00	1.00	470
5 1 CONDR	Concrete Drivewa	30.00	18.00	540.00	3.65	2004 A 9.00	1.00	1,790

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