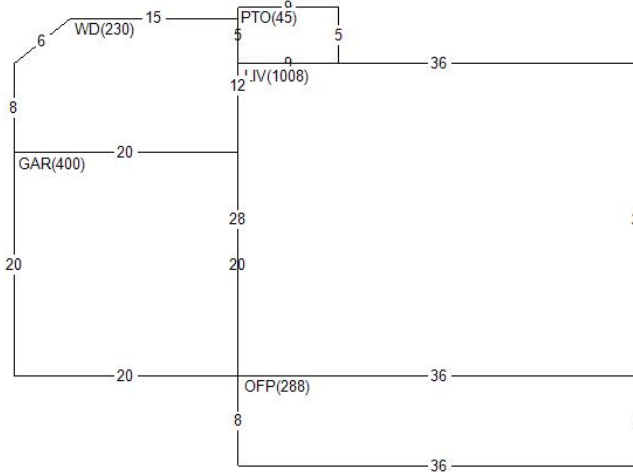


LOT 259 NEW VALMEYER PHASE 5

VALMEYER IL 62295

Site Address: 000113 N CEDAR BLUFF DR

BLDG # 1  
 Style/Stories 1.5 1 1/2 Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame 1.5  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj  
 Slab Adjustment  
 Basement  
 Combination  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj  
 Fireplace 03 C-Fireplace  
 Extra Fireplace 00 N/A  
 Res Fixtures 0010 10 Fixtures  
 Garage F Frame Garag  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 1994  
 Effect Year Blt 1994  
 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.Grd Area 1008



Land Value 26,760  
 Misc Value 19,770  
 Bldg Value 102,990  
 Total Value 149,520  
 Value By CAMA

RCN 125,593  
 Pct Good 0.8200  
 Obsol/Observed 0.0000  
 Building Value 102,990

DOCUMENT #	DATE	QS	SALE PRICE
0994	U		7,500

PERMIT NO	TYPE	DATE	AMOUNT
R1-94-20	01	1094	

Appraiser JB J. Brown  
 Appr Date 07/07/22  
 Use Code 0040 Imp Res  
 NBHD 62000.15 VLMYR 1.5 STORY  
 L100 M100 B094

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
CONDR	1846	1.00	1846	1.00	1846	1846	
PTO	45	1.00	45	1.00	45	45	
GAR	400	1.00	400	1.00	400	400	
OFF	288	1.00	288	1.00	288	288	
LIV	1008	1.00	1008	1.00	1008	1008	1008
WD	230	1.00	230	1.00	230	230	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFFP	Open Frame Porch	8.00	36.00	288.00	23.06	1994 A 18.00	1.00	5,450
2 1 WD	Wood Deck	.00	.00	230.00	19.35	1994 A 18.00	1.00	3,650
3 1 SHED	Frame Shed	16.00	12.00	192.00	26.36	1999 A 13.00	1.00	4,400
4 1 CONDR	Concrete Drivewa	.00	.00	1846.00	3.65	2007 A 7.00	1.00	6,270

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