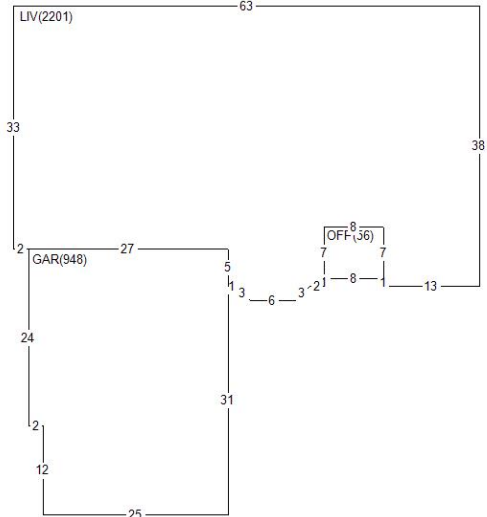


LOT 256 NEW VALMEYER PHASE 5

VALMEYER IL 62295

Site Address: 000101 N CEDAR BLUFF DR

BLDG # 1
 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
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 23 C-2 Fr.Pl/2
 Extra Fireplace 00 N/A
 Res Fixtures 0011 11 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2002
 Effect Year Blt 2002
 Cond/Desir/Util A Res CDU - 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
 # Of Bedrooms 03 Three Bedro
 Sq.Ft.Grd Area 2201



Land Value 26,760
 Misc Value 15,320
 Bldg Value 171,330
 Total Value 213,410
 Value By CAMA

RCN 192,508
 Pct Good 0.8900
 Obsol/Observed 0.0000
 Building Value 171,330

DOCUMENT #	DATE	QS	SALE PRICE
423904	0422	Q	231,000
374110	1114	U	135,000
	1001	Q	31,125

PERMIT NO	TYPE	DATE	AMOUNT
R1-02-19	01	0702	

Appraiser JB J. Brown
 Appr Date 07/07/22
 Use Code 0040 Imp Res
 NBHD 62000.10 VLMYR 1.0 STORY
 L100 M100 B118

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA HEATED
OFF	56	1.00	56	56
GAR	948	1.00	948	948
LIV	2201	1.00	2201	2201
CONDR	3420	1.00	3420	3420
CRWL	2201	1.00	2201	2201

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
1 1	OFFP Open Frame Porch	7.00	8.00	56.00	34.00	2002 A	11.00	1.00	1,700
3 1	CONDR Concrete Drivewa	60.00	34.00	2040.00	3.65	2002 A	11.00	1.00	6,630
4 1	CONDR Concrete Drivewa	115.00	12.00	1380.00	3.65	2002 A	11.00	1.00	4,480
5 1	SHED Frame Shed	12.00	8.00	96.00	26.69	2015 A	2.00	1.00	2,510

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