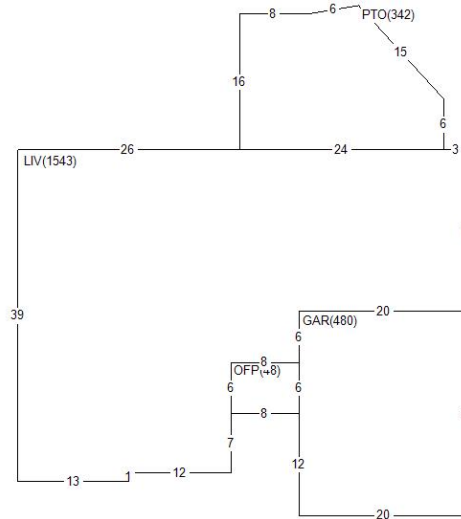


LOT 307 NEW VALMEYER PHASE 5

VALMEYER IL 62295

Site Address: 000108 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
 Slab Adjustment
 Basement
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 00 N/A
 Extra Fireplace 00 N/A
 Res Fixtures 0008 08 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2003
 Effect Year Blt 2003
 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 F Full Baseme
 # Of Bedrooms 03 Three Bedro
 Sq.Ft.Grd Area 1543



Land Value 26,760
 Misc Value 9,310
 Bldg Value 129,990
 Total Value 166,060
 Value By CAMA

RCN 144,430
 Pct Good 0.9000
 Obsol/Observed 0.0000
 Building Value 129,990

DOCUMENT #	DATE	QS	SALE PRICE
300621	0905	Q	163,000
276355	0703	Q	146,000
266284	1102	Q	21,650

PERMIT NO	TYPE	DATE	AMOUNT
R1-06-20	10	0606	
R1-02-38	00	0503	
R1-02-38	01	1102	

Appraiser JB J. Brown
 Appr Date 07/08/22
 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
CONDR	774	1.00	774	774
PTO	515	1.00	515	515
GAR	480	1.00	480	480
OFF	48	1.00	48	48
LIV	1543	1.00	1543	1543

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
2 1 OFFP	Open Frame Porch	6.00	8.00	48.00	37.00	2003 A 10.00	1.00	1,600
3 1 CONDR	Concrete Drivewa	43.00	18.00	774.00	3.65	2003 A 10.00	1.00	2,540
4 1 BRVEN	Brick Veneer	.00	.00	256.00	14.65	2003 A 10.00	1.00	3,380
5 1 PTO	Concrete Patio	.00	.00	342.00	3.65	2010 A 5.00	1.00	1,190
7 1 PTO	Concrete Patio	.00	.00	173.00	3.65	2010 A 5.00	1.00	600

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 .00	26,760