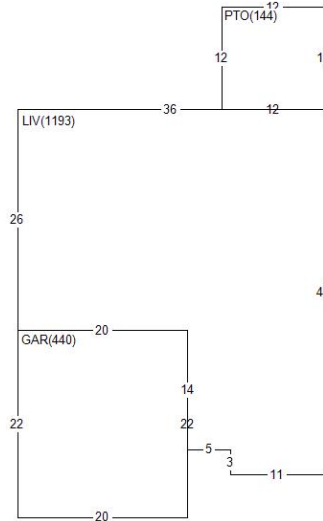


UNIT 3 WOODLAND VILLAS CONDO  
PHASE 2

VALMEYER IL 62295  
Site Address: 000105 MEGAN CT

BLDG # 1  
 Style/Stories 1.0 One Story  
 Quality/Design C C-Average  
 Building Use 0140 Condo  
 Exterior Wall F Frame  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj  
 Slab Adjustment  
 Basement LC C-Living Qt  
 Combination  
 Attic Area  
 Heat/AC Adj AC Central Air  
 Comb Ht/AC Adj  
 Fireplace 31 DirectVent  
 Extra Fireplace 00 N/A  
 Res Fixtures 0011 11 Fixtures  
 Garage F Frame Garag  
 Integral Garage  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 2005  
 Effect Year Blt 2005  
 Cond/Desir/Util A  
 Township Multpl 09 Res CDU - A  
 Funct. Obs. % TOWNSHIP #0  
 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 1193



Land Value 19,800  
 Misc Value 3,880  
 Bldg Value 116,520  
 Total Value 140,200  
 Value By CAMA

RCN 126,656  
 Pct Good 0.9200  
 Obsol/Observed 0.0000  
 Building Value 116,520

DOCUMENT #	DATE	QS	SALE PRICE
418826	0821	Q	179,000

PERMIT NO	TYPE	DATE	AMOUNT
-----------	------	------	--------

Appraiser KS K. Sondag  
 Appr Date 07/21/22  
 Use Code 1040 Condominium  
 NBHD 62000.35 VLMYR CONDO  
 L100 M100 B108

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA HEATED
CONDR	468	1.00	468	468
BSML	605	1.00	605	605
GAR	440	1.00	440	440
PTO	144	1.00	144	144
LIV	1193	1.00	1193	1193

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 BRVEN	Brick Veneer	.00	.00	136.00	14.65	2005 A 8.00	1.00	1,830
2 1 PTO	Concrete Patio	12.00	12.00	144.00	3.65	2005 A 8.00	1.00	480
3 1 CONDR	Concrete Drivewa	26.00	18.00	468.00	3.65	2005 A 8.00	1.00	1,570

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 0114 COMMON ELEMENT	VR4	1.00 ST	165000.00	TW	1.00 CN .12 .00	19,800