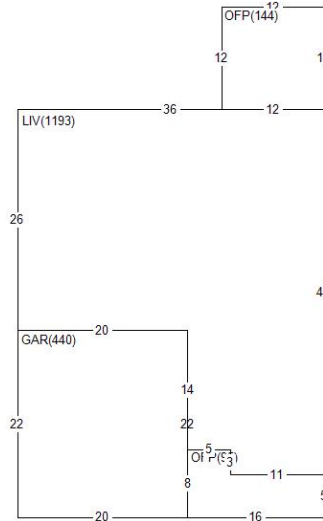


UNIT 5 WOODLAND VILLAS CONDO
PHASE 2

VALMEYER IL 62295
Site Address: 000106 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
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 31 DirectVent
 Extra Fireplace 00 N/A
 Res Fixtures 0008 08 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2005
 Effect Year Blt 2005
 Cond/Desir/Util A Res CDU - A
 Township Multpl 09 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 01 One Bedroom
 Sq.Ft.Grd Area 1193



Land Value 19,800
 Misc Value 10,540
 Bldg Value 107,390
 Total Value 137,730
 Value By CAMA

RCN 116,723
 Pct Good 0.9200
 Obsol/Observed 0.0000
 Building Value 107,390

DOCUMENT #	DATE	QS	SALE PRICE
392388	1017	Q	128,500
386367	1016	Q	115,000
371534	0614	U	

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
GAR	440	1.00	440	440
OFFP	239	1.00	239	239
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	248.00	14.65	2005 A 8.00	1.00	3,340
2 1 OFP	Open Frame Porch	12.00	12.00	144.00	24.29	2005 A 8.00	1.00	3,220
3 1 CONDR	Concrete Drivewa	26.00	18.00	468.00	3.65	2005 A 8.00	1.00	1,570
4 1 OFP	Open Frame Porch	.00	.00	95.00	27.60	2005 A 8.00	1.00	2,410

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