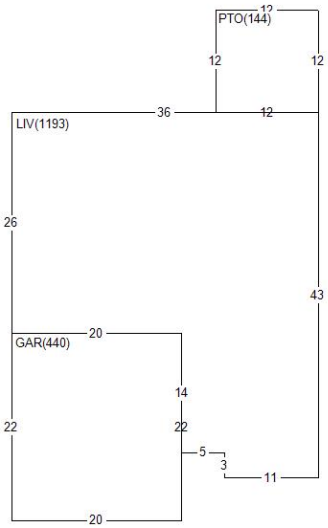
PAMELA A & WILLIAM E COPLIN
103 MEGAN CT

UNIT 2 WOODLAND VILLAS
CONDOMINIUM PHASE 1

VALMEYER IL 62295

BLDG # 1 Site Address: 000103 MEGAN CT

| | | | | |
|---|---|---|---|---|
| Style/Stories | 1.0 | One Story | Land Value | 19,800 |
| Quality/Design | C | C-Average | Misc Value | 3,790 |
| Building Use | 0140 | Condo | Bldg Value | 102,680 |
| Exterior Wall | F | Frame | Total Value | 126,270 |
| WALL % | 100 | 100% | Value By CAMA | |
| Exterior Wall 1 | | | | |
| WALL 1% | 000 | N/A | | |
| Crawl Sp. Adj | | | | |
| Slab Adjustment | | | RCN | 112,835 |
| Basement | | | Pct Good | 0.9100 |
| Combination | | | Obsol/Observed | 0.0000 |
| Attic Area | | | Building Value | 102,680 |
| Heat/AC Adj | AC | Central Air | | |
| Comb Ht/AC Adj | | | | |
| Fireplace | 00 | N/A | | |
| Extra Fireplace | 00 | N/A | | |
| Res Fixtures | 0008 | 08 Fixtures | DOCUMENT # DATE QS | SALE PRICE |
| Garage | F | Frame Garag | 419435 0821 U | |
| Integral Garage | | | 295745 0305 Q | 127,000 |
| Remodeling Adj | 01 | No Remodeli | | |
| Actual Year Blt | 2004 | | PERMIT NO TYPE DATE | AMOUNT |
| Effect Year Blt | 2004 | | | |
| Cond/Desir/Util | A | Res CDU - A | | |
| Township Multpl | 09 | TOWNSHIP #0 | | |
| Funct. Obs. % | | | Appraiser KS K. Sondag | |
| Economic Obs. % | | | Appr Date 07/21/22 | |
| Observed Cond % | | | Use Code 1040 Condominium | |
| Obs. Cond. Code | | | NBHD 62000.35 VLMYR CONDO | |
| Combination A | | | L100 M100 B108 | |
| Comb A Ht/AC | | | | |
| Unfin Low/Level | | | | |
| Full Basement | F | Full Baseme | | |
| # Of Bedrooms | 02 | Two Bedroom | | |
| Sq.Ft.Grd Area | 1193 | | | |




| | AREA | FLAT | EFF% | E/AREA | ACT% | A/AREA | EA/AA | HEATED |
|---|---|---|---|---|---|---|---|---|
| CONDR | 450 | 1.00 | 450 | 1.00 | 450 | 450 | | |
| GAR | 440 | 1.00 | 440 | 1.00 | 440 | 440 | | |
| PTO | 144 | 1.00 | 144 | 1.00 | 144 | 144 | | |
| LIV | 1193 | 1.00 | 1193 | 1.00 | 1193 | 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 | 2004 | A | 9.00 | 1.00 | 1,810 |
| 2 | 1 | PTO | Concrete Patio | 12.00 | 12.00 | 144.00 | 3.65 | 2004 | A | 9.00 | 1.00 | 480 |
| 3 | 1 | CONDR | Concrete Drivewa | 25.00 | 18.00 | 450.00 | 3.65 | 2004 | A | 9.00 | 1.00 | 1,500 |

| 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 | .00 | 19,800 |