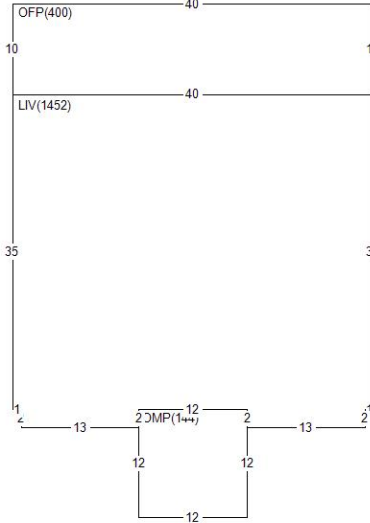


LOT 5 VALMEYER DOWNTOWN
APARTMENTS

COLUMBIA IL 62236

Site Address: 000130 EMPSON DR

BLDG # 1
 Style/Stories 2.0 2 Story
 Quality/Design C C-Average
 Building Use 0300 Duplex
 Exterior Wall F Frame 2.0
 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 00 N/A
 Extra Fireplace 00 N/A
 Res Fixtures 0022 22 Fixtures
 Garage
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 2001
 Effect Year Blt 2001
 Cond/Desir/Util A Res CDU - A
 Township Multpl 09 TOWNSHIP #0
 Funct. Obs. % 000000
 Economic Obs. % 000000
 Observed Cond % 000000
 Obs. Cond. Code
 Combination A
 Comb A Ht/AC
 Unfin Low/Level
 Full Basement F Full Baseme
 # Of Bedrooms 06 Six Bedroom
 Sq.Ft.Grd Area 1452



Land Value 26,760
 Misc Value 21,190
 Bldg Value 118,820
 Total Value 166,770
 Value By CAMA

RCN 135,024
 Pct Good 0.8800
 Obsol/Observed 0.0000
 Building Value 118,820

DOCUMENT #	DATE	QS	SALE PRICE
404634	1119	U	
353347	0112	U	185,000
	0802	Q	175,000

PERMIT NO	TYPE	DATE	AMOUNT
R4-00-01	15	0600	

Appraiser KS K. Sondag
 Appr Date 07/21/22
 Use Code 0040 Imp Res
 NBHD 62000.25 VLMYR DUPLEX
 L100 M100 B070

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED
BSML	264	1.00	264	1.00	264
CONDR	858	1.00	858	1.00	858
OMP	144	1.00	144	1.00	144
OFFP	400	1.00	400	1.00	400
LIV	1452	1.00	1452	1.00	1452

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 OFFP	Open Frame Porch	10.00	40.00	400.00	21.75	2002 A 11.00	1.00	7,740
2 1 OMP	Open Masonry Por	12.00	12.00	144.00	32.29	2001 A 12.00	1.00	4,090
3 1 CONDR	Concrete Drivewa	33.00	13.00	429.00	3.65	2001 A 12.00	1.00	1,380
4 1 BRVEN	Brick Veneer	.00	.00	416.00	14.65	2001 A 12.00	1.00	5,360
5 1 CONDR	Concrete Drivewa	33.00	13.00	429.00	3.65	2001 A 12.00	1.00	1,380
6 1 BRVEN	Brick Veneer	.00	.00	96.00	14.65	2001 A 12.00	1.00	1,240

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 6200 VALMEYER	VR4	1.00 ST	26760.00	TW	1.00 .00 .00	26,760