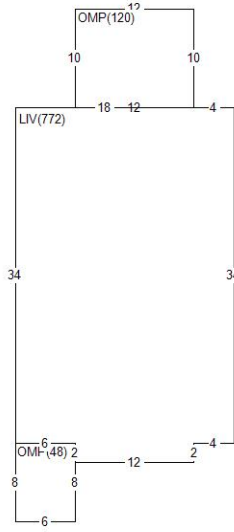


UNIT 2 PARKVIEW CONDOMINIUM

VALMEYER IL 62295

Site Address: 000204 EMPSON DR

BLDG # 1  
 Style/Stories 2.0 2 Story  
 Quality/Design C C-Average  
 Building Use 0140 Condo  
 Exterior Wall F Frame 2.0  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj C Crawl  
 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 0011 11 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. %  
 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.Gr'd Area 772



Land Value 13,380  
 Misc Value 10,270  
 Bldg Value 108,020  
 Total Value 131,670  
 Value By CAMA

RCN 122,752  
 Pct Good 0.8800  
 Obsol/Observed 0.0000  
 Building Value 108,020

DOCUMENT #	DATE	QS	SALE PRICE
389391	0417	Q	97,000
	1001	Q	106,000

PERMIT NO	TYPE	DATE	AMOUNT
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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
CRWL	68	1.00	68	1.00	68	68	
CONDR	549	1.00	549	1.00	549	549	
OMP	168	1.00	168	1.00	168	168	
LIV	772	1.00	772	1.00	772	772	772

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
2 1 OMP	Open Masonry Por	8.00	6.00	48.00	44.50	2001 A 12.00	1.00	1,880
3 1 OMP	Open Masonry Por	10.00	12.00	120.00	33.46	2001 A 12.00	1.00	3,530
4 1 CONDR	Concrete Drivewa	.00	.00	549.00	3.65	2001 A 12.00	1.00	1,760
5 1 BRVEN	Brick Veneer	.00	.00	192.00	14.65	2001 A 12.00	1.00	2,480
6 1 BRVEN	Brick Veneer	.00	.00	48.00	14.65	2001 A 12.00	1.00	620

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 6200 VALMEYER	VR4	1.00 ST	26760.00	TW 1.00 CN .50	.00 .00	13,380