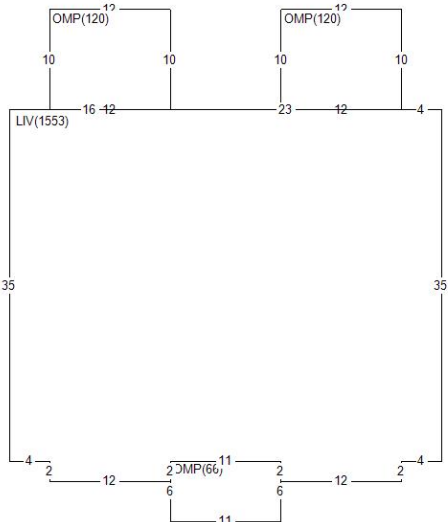


LOT 7 VALMEYER DOWNTOWN
APARTMENTS

WATERLOO IL 62298
Site Address: 000208 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 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 0020 20 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 1553



Land Value 26,760
 Misc Value 20,790
 Bldg Value 119,920
 Total Value 167,470
 Value By CAMA
 RCN 136,267
 Pct Good 0.8800
 Obsol/Observed 0.0000
 Building Value 119,920

DOCUMENT #	DATE	QS	SALE PRICE
293289	1204	Q	242,500
	0801	U	
	0501	Q	180,000

PERMIT NO	TYPE	DATE	AMOUNT
R4-01-01	15	0201	

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
CRWL	140	1.00	140	1.00	140
CONDR	1280	1.00	1280	1.00	1280
OMP	306	1.00	306	1.00	306
LIV	1553	1.00	1553	1.00	1553

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 CONDR	Concrete Drivewa	.00	.00	628.00	3.65	2001 A 12.00	1.00	2,020
2 1 CONDR	Concrete Drivewa	.00	.00	652.00	3.65	2001 A 12.00	1.00	2,090
3 1 OMP	Open Masonry Por	6.00	11.00	66.00	39.06	2001 A 12.00	1.00	2,270
6 1 OMP	Open Masonry Por	10.00	12.00	120.00	33.46	2001 A 12.00	1.00	3,530
7 1 OMP	Open Masonry Por	10.00	12.00	120.00	33.46	2001 A 12.00	1.00	3,530
8 1 BRVEN	Brick Veneer	.00	.00	384.00	14.65	2001 A 12.00	1.00	4,950

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

MISC BLDG CODE	DESC	Site Address:	WATERLOO	EMPSON	IL 62298	DR	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
9 1 BRVEN	Brick Veneer	000208	LENGTH	WIDTH	UNITS		14.65	2001 A	12.00	1.00	2,400
			.00	.00	186.00						