

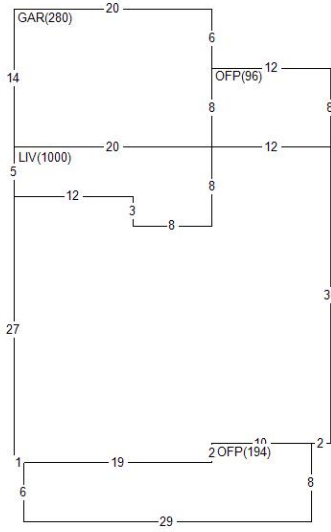
Req By: KRIS\_K  
DINA M LIVINGSTON  
ROY L OTTEN  
111 SOUTH CEDAR BLUFF DRIVE

UNIT 5 OF COTTAGE HILLS  
CONDOMINIUMS PLAT 1

VALMEYER IL 62295

Site Address: 000111 S CEDAR BLUFF DR

BLDG # 1  
 Style/Stories 2.0 2 Story  
 Quality/Design C C-Average  
 Building Use 0100 Single Fami  
 Exterior Wall F Frame 2.0  
 WALL % 100 100%  
 Exterior Wall 1  
 WALL 1% 000 N/A  
 Crawl Sp. Adj  
 Slab Adjustment S Slab  
 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 0010 10 Fixtures  
 Garage F Frame Garag  
 Integral Garage IG Integral Ga  
 Remodeling Adj 01 No Remodeli  
 Actual Year Blt 2006  
 Effect Year Blt 2006  
 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  
 # Of Bedrooms 03 Three Bedro  
 Sq.Ft.Grđ Area 1000



Land Value 13,380  
 Misc Value 8,870  
 Bldg Value 118,970  
 Total Value 141,220  
 Value By CAMA

RCN 127,924  
 Pct Good 0.9300  
 Obsol/Observed 0.0000  
 Building Value 118,970

DOCUMENT #	DATE	QS	SALE PRICE
373340	1014	Q	120,000
364504	0413	U	
317365	0807	U	159,000
PERMIT NO	TYPE	DATE	AMOUNT
R4-06-01	01	0606	

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	432	1.00	432	432
SLAB	1000	1.00	1000	1000
IG	124	1.00	124	124
OFFP	290	1.00	290	290
GAR	280	1.00	280	280
LIV	1000	1.00	1000	1000

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1	1 OFFP	Open Frame Porch	.00	.00	194.00	22.91 2006 A 7.00	1.00	4,130
2	1 OFFP	Open Frame Porch	8.00	12.00	96.00	27.48 2006 A 7.00	1.00	2,450
3	1 CONDR	Concrete Drivewa	24.00	18.00	432.00	3.65 2006 A 7.00	1.00	1,470
4	1 CONDR	Concrete Drivewa	24.00	10.00	240.00	3.65 2007 A 7.00	1.00	820

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	13,380