LOT 2 UNIT 6 THREE RIVERS ESTATE
631-497, 680-676, QC 1104-1583,

ANDERSON MARY P TRUSTEE
7750 MUSTANG TRAIL
EDWARDSVILLE, IL 62025

2026

00-00-00-00641-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.06 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/13/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	23,400
SOH/AGL Deduction	4,524
ASSESSED VALUE	18,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,876
TOTAL JUST VALUE	23,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/1583	10/25/2006	QC	Q	V	01	100
GRANTOR: MARY P ANDERSON & THO						
GRANTEE: MARY P ANDERSON TRU						
0631/0497	8/01/1987	WD	U	V		7,200
GRANTOR: THREE RIVRS ESTATES						
GRANTEE: ANDERSON MARY PUHSE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0020	C	VAC/WATER	0		00	0.00	0.00	75.00	FF		1.00	1.00	0.42	750.00	312.00	23,400							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.78 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 06/11/2026 BY SYS