

Nicor Gas Company
Response to Illinois Commerce Commission
ICC Docket No. 05-0106
Fourth Data Request

- DLH-2.01 Q. Referring to the Company's response to Staff data request BLV-1.03, provide a copy of the appraisal for the property purchased at 1319 Half St., Bloomington, IL in FY 2004.
- A. A copy of the appraisal and information on other comparable sales are attached as 05 ECR 000396-000413.

Property Address:

1319 Half Street
Bloomington, IL 61701

Prepared For:

NICOR Gas
1844 Ferry Road
Naperville, IL 60563

Prepared As Of:

June 21, 2001

Prepared By:

W. Joseph Monti
Monti Appraisals, Inc.
3 Timberlake Road
Bloomington, IL 61704
309-829-8893

FannieMae
Desktop Underwriter Quantitative Analysis Appraisal Report

Limited Summary Appraisal

File No. 4110572.406

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address: 1319 Half Street, City: Bloomington, State: IL, Zip Code: 61701
 Legal Description: West 45' of Lot 12, Block 6 in Cranmer's Addition, County: McLean
 Assessor's Parcel No.: (44) 21-01-257-017, Tax Year: 2002, R.E. Taxes \$ 841, Special Assessments \$ N/A

Borrower: N/A, Current Owner: John R. White, Occupant: Owner, Tenant, Vacant
 Neighborhood or Project Name: West Bloomington, Project Type: PUD, Condominium, HOA \$ N/A /Mo.
 Sales Price \$ N/A, Date of Sale: N/A, Description / \$ amount of loan charges/concessions to be paid by seller: N/A

Property rights appraised: Fee Simple, Leasehold, Map Reference: Sidwell
 Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Location: Urban, Suburban, Rural, Property values: Increasing, Stable, Declining
 Built up: Over 75%, 25-75%, Under 25%, Demand/supply: In balance, Over supply
 Growth rate: Rapid, Stable, Slow, Marketing time: Under 3 mos., 3-6 mos., Over 6 mos.
 Neighborhood boundaries: The neighborhood boundaries are: Empire St. on the north, Center St. on the east, Oakland Avenue on the south, and the west municipal boundary of the City of Bloomington.
 Single family housing PRICE (000): 22.0, AGE (yrs): 0, Condominium housing PRICE (000): N/A, AGE (yrs): N/A
 104.0 High 117 N/A High N/A
 30's 80 N/A N/A
 Shape: Rectangular

Dimensions: 45 F x 119 L x 45 F x 119 R, Site area: 5,355 SqFt
 Specific zoning classification and description: R3A Multi-Family Medium Density
 Zoning compliance: Legal, Legal nonconforming (Grandfathered use), Illegal, attach description, No zoning
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use, Other use, attach description.

Utilities: Public, Other, 100 amp capacity, Water, Bloomington, Off-site improvements: Type, Private
 Gas: Natural Gas, Sanitary Sewer, BWWRD, Street: Asphalt, Alley: None
 Are there any apparent adverse site conditions (assessments, encroachments, special assessments, slide areas, etc.): Yes, No. If Yes, attach description.

Source(s) used for physical characteristics of property: Interior and exterior inspection, Exterior inspection from street, Previous appraisal files
 No. of stories: One, Type (Det./Att.): Detached, Exterior Walls: Wood, Roof Surface: Asph Shingle, Manufactured Housing: Yes, No
 Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? Yes, No. If No, attach description.
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? Yes, No. If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes, No. If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of 7 sales ranging in sales price from \$ 22,000 to \$ 36,100
 My research revealed a total of 2 listings ranging in list price from \$ 26,000 to \$ 32,500
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

ITEM	SUBJECT	SALE 1	SALE 2	SALE 3
Address	1319 Half Street, Bloomington, IL 61701	914 W. Taylor St. Bloomington, IL 61701	607 N. Allin St. Bloomington, IL 61701	604 W. Olive St. Bloomington, IL 61701
Proximity to Subject		7 Blocks	7 Blocks	9 Blocks
Sales Price	\$ N/A	\$ 30,000	\$ 36,000	\$ 28,500
Price/Gross Liv. Area	\$ N/A	\$ 39.89	\$ 46.75	\$ 40.71
Data/Verification Sources		MLS 2031874/P.R.#03-49571	MLS 2041683/P.R.#04-19242	MLS 2030213/P.R.#03-21726
VALUE ADJUSTMENTS				
Sales of Financing Concessions		Conventional	Conventional	Conventional
Date of Sale/Time		None	None	None
Location	West Bloomington	09/03 61 DOM	06/04 2 DOM	04/03 13 DOM
Site	5,355 SqFt	6,900 Sq.Ft.	West Bloomington	West Bloomington
View	Non-Typical/Resid.	Typical/Resident	2,160 Sq.Ft.	11,500 Sq.Ft.
Design (Style)	1 Story	1 Story	-3,000 Typical/Resident	-3,000 Typical/Resident
Actual Age (Yrs.)	50+ yrs. (est)	69 yrs.	1 Story	1 Story
Condition	Fair	Fair	60 yrs.	63 yrs.
Above Grade			Fair	
Room Count	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Gross Living Area	4 1 1.00	4 2 1.00	5 1 1.00	4 1 1.00
Basement & Finished	None	Full/None	770 Sq. Ft.	700 Sq. Ft.
Rooms Below Grade	N/A	None	-5,000 Partial/None	-5,000 Partial/None
Garage/Carport	1 Car Attached	None	None	None
Amenities	None	+2,000 Enclosed Porch	+2,000 1 Car Attached	+2,000
Exterior	Wood	-2,000 Vinyl	-2,000 Enclosed Porch	-2,000
Net Adj. (total)				
Adjusted Sales Price of Comparables		\$ -8,000	\$ -8,000	\$ -8,000
Date of Prior Sale	N/A	N/A	22,000	28,000
Price of Prior Sale	\$ N/A	\$ N/A	\$ N/A	\$ 20,500

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: the last 36 months and is not currently for sale. Subject has not sold within
 Summary of sales comparison and value conclusion: See Attached Addendum...

The appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions:

BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 25,000, AS OF June 21, 2004

Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 4110572.406

Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Project Information for Condominiums (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Provide the following information for all Condominium Projects.

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

- CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions: 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it.

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Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 4110572.406

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
- I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
- I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
- I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
- I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
- I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

See attached addendum...

APPRAISER:

Signature: [Signature]
 Name: W. Joseph Monti
 Company Name: Monti Appraisals, Inc.
 Company Address: 3 Timberlake Road
Bloomington, IL 61704
 Date of Report/Signature: July 1, 2004
 State Certification #: 156002203
 or State License #: _____
 State: Illinois
 Expiration Date of Certification or License: September, 2005

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
 Name: _____
 Company Name: _____
 Company Address: _____
 Date of Report/Signature: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:

1319 Half Street
Bloomington, IL 61701

SUPERVISORY APPRAISER:

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
 Did inspect interior and exterior of subject property

APPRAISED VALUE OF SUBJECT PROPERTY \$ 25,000
 EFFECTIVE DATE OF APPRAISAL/INSPECTION June 21, 2004

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street

LENDER/CLIENT:

Name: Nancy J. Huston
 Company Name: NICOR Gas
 Company Address: 1844 Ferry Road, Naperville, IL 60563

Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 4110572.406

ITEM	SUBJECT	SALE 4	SALE 5	SALE 6
Address	1319 Half Street Bloomington, IL 61701	910 N. Mason St. Bloomington, IL 61701	807 W. Jefferson St. Bloomington, IL 61701	
Proximity to Subject		9 Blocks	6 Blocks	
Sales Price	\$ N/A	\$ 25,000	\$ 22,000	\$
Price/Gross Liv. Area	\$ N/A	\$ 28.94	\$ 32.54	\$
Date/Verification Source		MLS 2041018/P.R.#04-12209	MLS 2041019/P.R.#04-13530	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		Conventional None	Conventional None	
Date of Sale/Time		04/04 8 DOM	04/04 17 DOM	
Location	West Bloomington	West Bloomington	West Bloomington	
Site	5,355 Sq.Ft.	2,100 Sq.Ft.	6,380 Sq.Ft.	
View	Non-Typical/Resid.	Typical/Resident	Typical/Resident	
Design (Style)	1 Story	1 Story	1 Story	
Actual Age (Yrs.)	50+ yrs.(est)	80 yrs.	64 yrs.	
Condition	Fair	Fair	Fair	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	4 1 00	4 2 1.00	4 2 1.00	
Gross Living Area	729 Sq. Ft.	864 Sq. Ft.	676 Sq. Ft.	Sq. Ft.
Basement & Finished Rooms Below Grade	None	Full/None	Partial/None	
Garage/Carport	1 Car Attached	None	1 Car Detached	
Amenities	None	Enclosed Porch	Deck	
Exterior	Wood	Vinyl	Wood	
Net Adj. (total)		\$ -8,000	\$ -10,000	\$
Adjusted Sales Price of Comparables		G: 49.00% N: 32.00%	G: 49.45% N: 45.15%	
Date of Prior Sale	N/A	17,000	12,000	\$
Price of Prior Sale	\$ N/A	\$ N/A	\$ N/A	\$

QUANTITATIVE SALES COMPARISON ANALYSIS

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables:

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

TEXT ADDENDUM

Borrower/Client	NICOR Gas		
Address	1319 Half Street		
City	Bloomington	County	Mclean
Lender/Client	N/A	State	IL
		Unit No.	N/A
		Zip Code	61701

COMMENTS ON CONFORMING TO NEIGHBORHOOD

Subject is isolated from other single family homes and is near multi-family housing and manufacturing properties.

COMMENTS ON ENVIRONMENTAL CONDITIONS

The client is aware of environment conditions.

COMMENTS ON SALES COMPARISON

Comps #1, #2 and #3 were given the most consideration and reflect the most reliable indication of value. These comparable sales are from within the same neighborhood as the Subject. Each comparable was visually inspected on the exterior. Details of the sales including physical characteristics were taken from public records and/or a multiple listing service.

All five comparables were adjusted for the difference in "view." All comparables are in traditional neighborhoods with other homes. Subject is isolated from other single family homes. Zoning on the Subject is R 3A Medium Family Density. This is a legal, non-conforming use. Major damage to the Subject structure would require a zoning hearing before repairs could be made.

Subject technically has only one bedroom. There is only a partition between the two sleeping areas. No adjustment was made for the difference between the number of bedrooms. All five comparables have basements, requiring adjustment with the Subject.

Adjustments were also made for differences in garages and other amenities.

ADDITIONAL LIMITING CONDITIONS

This appraisal report is prepared for the sole and exclusive use of NICOR Gas to assist in pricing this real estate for possible purchase. It is not to be relied upon by any third parties for any other purpose, whatsoever.

The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the Subject property. The appraisal report does not guarantee that the property is free of defects.

FIRREA / USPAP ADDENDUM

Borrower *N/A*
Property Address *1319 Half Street*
City *Bloomington* County *McLean* State *IL* Zip Code *61701*
Lender/Client *NICOR Gas*

Purpose
The purpose of this appraisal is to estimate the market value of the Subject property.

Scope
Information about the Subject, comparable sales, and other market data used in this report was collected from various sources. Those sources could include but are not limited to County offices (Treasurer, Assessor, Recorder of Deeds), City or Town offices, the appraiser's files, local multiple listing service, and an inspection of the Subject. With the information gathered, the appraiser conducted a highest and best use analysis. By agreement with the Client, the Sales Comparison Approach was the only approach to value used in this appraisal.

Intended Use / Intended User
This appraisal is to be used solely by NICOR Gas for valuation of the Subject for possible purchase.

History of Property
Current listing information: Subject property has not been listed for sale in the past three years.

Prior Sale: Subject property has not sold within the last three years.

Exposure Time / Marketing Time
Estimated marketing time for the Subject and similar properties is under 120 days.

Personalty (non-realty) Transfers
No personal property is included in any value in this report.

Additional Comments
Departure has been made from Standards Rule 1-4 (b), (i), (ii), and Standards Rule 1-4 (c), (i), (ii), (iv) in that the cost approach and the income approach to value have not been performed.
Lead base paint may be present if this property was built prior to 1978.

Certification Supplement

- 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or any approval of a loan.
- 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s): *W. Joseph Monti* Effective date / Report date: *July 1, 2004*

Supervisory Appraiser(s): _____ Effective date / Report date: _____

SUBJECT PHOTOGRAPH ADDENDUM

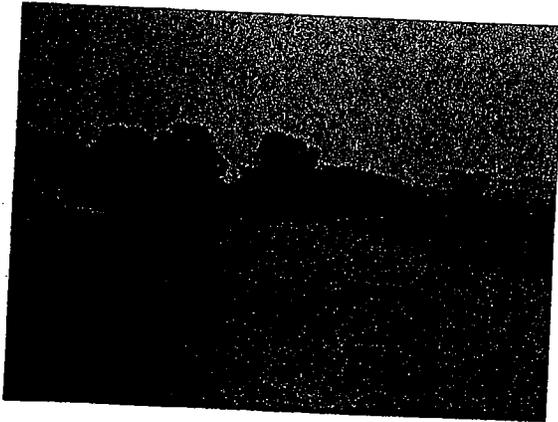
Borrower/Client <u>NICOR Gas</u>	
Address <u>1319 Half Street</u>	
City <u>Bloomington</u>	County <u>McLean</u>
State <u>IL</u>	Unit No. <u>N/A</u>
Lender/Client <u>N/A</u>	Zip Code <u>61701</u>



Front View



Rear View



Street View

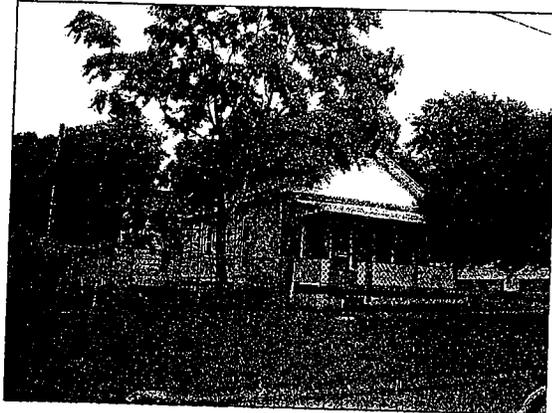
COMPARABLE PHOTOGRAPH ADDENDUM

Borrower/Client <u>NICOR Gas</u>	
Address <u>1319 Half Street</u>	
City <u>Bloomington</u>	County <u>McLean</u>
Lender/Client <u>N/A</u>	State <u>IL</u> Zip Code <u>61701</u>
Unit No. <u>N/A</u>	



**Sales Comparable 1
Front View**

Address: 914 W. Taylor St.
Prox. to Subject: 7 Blocks
Sales Price: \$ 30,000
Gross Living Area: 752
Total Rooms: 4
Total Bedrooms: 2
Total Bathrooms: 1.00
Location: West Bloomington



**Sales Comparable 2
Front View**

Address: 607 N. Allin St.
Prox. to Subject: 7 Blocks
Sales Price: \$ 36,000
Gross Living Area: 770
Total Rooms: 5
Total Bedrooms: 1
Total Bathrooms: 1.00
Location: West Bloomington



**Sales Comparable 3
Front View**

Address: 604 W. Olive St.
Prox. to Subject: 9 Blocks
Sales Price: \$ 28,500
Gross Living Area: 700
Total Rooms: 4
Total Bedrooms: 1
Total Bathrooms: 1.00
Location: West Bloomington

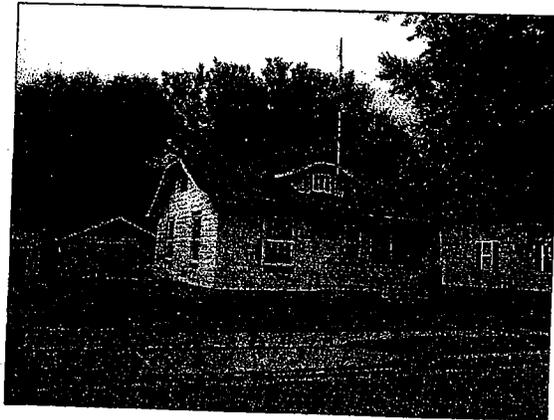
COMPARABLE PHOTOGRAPH ADDENDUM

Borrower/Client <u>N/A</u>	
Address <u>1319 Half Street</u>	Unit No. <u>N/A</u>
City <u>Bloomington</u>	County <u>McLean</u> State <u>IL</u> Zip Code <u>61701</u>
Lender/Client <u>NICOR Gas</u>	



Sales Comparable 4
Front View

Address: 910 N. Mason St.
Prox. to Subject: 9 Blocks
Sales Price: \$ 25,000
Gross Living Area: 864
Total Rooms: 4
Total Bedrooms: 2
Total Bathrooms: 1.00
Location: West Bloomington



Sales Comparable 5
Front View

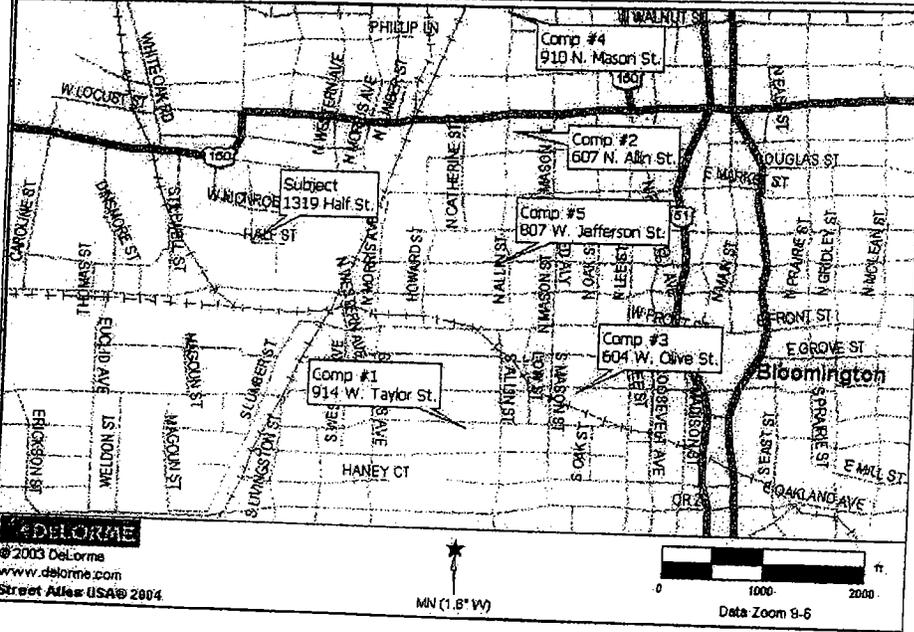
Address: 807 W. Jefferson St.
Prox. to Subject: 6 Blocks
Sales Price: \$ 22,000
Gross Living Area: 676
Total Rooms: 4
Total Bedrooms: 2
Total Bathrooms: 1.00
Location: West Bloomington

Sales Comparable 6
Front View

Address:
Prox. to Subject:
Sales Price: \$
Gross Living Area:
Total Rooms:
Total Bedrooms:
Total Bathrooms:

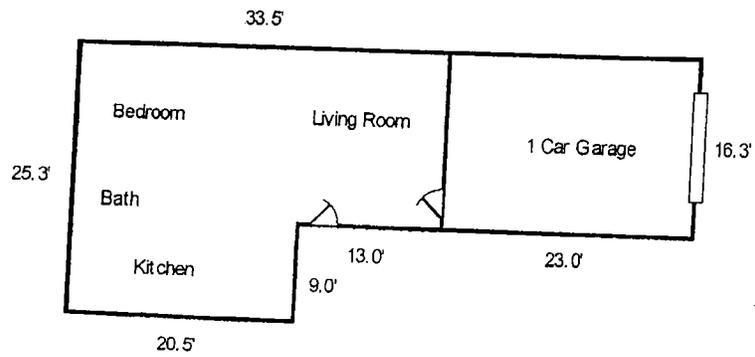
LOCATION MAP

Borrower/Client	NICOR Gas	Unit No.	N/A
Address	1319 Half Street	City	Bloomington
City	Bloomington	County	McLean
Lender/Client	N/A	State	IL
		Zip Code	61701



SKETCH

Borrower/Client NICOR Gas
 Address 1319 Half Street Unit No. N/A
 City Bloomington County McLean State IL Zip Code 61701
 Lender/Client N/A



Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
C. No.	Description	Area	Total	First Floor	Subtotal
GLAL	First Floor	729.00	729.00	20.5 x 25.3	517.63
GAR	Garage	373.75	373.75	13.0 x 16.3	211.25
TOTAL LIVABLE (rounded)			729	2 Areas Total (rounded)	
				729	

FAX COVER SHEET

U-Stor Self Storage
421 Kays Drive
Normal, IL 61761
(309) 451-4500
(309) 888-4714

Send to: NI COR From: Bill Wright

Attention: NANCY Hutton Date: 7/9/04

Office Location: _____ Office Location: 421 Kays Dr.

Fax Number: 630-983-4345 Phone Number: (309) 451-4500

Urgent Reply ASAP Please Comment Please Review FYI

Total pages, including cover: 6

COMMENTS:

Nancy

Please find some good Comps. for
1319 Half St.

Also the top Value is \$ 48,400⁰⁰

He also was renting for 525⁰⁰ per month.

Bill

Desktop | Search | Prospects | Tours/Open Houses | MLS Roster | Toolkit | Back Office | Logoff

Closed



1711 Indiana W.
MLS#: 2041288 **CC: 3.0**
Area: West Bloomington
Grid: 411
Loc: Bloom-Norm
To Show: Call Tenant
County: MCLEAN
Possession: negot
SSI: DOG!! Must call 4 appt; tenant Mary Payne 242-0611 (cell)
Relist: N
Directions: W Oakland to Euclid, R to Indiana, L

Bloomington **\$65,900**
Property Type: House
Status: Closed
Bedrooms: 2
Baths: 1/0
Master Bath:
Codes:
Terms: Conventional
LB: Front
Total Fin Rooms: 4 **Vacant:** N

DOM: 15
Garage: 0/
Bsmnt: Partial
BFN: Unfinished
Zip: 61701

Owner: Penn **Office:** Coldwell Banker Heart of America, Realtors **Agent:** Paul Thrasher **Agt Cell:** 309-825-2
Owner Ph: 309-828-0416 **Office Ph:** 309-662-9333 **Agt Phone:** 3098252080 **Agt Pager:**
Co-List Agt: **Co Agt Ph:** **Co Agt Cell:** **Co Agt Pager:**

Style: 1 Story **Yr Built(Est.):** 1912 **Lot Dim:** 50x118 **Tax ID:** 44-21-05-355-4
Arch: Bungalow **Est. Age:** 82 **Lot SF:** 5900 **Tax Yr:** 02
Ext: Steel (all) **ACD:** **Acres:** **Taxes:** \$167
Brief Legal: Sunnyside sub **New Const:** N **Zon:** R1C **Fireplace:** None

3rd Fl Abv: **1st BL:** 224 **Total Fin Abv (GLA):** 772 **Grade:** Sheridan
2nd FL Abv: **2nd BL:** **Tot Fin BL:** 0 **Jr. High:** Bloomington Jr. High
1st FL Abv: 772 **Tot SF (Fin+Unf):** 996 **Tot Fin (Abv+BL):** 772 **Sr. High:** Bloomington High

Liv 22 X 9 1A C **BR1** 13 X 8 1A C **FR-dn** **Water:** Public
Din **BR2** 12 X 8 1A C **Utility** 7 X 5 1A V **Sewer:** Public
Kit 14 X 11 1A F V **BR3** **OT1** **Mth Condo:**
FR-up **BR4** **OT2** **Ann Assn:**

HEATING & AIR COND **Heat-1:** Forced Air **Gas:** N | **Mo Gas:**
AC: Central **Fuel-1:** Natural Gas **Electric:** Illinois Power **Mo Elec:**

INTERIOR FEATURES: Eat-in Kitchen, Electric Dryer Hookup

PERSONAL PROPERTY: All Window Treatments, Ceiling Fan(s), Range, Refrigerator, Washer, Dryer

EXTERIOR FEATURES: Covered Porch, Enclosed Porch
OUTBUILDINGS:

Remarks: Cute 2 bdrm 1 story, all appls, cvrd front porch, end back porch, maint-free siding.

Sale Information

Buyer: Piercy **Pend Date:** 4/23/2004 **Close Date:** 6/28/2004 **Sale Price:** \$60,500 **Seller Con:**
How Sold: Conv **Co-op Ofc:** Coldwell Banker Heart of America, Realtors **Co-op Agt:** Paul Thrasher

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Michael Wright

Residential

7/9/2004 10:49:57 AM

903.5 Mason N.

MCS#: 2034020 CC: 3.0
Area: West Bloomington
Grld: 53
Loc: Bloom-Norm
To Show: V-use L B
County: MCLEAN
Possess: immed
SSI:
Relist: Y
Directions: Empire to Mason, N to home

Bloomington \$48,500
Property Type: House
Status: Closed
Bedrooms: 1
Baths: 1/0
Master Bath:
Codes:
Terms: Conventional
Total Fin Rooms: 3

DOM: 146
Garage: 0 /
Bsmnt: Partial
BFN: Unfinished
Zip: 61701
LB: Front
Vacant: Y

Owner: Evans Office: Prudential Snyder/Armstrong Realty Agent: Greg Girdler Agt Cell: 309-826-
Owner Ph: Office Ph: 309-663-7653 Agt Phone: 309-826-9223 Agt Pager:
Co-List Agt: Co Agt Ph: Co Agt Call: Co Agt Pager:

Style: 1 Story Yr Built(Est.): 1900 Lot Dim: 30x173 Tax ID: 43-21-04-103-1
Arch: Traditional Est. Age: 104 Lot SF: Tax Yr: 02
Ext: Wood (all) ACD: Acres: Taxes: \$1,197
Brief Legal: New Const: N Zon: R1 Fireplace: None

3rd Fl Abv: 1st BL: 340 Total Fin Abv (GLA): 556 Grade: Horatio Bent
2nd FL Abv: 2nd BL: Tot Fin BL: 0 Jr. High: Bloomington Jr. High
1st FL Abv: 556 Tot SF (Fin+Unf): 896 Tot Fin (Abv+BL): 556 Sr. High: Bloomington High

Liv 15 X 16 1A C BR1 10 X 10 1A F C FR-dn Water: Public
DIn BR2 Utility Sewer: Public
Kit 8 X 9 1A V BR3 OT1 Mth Condo:
FR-up BR4 OT2 Ann Assn:

HEATING & AIR COND Heat-1: Forced Air Gas: N I
AC: None Fuel-1: Natural Gas Electric: Illinois Power

INTERIOR FEATURES:

PERSONAL PROPERTY: Ceiling Fan(s), Oven, Refrigerator

EXTERIOR FEATURES: Deck, Fenced Yard, Mature Trees
OUTBUILDINGS:

Remarks: Home updated thruout, newer wiring, plumbing, drywall, cpt & paint. Roof 8 yrs old, deep fncd lot w/alley access, great st home or investment.

Sale Information

Buyer: Pend Date: 4/8/2004 Close Date: 5/21/2004 Sale Price: \$48,750 Seller Con: 0
How Sold: Conv Co-op Ofc: Prudential Snyder/Armstrong Realty Co-op Agt: Terry Prescher

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Agent Full (no photo)

Michael Wright

Residential

7/9/2004 10:50:01 AM

1111 Chestnut W.

\$59,900

MLS#: 2033106 CC: 3.0
 Area: Bloomington
 Grid: 411
 Loc: Bloom-Norm
 To Show: Call 1 Hr./n A Use L B
 County: MCLEAN
 Possess: negot
 SSI:
 Relist: N
 Directions: W on Empire, S Lee, W Locust over bridge, N Morris to Chestnut

Bloomington
 Property Type: House
 Status: Closed
 Bedrooms: 2
 Baths: 1/0
 Master Bath:
 Codes:
 Terms: Conventional

DOM: 12
 Garage: 0/
 Bsmnt: Full
 BFN: Partially Finished
 Zip: 61701

LB: Front
 Vacant: N

Total Fin Rooms: 4

Owner: Smith Office: Coldwell Banker Heart of America, Realtors Agent: Rose Burrell Agt Cell: 309-310-
 Owner Ph: 309-829-5265 Office Ph: 309-662-9333 Agt Phone: 309-310-8862 Agt Pager:
 Co-List Agt: Co Agt Ph: Co Agt Cell: Co Agt Pager:

Style: 1 Story Yr Built(Est.): 1928 Lot Dim: 38x66 Tax ID: 44-21-05-228-
 Arch: Traditional Est. Age: 80 Lot SF: Tax Yr: 02
 Ext: Vinyl (all) ACD: Acres: Taxes: \$322
 Brief Legal: New Const: N Zon: M1 Fireplace: None

3rd Fl Abv: 1st BL: 693 Total Fin Abv (GLA): 693 Grade: Sheridan
 2nd FL Abv: 2nd BL: Tot Fin BL: 0 Jr. High: Bloomington Jr. High
 1st FL Abv: 693 Tot SF (Fin+Unf): 1386 Tot Fin (Abv+BL): 693 Sr. High: Bloomington High

Liv	12 X 10	1A	C	BR1	11 X 8	1A	F	C	FR-dn	Water: Public
Dln	11 X 10	1A		BR2	11 X 8	1A		C	Utility	Sewer: Public
Kit	7 X 8	1A	C	BR3					OT1	Mth Condo:
FR-up				BR4					OT2	Ann Assn:

HEATING & AIR COND Heat-1: Forced Air Gas: N/
 AC: Central Fuel-1: Natural Gas Electric: Illinois Power

INTERIOR FEATURES: Gas Dryer Hookup, Walk-In Closet(s)
 PERSONAL PROPERTY: Oven, Range, Refrigerator, Washer, Dryer
 EXTERIOR FEATURES: Covered Porch, Enclosed Porch, Landscaped, Mature Trees, Patio, Screened Porch
 OUTBUILDINGS: Storage Shed
 Remarks: Furnace & AC 1 yr old, plumbing & wiring updated, some new wndws, newer cpt, newer vinyl siding.

Sale Information
 Buyer: Pend Date: 9/8/2003 Close Date: 10/31/2003 Sale Price: \$59,900 Seller Con: 0
 How Sold: Conv Co-op Ofc: Coldwell Banker Heart of America, Co-op Agt: Tamara Anderson Realtors

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Agent: Full (no photo)

Michael Wright

Residential

7/9/2004 10:50:00 AM

1502 Olive W.

MLS#: 2040050 CC: 3.0
Area: West Bloomington
Grid: 411
Loc: Bloom-Norm
To Show: V-use L B
County: MCLEAN
Possess: negot
SSI:
Relist: N
Directions: W on Olive, corner of Weldon

Bloomington
Property Type: House
Status: Closed
Bedrooms: 2
Baths: 1/0
Master Bath:
Codes:
Terms: Conventional, Fha/va
Total Fin Rooms: 4

\$59,900
DOM: 8
Garage: 2 / D
Bsmnt: Crawl
BFN: Not Applicable
Zip: 61701
LB: Back
Vacant: Y

Owner: Ranney, desig agt Office: Prudential Snyder/Armstrong Realty Agent: Cindy Ranney Agt Cell: 309-261-
Owner Ph: Office Ph: 309-663-7653 Agt Phone: 309-261-1326 Agt Pager:
Co-List Agt: Co Agt Ph: Co Agt Cell: Co Agt Pager:

Style: 1 Story Yr Built(Est.): 1933 Lot Dim: 78x148 Tax ID: 44-21-05-376-
Arch: Ranch Est. Age: 70 Lot SF: 11791 Tax Yr: 02
Ext: Vinyl (all) ACD: Acres: 0.27 Taxes: \$1,483
Brief Legal: New Const: N Zon: R1C Fireplace: None

3rd Fl Abv: 1st BL: 0 Total Fin Abv (GLA): 746 Grade: Irving
2nd FL Abv: 2nd BL: Tot Fin BL: 0 Jr. High: Bloomington Jr. High
1st FL Abv: 746 Tot SF (Fin+Unf): 746 Tot Fin (Abv+BL): 746 Sr. High: Bloomington High

Liv 13 X 12 1A G BR1 12 X 11 1A F C FR-dn
Din BR2 11 X 7 1A C Utility 6 X 5 1A V Water: Public
Kit 12 X 12 1A V BR3 OT1 Sewer: Public
FR-up BR4 OT2 Mth Condo:
Ann Assn:

HEATING & AIR COND Heat-1: Forced Air Gas: N I
AC: Central Fuel-1: Natural Gas Electric: Illinois Power

INTERIOR FEATURES: Eat-in Kitchen, Gas Dryer Hookup

PERSONAL PROPERTY: Ceiling Fan(s), Oven, Range, Refrigerator, Some Window Treatments, Washer, Dryer

EXTERIOR FEATURES: Deck
OUTBUILDINGS:

Remarks: "As is" condition. Age est.

Sale Information

Buyer: Pend Date: 1/13/2004 Close Date: 1/31/2004 Sale Price: \$53,500 Seller Con: 0
How Sold: Conv Co-op Ofc: Coldwell Banker Heart of America, Co-op Agt: Tamara Anderson

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Michael Wright Residential 7/9/2004 10:49:59 AM
 814 MacArthur W. Bloomington \$56,800
 MLS#: 2034175 CC: 3 Property Type: House
 Area: West Bloomington Status: Closed DOM: 127
 Grid: 57 Bedrooms: 1 Garage: 1 / D
 Loc: Bloom-Norm Baths: 1/0 Bsmnt: Partial
 To Show: Call 1 Hr/.n A Use L B Master Bath: BFN: Unfinished
 County: MCLEAN Codes: Accepted Offer (other) Zip: 61701
 Possess: negot Terms: Fha/va LB: Front
 SSI: Relist: N Total Fin Rooms: 3 Vacant: N
 Directions: W on Wood, N on Allen, W on MacArthur

Owner: Jones Office: BradyWeaver GMAC Real Estate Agent: Mary Henson Agt Cell: 309-824-
 Owner Ph: 309-275-5021 Office Ph: 309-864-8571 Agt Phone: 309-824-9477 Agt Pager:
 Co-List Agt: Co Agt Ph: Co Agt Cell: Co Agt Pager:

Style: 1 Story Yr Built(Est.): 1937 Lot Dim: 40x100 Tax ID: 45-21-09-103-
 Arch: Ranch Est. Age: 68 Lot SF: 4000 Tax Yr: 02
 Ext: Aluminum (all) ACD: Acres: Taxes: \$445
 Brief Legal: New Const: N Zon: R1 Fireplace: None

3rd Fl Abv: 1st BL: 500 Total Fin Abv (GLA): 700 Grade: Irving
 2nd FL Abv: 2nd BL: Tot Fin BL: 700 Jr. High: Bloomington Jr. High
 1st FL Abv: 700 Tot SF (Fin+Unf): 1200 Tot Fin (Abv+BL): 1400 Sr. High: Bloomington High

Liv 9 X 15 C BR1 9 X 9 F C FR-dn Water: Public
 Din BR2 Utility Sewer: Public
 Kit 10 X 18 V BR3 Mth Condo:
 FR-up BR4 OT2 Ann Assn:

HEATING & AIR COND Heat-1: Forced Air Gas: N I
 AC: None Fuel-1: Natural Gas Electric: Illinois Power:

INTERIOR FEATURES: Eat-in Kitchen

PERSONAL PROPERTY: All Window Treatments, Ceiling Fan(s), Dishwasher, Oven, Washer, Dryer

EXTERIOR FEATURES: Fenced Yard, Landscaped
 OUTBUILDINGS:

Remarks: Cute as cute can be. Newly remodeled roof 2003, carpet 2003. Privacy fence, newer furnace and water heater.c

Sale Information
 Buyer: Pend Date: 4/10/2004 Close Date: 5/11/2004 Sale Price: \$53,000 Seller Con: 0
 How Sold: Conv Co-op Ofc: BradyWeaver GMAC Real Estate Co-op Agt: Mary Henson

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