

Livingston County Board  
Pontiac, Illinois

# Appraisal

Insurance Values

Effective Date: May 8, 2013

IAC Reference Number: D3-1228

*Industrial Appraisal Company*

Corporate Headquarters  
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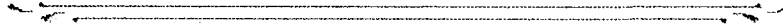
# Industrial Appraisal Company



## CORPORATE OFFICE

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June 21, 2013

Livingston County Board  
Pontiac, Illinois

The Industrial Appraisal Company is pleased to submit the results of its appraisal and report of the buildings, fixed contents, movable contents and insurable property in the open of Livingston County Board located in Pontiac, Illinois.

This report is based on an on-site inspection and analysis by Industrial Appraisal Company personnel in accordance with a formal agreement authorizing the appraisal. The effective date of this appraisal is deemed to be May 8, 2013.

The purpose of this study is to establish an independent, professional opinion of the insurable value of the property appraised and to provide proof of loss documentation should the need arise.

This report includes a summarized description of the buildings as well as the inventory of equipment assets in various classifications by location/area. The appraisal does not include land, landscaping, consumable supplies, valuable papers, licensed vehicles, intangible assets, or property of third parties.

It must be noted that should a partial loss occur, the amount of the loss may be estimated based on the repair costs which are proportionately higher than the cost of reproduction new as defined and estimated.

The valuation determinations reflected in this report are defined as follows:

**Cost of Reproduction New** is the cost of reproducing a new replica of a property on the basis of current prices with the same or closely similar materials allowing for contractor's overhead, profit and architectural fees, but without provision for overtime, bonuses and premiums of any kind. The Replacement Insurable Value reflects the adjustment of "Exclusions" comprised of the following items: excavation and filling; portions of foundations which are below the under-surface of the lowest floor or are below the surface of the ground; and underground sewage, piping and wiring.

**Sound Value** – Value based upon the cost of reproduction new less an allowance for accrued depreciation resulting from age and condition. Sound Value is often referred to as Actual Cash Value within the insurance industry.

The valuation methodology utilized in this report for building assets involved the segregated cost method in the calculation of the Cost of Reproduction New, and in some instances the cost calculator and component part pricing methods, based upon proprietary indices available to and developed by the Industrial Appraisal Company. In estimating these replacement valuations, additional costs which could be associated with conforming to local building codes, municipal ordinances, federal standards, historical relevance, or other legal restrictions were not considered, nor was any value assigned to the cost of demolition or the removal of destroyed property should a loss occur.

The valuation methodology utilized in this report for major items of permanent fixtures, machinery, furniture and equipment was developed based on verifications of costs, documentation or quotations available from suppliers and manufacturers, and/or via consultation with appropriate staff at the site. The appraised valuations assume the cost of freight and installation. In many instances, replacement value has been determined for generic items "at average" for the property type based on the appraiser's assessment of observed quality.

Applicable to this appraisal the valuation of permanent fixtures, furniture, and equipment involved unit pricing for significant items or systems. Minor items have been valued by group classification.

The building account classification comprises (as applicable) general construction, plumbing, sewage, heating, ventilating, air conditioning, electrical lighting, sprinkler and fire alarm systems, and selected building fixtures.

The summary of values report also lists several different data elements of each building structure. Most of these are self-explanatory such as construction year, square footage, stores and occupancy. The construction class information is based on the ISO (Insurance Service Office) code, these are identified as follows:

Class 1	-	Frame Construction
Class 2	-	Joisted Masonry
Class 3	-	Non Combustible
Class 4	-	Masonry Non Combustible
Class 5	-	Modified Fire Resistant
Class 6	-	Fire Resistant

The fire alarm designations in your report are defined as follows:

None	-	No fire alarm exists
Local	-	Alarm sound in captioned building only
Central	-	Alarm sounds in captioned building as well as a remote designated location (fire station, residence, etc.)

This report is comprised of the following sections:

- This Introductory Explanation and **Certificate** which summarizes the appraisal procedure and valuation methodology;
- A valuation **Summary** reflecting the insurable values by building/location, and a separate recapitulation of values by asset classification;
- An **Index** categorizing location and asset classification coding.

- **Detail** section by building, including picture, plat and description summarization and valuation, followed by the inventory and valuation of fixed content and movable contents by room or area.
- A **Maintenance** section describing updating procedures and revaluation service instructions.

Based upon the foregoing investigation, analysis and methodology employed, it is our opinion that the aggregate values for all assets under appraisal are as follows:

<b>COST OF REPRODUCTION NEW</b>	-	<b>\$75,758,280</b>
<b>SOUND VALUE</b>	-	<b>\$54,833,037</b>

In interpreting the Summary of Values report, the figures shown in Column 3 of the Summary report reflect the Cost of Reproduction New less exclusions. If the property coverage is based upon Sound Value (Actual Cash Value), the values shown in Column 6 represent the depreciated value less exclusions. Exclusions comprise such items as excavation and filling, below surface foundations, underground piping and wiring, and are generally considered as non-insurable.

Industrial Appraisal Company anticipates updating the report of insurable values on an annual basis to include property changes that can be reported, or if warranted and authorized, to include new site inspections on a selected basis. Updating procedures and reporting requirements will be coordinated through separate communications.

In the event of a fire, explosion or other damage covered by insurance, provided immediate written notice is given to the Corporate Office and our Annual Revaluation Service is in effect, the Industrial Appraisal Company will provide updated values for the properties appraised to assist in the preparation of Proof of Loss. Documentation support will be limited to the existing file.

All significant work papers and documents relating to this assignment will be held for five years beyond the last updating of valuations.

This appraisal is provided solely for the benefit of the purchaser of service and is not to be used for purposes other than as disclosed in advance of this engagement.

We have made no investigation of and assume no responsibility for title to or liabilities against the properties appraised. We have no present or prospective interest in the property appraised nor is our compensation for this appraisal contingent in any way to the conclusions of value.

Our estimates of value should be viewed as independently established, reasonable, true and correct to the best of our knowledge. We have inspected all of the property that is the subject of this report except where otherwise stated.

If there are inquiries concerning the inclusion or exclusion of items not covered by this study, or the valuations set forth in the report, such inquiries must be transmitted in writing to the Industrial Appraisal Company no later than 60 days after receipt of this analysis. If no written inquiries are transmitted within the stipulated period, the complete report and valuations set forth therein shall be deemed to have been accepted.

We appreciate the opportunity to be of service in these valuation requirements.

Respectfully submitted,

INDUSTRIAL APPRAISAL COMPANY

A handwritten signature in black ink, appearing to read "J. D. Helmick", with a long horizontal flourish extending to the right.

Jerry D. Helmick  
Field Staff/Operations Manager

Site Appraiser: Shane E. Hoover



# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
<p>Livingston County Board 112 W Madison St Pontiac IL 61764</p> <p style="text-align: center;">VALUATION DATE 5/08/13</p> <p>BLDG. 0101 Courthouse</p> <p>112 W Madison St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Offices CONST. YEARS: 1875 CONSTRUCTION CLASS: 2 SUPER SqFt: 22,964 BASEMENT SqFt: 11,482 STORIES: 2 BUILD COND: Good SPRINKLERED: 100 CENTRAL FIRE ALARM SYSTEM: 100 SECURITY SYSTEM: 100 # PASS ELEV: 1</p> <p>BUILDING 5/13 ARCHITECT FEES TOTAL BUILDING</p>	<p>12,533,727 877,361 13,411,088</p>	<p>441,313 441,313</p>	<p>12,092,414 877,361 12,969,775</p>	<p>5,264,165 368,492 5,632,657</p>	<p>185,351 185,351</p>	<p>5,078,814 368,492 5,447,306</p>

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
5/13 EQUIPMENT OFFICE FURN & FIXTURES OFFICE MACH & DEVICES AUDIO VISUAL EQUIPMENT EDP EQUIPMENT TELEPHONE SYSTEM TOTAL EQUIPMENT TOTAL BLDG. 0199 Courthouse PITO 112 W Madison St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Property in the Open	35,650 328,250 108,575 8,850 452,250 42,000 975,575 14,386,663	441,313	35,650 328,250 108,575 8,850 452,250 42,000 975,575 13,945,350	25,650 269,196 51,766 7,685 304,090 33,600 691,987 6,324,644	185,351	25,650 269,196 51,766 7,685 304,090 33,600 691,987 6,139,293
INSURABLE PROPERTY IN THE OPEN TOTAL BUILDING TOTAL BLDG. 0201 Law and Justice Center 110 N Main St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Courthouse CONST. YEARS: 2011 CONSTRUCTION CLASS: 4 SUPER SqFt: 47,572 BASEMENT SqFt: 17,008 STORIES: 1 BUILD COND: Good SPRINKLERED: 100 CENTRAL FIRE ALARM SYSTEM: 100 SECURITY SYSTEM: 100 EMERGENCY GEN: YES # PASS ELEV: 4	350,845 350,845 350,845	491,279	350,845 350,845 350,845	228,997 228,997 228,997	486,365	228,997 228,997 228,997
BUILDING 5/13	15,601,805	491,279	15,110,526	15,445,786	486,365	14,959,421

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW				SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6	
ARCHITECT FEES 5/13 PERMANENT FIXTURES TOTAL BUILDING  EQUIPMENT 5/13 OFFICE FURN & FIXTURES 5/13 OFFICE MACH & DEVICES 5/13 AUDIO VISUAL EQUIPMENT 5/13 EDP EQUIPMENT 5/13 TELEPHONE SYSTEM 5/13 MOBILE EQUIPMENT 5/13 TOTAL EQUIPMENT TOTAL	1,092,126 94,200 16,788,131  162,800 744,450 118,225 4,500 265,760 87,600 1,500 1,384,835 18,172,966	491,279	1,092,126 94,200 16,296,852  162,800 744,450 118,225 4,500 265,760 87,600 1,500 1,384,835 17,681,687	1,081,205 89,490 16,616,481  134,690 707,145 53,491 3,600 178,061 78,840 1,200 1,157,027 17,773,508	486,365	1,081,205 89,490 16,130,116  134,690 707,145 53,491 3,600 178,061 78,840 1,200 1,157,027 17,287,143	
BLDG. 0299 Law and Justice Center PITO 110 N Main St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Property in the Open	30,250 30,250 30,250		30,250 30,250 30,250	29,645 29,645 29,645		29,645 29,645 29,645	
BLDG. 0301 Health and Education Building 310 Torrence Ave CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Office CONST. YEARS: 1922-1953-1956 CONSTRUCTION CLASS: 1 SUPER SqFt: 19,993 BASEMENT SqFt: 9,189 STORIES: 2 BUILD COND: Good CENTRAL FIRE ALARM SYSTEM: 100	4,109,279	220,043	3,889,236	1,725,897	92,418	1,633,479	

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
<b>ARCHITECT FEES</b> TOTAL BUILDING 5/13 EQUIPMENT OFFICE FURN & FIXTURES 5/13 OFFICE MACH & DEVICES 5/13 AUDIO VISUAL EQUIPMENT 5/13 EDP EQUIPMENT 5/13 TELEPHONE SYSTEM 5/13 MOBILE EQUIPMENT 5/13 TOTAL	287,650 4,396,929 28,075 110,850 57,200 900 103,950 44,400 29,350 374,725 4,771,654	220,043	287,650 4,176,886 28,075 110,850 57,200 900 103,950 44,400 29,350 374,725 4,551,611	120,813 1,846,710 16,398 56,655 38,508 630 71,945 35,520 20,545 240,201 2,086,911	92,418	120,813 1,754,292 16,398 56,655 38,508 630 71,945 35,520 20,545 240,201 1,994,493
BLDG. 0302 Institute for Human Resources Building 312 Torrence Ave CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Office CONST. YEARS: 1992-1994-2003-2005 CONSTRUCTION CLASS: 1 SUPER Sqft: 6,868 STORIES: 1 BUILD COND: Good CENTRAL FIRE ALARM SYSTEM: 100	924,549 64,718 989,267 989,267	54,693 54,693 54,693	869,856 64,718 934,574 934,574	739,638 51,775 791,413 791,413	43,754 43,754 43,754	695,884 51,775 747,659 747,659

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
BLDG. 0399 Health and Education Building PITO 310 Torrance Ave CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Property in the Open	8,775 8,775	8,775 8,775	8,775 8,775	6,897 6,897	6,897 6,897	6,897 6,897
INSURABLE PROPERTY IN THE OPEN 5/13 TOTAL BUILDING MOBILE EQUIPMENT TOTAL EQUIPMENT TOTAL	74,600 74,600 83,375	74,600 74,600 83,375	74,600 74,600 83,375	29,840 29,840 36,737	29,840 29,840 36,737	29,840 29,840 36,737
BLDG. 0401 Livingston Manor Nursing Home 14335 Old IL 66 N CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Nursing Home CONST. YEARS: 1960-1964-1965-1991 CONSTRUCTION CLASS: 2 SUPER Sqft: 46,525 BASEMENT Sqft: 2,305 STORIES: 1 BUILD COND: Good SPRINKLERED: 100 CENTRAL FIRE ALARM SYSTEM: 100 EMERGENCY GEN: YES	8,356,276 584,939 8,941,215 8,941,215	305,727 305,727 305,727	8,050,549 584,939 8,635,488 8,635,488	4,094,576 286,620 4,381,196 4,381,196	149,807 149,807 149,807	3,944,769 286,620 4,231,389 4,231,389
BUILDING ARCHITECT FEES TOTAL BUILDING TOTAL	8,356,276 584,939 8,941,215 8,941,215	305,727 305,727 305,727	8,050,549 584,939 8,635,488 8,635,488	4,094,576 286,620 4,381,196 4,381,196	149,807 149,807 149,807	3,944,769 286,620 4,231,389 4,231,389

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
BLDG. 0402 Livingston Manor Boiler House 14335 Old IL 66 N CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Boiler House CONST. YEARS: 1900-1964-1965-1991 CONSTRUCTION CLASS: 2 SUPER SqFt: 2,160 STORIES: 1 BUILD COND: Average SPRINKLERED: 100 CENTRAL FIRE ALARM SYSTEM: 100  BUILDING 5/13 ARCHITECT FEES TOTAL BUILDING TOTAL	385,611 26,992 412,603 412,603	23,791 23,791 23,791	361,820 26,992 388,812 388,812	134,963 9,448 144,411 144,411	8,327 8,327 8,327	126,636 9,448 136,084 136,084
BLDG. 0403 Livingston Manor Storage Building #1 14335 Old IL 66 N CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Storage CONST. YEARS: 1950 CONSTRUCTION CLASS: 2 SUPER SqFt: 1,200 STORIES: 1 BUILD COND: Average  BUILDING 5/13 TOTAL BUILDING TOTAL	44,296 44,296 44,296	3,451 3,451 3,451	40,845 40,845 40,845	17,276 17,276 17,276	1,346 1,346 1,346	15,930 15,930 15,930

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
BLDG. 0404 Livingston Manor Storage Building #2 14335 Old IL 66 N CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Storage CONST. YEARS: 1930 CONSTRUCTION CLASS: 1 SUPER Sqft: 1,200 STORIES: 1 BUILD COND: Average  BUILDING 5/13 TOTAL BUILDING TOTAL	34,571 34,571 34,571	3,451 3,451 3,451	31,120 31,120 31,120	13,483 13,483 13,483	1,346 1,346 1,346	12,137 12,137 12,137
BLDG. 0405 Livingston Manor Sewage Treatment Plant 14335 Old IL 66 N CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Sewage Plant CONST. YEARS: 1960 CONSTRUCTION CLASS: 6 BUILD COND: Good STRUCT CAP: 514 Sq Ft STRUCT CAP TYPE: Size CONST TYPE: Reinforced Concrete  STRUCTURE 5/13 ENGINEERING FEES TOTAL BUILDING TOTAL	78,120 11,718 89,838 89,838	11,718 11,718 11,718	66,402 11,718 78,120 78,120	48,223 7,233 55,456 55,456	7,233 7,233 7,233	40,990 7,233 48,223 48,223

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
BLDG. 0406 Livingston Manor Plant Control Building 14335 Old IL 66 N CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Storage CONST. YEARS: 1984 CONSTRUCTION CLASS: 4 SUPER SqFt: 800 STORIES: 1 BUILD COND: Good  BUILDING 5/13 TOTAL BUILDING TOTAL	15,283 15,283 15,283	208 208 208	15,075 15,075 15,075	10,239 10,239 10,239	139 139 139	10,100 10,100 10,100
BLDG. 0499 Livingston Manor PITO  43335 Old IL 66 N CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Property in the Open  INSURABLE PROPERTY IN THE OPEN 5/13 TOTAL BUILDING TOTAL	14,925 14,925 14,925		14,925 14,925 14,925	10,005 10,005 10,005		10,005 10,005 10,005

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
BLDG. 0501 Highway Department Office 1705 S Manlove CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Office CONST. YEARS: 1978 CONSTRUCTION CLASS: 3 SUPER Sqft: 4,200 STORIES: 1 BUILD COND: Good	525,142 36,760 561,902	30,728 30,728	494,414 36,760 531,174	304,582 21,321 325,903	17,822 17,822	286,760 21,321 308,081
BUILDING ARCHITECT FEES TOTAL BUILDING  EQUIPMENT OFFICE FURN & FIXTURES OFFICE MACH & DEVICES AUDIO VISUAL EQUIPMENT EDP EQUIPMENT TELEPHONE SYSTEM TOTAL EQUIPMENT TOTAL	5/13                9,800 51,100 36,325 600 40,750 9,600 148,175 710,077	30,728                30,728	494,414 36,760 531,174                9,800 51,100 36,325 600 40,750 9,600 148,175 679,349	4,900 25,550 18,163 420 25,390 5,760 80,183 406,086	17,822                17,822	286,760 21,321 308,081                4,900 25,550 18,163 420 25,390 5,760 80,183 388,264
BLDG. 0502 Highway Department Garage 1705 S Manlove CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Garage CONST. YEARS: 1978 CONSTRUCTION CLASS: 3 SUPER Sqft: 12,000 STORIES: 1 BUILD COND: Good	498,492 34,894 533,386	15,774 15,774	482,718 34,894 517,612	289,126 20,238 309,364	9,149 9,149	279,977 20,238 300,215
BUILDING ARCHITECT FEES TOTAL BUILDING	5/13	15,774 15,774	482,718 34,894 517,612	289,126 20,238 309,364	9,149 9,149	279,977 20,238 300,215

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
EQUIPMENT 5/13 OFFICE FURN & FIXTURES 5/13 EDP EQUIPMENT 5/13 COMMUNICATIONS EQUIPME 5/13 MOBILE EQUIPMENT 5/13 TOTAL EQUIPMENT TOTAL	73,575 2,100 2,000 1,200 46,850 125,725 659,111	15,774	73,575 2,100 2,000 1,200 46,850 125,725 643,337	44,155 1,050 1,200 600 30,965 77,970 387,334	9,149	44,155 1,050 1,200 600 30,965 77,970 378,185
BLDG. 0503 Highway Department Salt Shed 1705 S Manlove CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Salt Shed CONST. YEARS: 1979 CONSTRUCTION CLASS: 4 SUPER Sqft: 1,980 STORIES: 1 BUILD COND: Good  BUILDING 5/13 TOTAL BUILDING TOTAL	46,735 46,735 46,735	466 466 466	46,269 46,269 46,269	28,508 28,508 28,508	284 284 284	28,224 28,224 28,224
BLDG. 0599 Highway Department PITO 1705 S Manlove CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Property in the Open  INSURABLE PROPERTY IN THE OPEN 5/13 TOTAL BUILDING	50,975 50,975	50,975 50,975	50,975 50,975	34,154 34,154	34,154 34,154	34,154 34,154

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW				SOUND VALUE	
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
5/13 5/13 EQUIPMENT MOBILE EQUIPMENT TOTAL BLDG. 0601 Regions Bank Building 110 W Water St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Offices/Leased CONST. YEARS: 1980 CONSTRUCTION CLASS: 1 SUPER Sqft: 5,623 BASEMENT Sqft: 5,623 STORIES: 1 BUILD COND: Good SECURITY SYSTEM: 100	19,900 174,225 194,125 245,100	56,901 56,901	19,900 174,225 194,125 245,100	9,950 112,818 122,768 156,922	33,572 33,572	9,950 112,818 122,768 156,922
5/13 BUILDING ARCHITECT FEES TOTAL BUILDING 5/13 EQUIPMENT OFFICE FURN & FIXTURES OFFICE MACH & DEVICES EDP EQUIPMENT TELEPHONE SYSTEM TOTAL EQUIPMENT TOTAL	1,000,158 70,011 1,070,169 3,800 56,150 13,125 10,015 10,800 93,890 1,164,059	56,901 56,901 56,901 56,901 56,901 56,901 56,901 56,901 56,901 56,901	943,257 70,011 1,013,268 3,800 56,150 13,125 10,015 10,800 93,890 1,107,158	590,093 41,307 631,400 3,420 29,455 8,798 5,079 7,560 54,312 685,712	33,572 33,572 33,572 33,572 33,572 33,572 33,572 33,572 33,572 33,572	556,521 41,307 597,828 3,420 29,455 8,798 5,079 7,560 54,312 652,140

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
<p>BLDG. 0699 Regions Bank Building PITO 110 W Water St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Property in the open</p> <p>INSURABLE PROPERTY IN THE OPEN 5/13 TOTAL BUILDING TOTAL</p>	<p>44,250 44,250 44,250</p>		<p>44,250 44,250 44,250</p>	<p>33,187 33,187 33,187</p>		<p>33,187 33,187 33,187</p>
<p>BLDG. 0701 Public Safety Building 844 W Lincoln St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Jail/Office/911 CONST. YEARS: 2003 CONSTRUCTION CLASS: 2 SUPER Sqft: 70,102 BASEMENT Sqft: 27,335 STORIES: 2 BUILD COND: Good SPRINKLERED: 100 CENTRAL FIRE ALARM SYSTEM: 100 EMERGENCY GEN: YES # PASS ELEV: 1</p> <p>BUILDING 5/13 ARCHITECT FEES TOTAL BUILDING</p>	<p>20,541,466 1,437,902 21,979,368</p>	<p>826,405 826,405</p>	<p>19,715,061 1,437,902 21,152,963</p>	<p>17,871,075 1,250,975 19,122,050</p>	<p>718,972 718,972</p>	<p>17,152,103 1,250,975 18,403,078</p>

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# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
5/13 EQUIPMENT OFFICE FURN & FIXTURES OFFICE MACH & DEVICES AUDIO VISUAL EQUIPMENT 5/13 EDP EQUIPMENT 5/13 TELEPHONE SYSTEM 5/13 COMMUNICATIONS EQUIPME 5/13 MOBILE EQUIPMENT 5/13 TOTAL EQUIPMENT TOTAL BLDG. 0799 Public Safety Building PITO 844 W Lincoln St CITY: Pontiac STATE: IL ZIP CODE: 61764 COUNTY: Livingston OCCUPANCY: Property in the Open	839,475 171,575 55,775 1,300 154,875 51,600 704,850 13,800 1,993,250 23,972,618	826,405	839,475 171,575 55,775 1,300 154,875 51,600 704,850 13,800 1,993,250 23,146,213	729,496 150,128 24,433 910 101,053 41,280 563,880 11,130 1,622,310 20,744,360	718,972	729,496 150,128 24,433 910 101,053 41,280 563,880 11,130 1,622,310 20,025,388
INSURABLE PROPERTY IN THE OPEN 5/13 TOTAL BUILDING TOTAL BLDG. 0801 Odell Tower 17322 E 2500 North Rd CITY: Odell STATE: IL ZIP CODE: 60460 COUNTY: Livingston OCCUPANCY: Radio Tower CONST. YEARS: 2005 CONSTRUCTION CLASS: 3 BUILD COND: Average STRUCT CAP: 400 Ft STRUCT CAP TYPE: Height CONST TYPE: Structural Steel	153,450 153,450 153,450	19,500 19,500 19,500	153,450 153,450 153,450	138,105 138,105 138,105	18,750 18,750 18,750	138,105 138,105 138,105
STRUCTURE ENGINEERING FEES TOTAL BUILDING TOTAL	130,000 19,500 149,500 149,500	19,500 19,500 19,500	110,500 19,500 130,000 130,000	125,000 18,750 143,750 143,750	18,750 18,750 18,750	106,250 18,750 125,000 125,000

PLEASE READ INTRODUCTORY EXPLANATION



# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
BLDG. 0802 Odell Tower Building  17322 E 2500 North Rd CITY: Odell STATE: IL ZIP CODE: 60460 COUNTY: Livingston OCCUPANCY: Tower Building CONST. YEARS: 2005 CONSTRUCTION CLASS: 4 SUPER Sqft: 400 STORIES: 1 BUILD COND: Good  BUILDING 5/13 TOTAL BUILDING  COMMUNICATIONS EQUIPME 5/13 TOTAL EQUIPMENT TOTAL	25,704 25,704  217,825 217,825 243,529	734 734  734	24,970 24,970  217,825 217,825 242,795	23,648 23,648  152,478 152,478 176,126	676 676  676	22,972 22,972  152,478 152,478 175,450
BLDG. 0899 Odell Tower PITO  17322 E 2500 North Rd CITY: Odell STATE: IL ZIP CODE: 60460 COUNTY: Livingston OCCUPANCY: Property in the Open  INSURABLE PROPERTY IN THE OPEN 5/13 TOTAL BUILDING	6,800 6,800		6,800 6,800	6,256 6,256		6,256 6,256

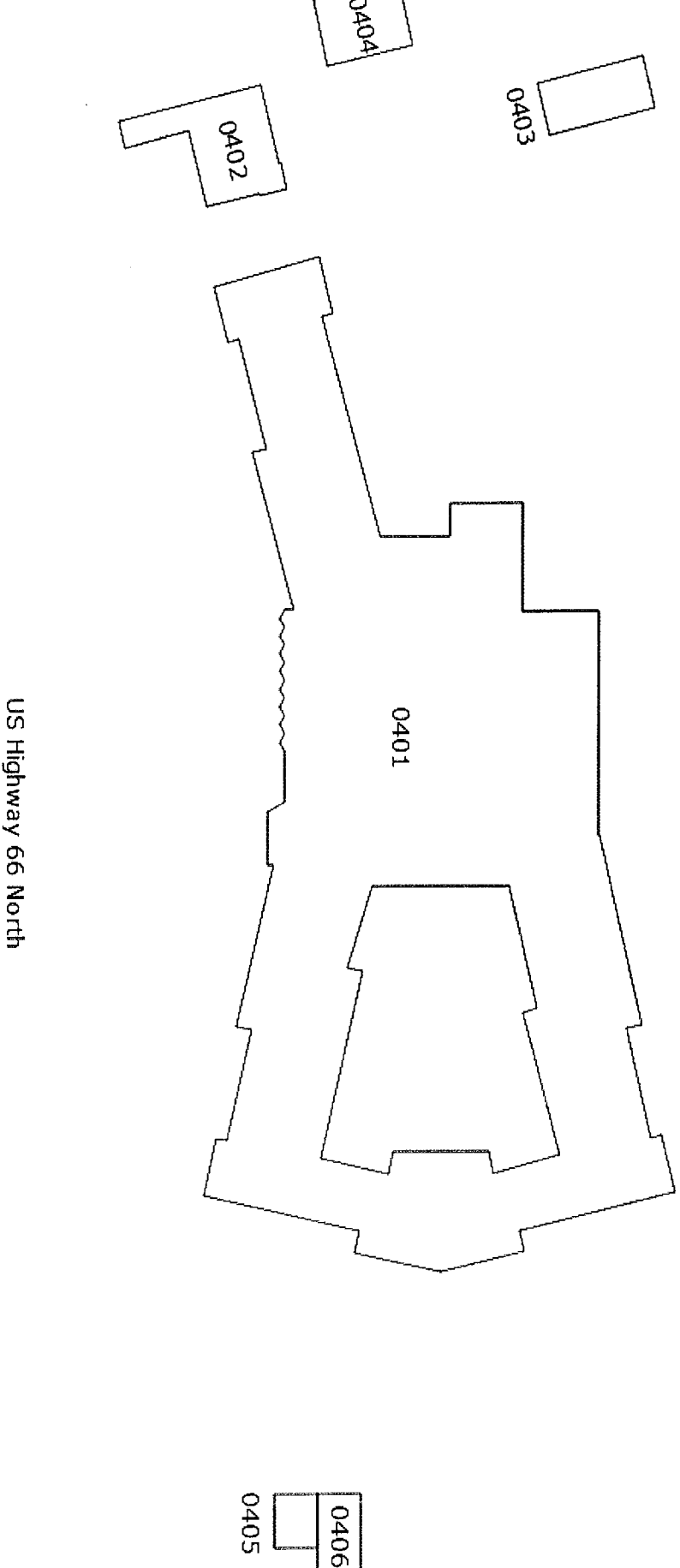
PLEASE READ INTRODUCTORY EXPLANATION



# INDUSTRIAL APPRAISAL COMPANY - INSURANCE SUMMARY

BUILDING OR UNIT	COST OF REPRODUCTION NEW			SOUND VALUE		
	TOTAL COLUMN 1	EXCLUSIONS COLUMN 2	INCLUSIONS COLUMN 3	TOTAL COLUMN 4	EXCLUSIONS COLUMN 5	INCLUSIONS COLUMN 6
EQUIPMENT 5/13 TOTAL EQUIPMENT TOTAL	25,300 25,300 32,100		25,300 25,300 32,100	22,770 22,770 29,026		22,770 22,770 29,026
BUILDING TOTAL ARCHITECT FEE TOTAL ENGINEERING FEE TOTAL GRAND TOTAL BUILDING	65,605,684 4,513,353 31,218 70,150,255	2,506,182	63,099,502 4,513,353 31,218 67,644,073	47,303,014 3,252,194 25,983 50,581,191	1,775,311	45,527,703 3,252,194 25,983 48,805,880
EQUIPMENT TOTAL GRAND TOTAL EQUIPMENT GRAND TOTAL	5,608,025 5,608,025 75,758,280	2,506,182	5,608,025 5,608,025 73,252,098	4,251,846 4,251,846 54,833,037	1,775,311	4,251,846 4,251,846 53,057,726
GRAND TOTAL APPRAISED SQ. FOOTAGE: 243587						

PLEASE READ INTRODUCTORY EXPLANATION



## Building Index

### LIVINGSTON COUNTY BOARD PONTIAC, ILLINOIS

Bldg	Location and Name	Line 2	Building Name 1	Line 2
0101	Livingston County Board	IL	Courthouse	
0199	Livingston County Board	IL	Courthouse PITO	
0201	Livingston County Board	IL	Law and Justice Center	
0299	Livingston County Board	IL	Law and Justice Center	PITO
0301	Livingston County Board	IL	Health and Education	Building
0302	Livingston County Board	IL	Institute for Human	Resources Building
0399	Livingston County Board	IL	Health and Education	Building PITO
0401	Livingston County Board	IL	Livingston Manor	Nursing Home
0402	Livingston County Board	IL	Livingston Manor	Boiler House
0403	Livingston County Board	IL	Livingston Manor	Storage Building #1
0404	Livingston County Board	IL	Livingston Manor	Storage Building #2
0405	Livingston County Board	IL	Livingston Manor	Sewage Treatment Plant
0406	Livingston County Board	IL	Livingston Manor	Plant Control Building
0499	Livingston County Board	IL	Livingston Manor PITO	
0501	Livingston County Board	IL	Highway Department	Office
0502	Livingston County Board	IL	Highway Department	Garage
0503	Livingston County Board	IL	Highway Department	Salt Shed
0599	Livingston County Board	IL	Highway Department	PITO
0601	Livingston County Board	IL	Regions Bank Building	
0699	Livingston County Board	IL	Regions Bank Building	PITO
0701	Livingston County Board	IL	Public Safety Building	
0799	Livingston County Board	IL	Public Safety Building	PITO
0801	Livingston County Board	IL	Odell Tower	
0802	Livingston County Board	IL	Odell Tower Building	
0899	Livingston County Board	IL	Odell Tower PITO	

**Industrial Appraisal Company**  
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**LIVINGSTON COUNTY BOARD  
PONTIAC, ILLINOIS**

- 013 Room Header
- 021 Permanent Fixtures
- 031 Insurable Property In The Open
- 038 Equipment
- 042 Office Furniture and Fixtures
- 044 Office Machines and Devices
- 045 Audio Visual Equipment
- 046 EDP Equipment
- 047 Telephone System
- 052 Communications Equipment
- 072 Mobile Equipment

