

**Section 4: Sale Comparables/EAV Comparables**

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The purpose of Section 4 is to give the Board evidence supporting your valuation claim.

Please tell the Board about your property, then provide at least three comparables. You may provide more (use separate sheets), but please use the three properties that are most similar to yours on this page.

Garage \_\_\_\_\_  
Other Improvements \_\_\_\_\_  
*Sale Comparables from 2020, 2021, and/or 2022 (if complaint based on Overvaluation)*

	1	2	3
Sale Price	_____	_____	_____
Sale Date	_____	_____	_____

*Equalized Assessed Valuation Comparables from 2023 Values (if complaint based on Equity)*

**Tip: If you are submitting an appraisal and do not wish to submit any additional comparables, you may leave this section blank and skip to Section 5.**

**Section 4: Sale Comparables/EAV Comparables**

INSTRUCTIONS:

1. Sale comparables from 2020, 2021, and/or 2022 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2023 are required for all assessment complaints based on **Equity**.
3. Instructions for filling out this form are available at [www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx](http://www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx).
4. Please use at least three comparables; if you wish to submit more, please use additional pages.
5. The best comparables will have features most similar to the subject's features.

	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	<b>01-23-456-789</b>			
Address	<b>123 Main St.</b>			
Land Sq. Ft.				
House Style				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				
Sale Price				
Sale Date				
	<i>Equalized Assessed Valuation Comparables from 2023 Values (if complaint based on Equity)</i>			
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

**Enter your Parcel Number and Address (same information as in Section 1).**

*Comments on Comparables (use additional sheets if necessary).*

**Section 4: Sale Comparables/EAV Comparables**

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2. EAV comparables from 2023 are required for all assessment complaints based on **Equity**.
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4. Please use at least three comparables; if you wish to submit more, please use additional pages.
5. The best comparables will have features most similar to the subject's features.

	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				
	<i>Sale Comparables from</i>			
Sale Price				
Sale Date				
	<i>Equalized Assessed Valuation</i>			
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

***This is the size of your lot or tract of land. If you do not know this information, you can usually find this on your Township Assessor's web site.***

*Comments on Comparables (use additional sheets if necessary).*

**Section 4: Sale Comparables/EAV Comparables**

INSTRUCTIONS:

1. Sale comparables from 2020, 2021, and/or 2022 are required for all assessment complaints based on **Overvaluation**.
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5. The best comparables will have features most similar to the subject's features.

	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum			
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Pool				
Other I				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

**Note your house style or model name (i.e., “Ranch”, “Two-Story”, Split-Level”, “Chippewa”, “Townhouse”, etc.) and the exterior construction (i.e. “Brick”, “Aluminum”, “Vinyl”) here.**

*Comments on Comparables (use additional sheets if necessary).*

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	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum			
Age	25			
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				
<i>Sale Comparables from 2020, 2021, and/or 2022 (if complaint based on Overvaluation)</i>				
Sale Price				
Sale Date				
<i>Equalized Assessed Valuation Comparables from 2023 Values (if complaint based on Equity)</i>				
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

**Write the age of your home; if you don't know, you may put N/A or check your Township Assessor's records.**

*Comments on Comparables (use additional sheets if necessary).*

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	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum			
Age	25			
# Baths	2.5			
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				

Sale Price \_\_\_\_\_ 2020, 2021, and/or 2022 (if complaint based on Overvaluation)

**Note the number of bathrooms that are ABOVE GRADE LEVEL in your home (below grade baths are part of basement finish).**

Farm Buildings				
Total EAV				

Comments on Comparables (use additional sheets if necessary).

**Section 4: Sale Comparables/EAV Comparables**

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	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum			
Age	25			
# Baths	2.5			
Living Area Sq. Ft.	2,319			
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				
	<i>Sale Comparables from</i>			
Sale Price				
Sale Date				

***This is the size of the above-grade area of your home. You may obtain it by outside measurements, plat of survey, or from your Township Assessor's web site.***

***Tip: Living area is measured on the outside of your house, but does not include the garage, basement, or any below-grade level area.***

*Comments on Comparables (use additional sheets if necessary).*

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	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum			
Age	25			
# Baths	2.5			
Living Area Sq. Ft.	2,319			
Basement SF/Finish SF	1,040/0			
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				
<i>Sale Comparables from 2020-2022</i>				
Sale Price				
Sale Date				
<i>Equalized Assessed Valuation Comparables</i>				
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

**Note whether the dwelling has a basement and what part is finished; this will include lower levels of split-level and raised ranch dwellings.**

*Comments on Comparables (use additional sheets if necessary).*



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	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum			
Age	25			
# Baths	2.5			
Living Area Sq. Ft.	2,319			
Basement SF/Finish SF	1,040/0			
# Bedrooms	4			
# Fireplaces	1			
Garage/Parking Spaces				
Other Improvements				
	<i>Sale comparables from 2020, 2021, and 2022</i>			
Sale Price				
Sale Date				
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				
<i>Comments on Comparables (use additional pages if necessary)</i>				

**Note the number of bedrooms that are ABOVE GRADE LEVEL in your home (below grade bedrooms are part of basement finish).**

**Write the number of built-in fireplaces here; do not include any free-standing, removable fireplaces.**

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	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum			
Age	25			
# Baths	2.5			
Living Area Sq. Ft.	2,319			
Basement SF/Finish SF	1,040/0			
# Bedrooms	4			
# Fireplaces	1			
Garage/Parking Spaces	2-car garage			
Other Improvements	Deck			

**Note the garage capacity (if a house) or number of reserved parking spaces (if condo using surface lot).**

	<i>Sale Comparables from 2020, 2021, and/or 2022 (if complaint based on Overvaluation)</i>			
Sale Price				
Sale Date				

	<i>Equalized Valuation Comparables from 2023 Values (if complaint based on Equity)</i>			
Land				
Building				
Farm Land				
Farm Building				
Total EAV				

**Note any patios, decks, in-ground pools, or other special features here.**

Comments on Comparables

**Section 4: Sale Comparables/EAV Comparables**

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- 3.

***You will now select comparable properties based on the reason(s) that you checked in Section 3.***

- ***If you checked Box 1 (Overvaluation), you will need to show at least three sales that are similar to your home that sold in 2020, 2021, or 2022 (for more information on why those three years are used, see page 4 of the Board's Rules and Procedures).***
- ***If you checked Box 2 (Equity), you will need to show the 2023 equalized assessed valuations of at least three properties that are similar to your home.***
- ***Comparable data sources include the Property Search link at [www.KaneCountyAssessments.org](http://www.KaneCountyAssessments.org), and Township Assessor web sites; local real estate agents and brokers might also be helpful.***

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4. Please use at least three comparables; if you wish to submit more, please use additional pages.
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	<b>Subject</b>	<b>Comparable 1</b>	<b>Comparable 2</b>	<b>Comparable 3</b>
Parcel Number	01-23-456-789	01-23-345-678	01-23-234-567	01-23-123-456
Address	123 Main St.	216 Main St.	320 Park Ave.	140 Park Ave.
Land Sq. Ft.	8,450	8,060	8,450	9,100
House Style	Two-Story	Two-Story	Two-Story	Two-Story
Exterior Construction	Brk/Alum	Brk/Alum	Brk/Alum	Brk/Alum
Age	25	26	25	23
# Baths	2.5	1.5	1.5	2.5
Living Area Sq. Ft.	2,319	2,289	2,401	2,360
Basement SF/Finish SF	1,040/0	1,020/0	1,200/0	1,180/0
# Bedrooms	4	4	4	4
# Fireplaces	1	None	1	1
Garage/Parking Spaces	2-car garage	2-car garage	3-car garage	2-car garage
Other Improvements	Deck	Deck	Two Decks	Deck
<i>Sale Comparables from 2020, 2021, and/or 2022 (Complaint based on Overvaluation)</i>				
Sale Price				
Sale Date				
<i>Equalized Assessed Valuation Comparables (Complaint based on Equity)</i>				

**For each comparable you use, write its descriptive information here. If there is something you cannot find out (such as number of bedrooms) write "NA" in that space.**

**Section 4: Sale Comparables/EAV Comparables**

INSTRUCTIONS:

1. Sale comparables from 2020, 2021, and/or 2022 are required for all assessment complaints based on **Overvaluation**.

**If you checked Box 1 in Section 3 (“Overvaluation”), include the sale prices here. Remember to use sales from 2019, 2020, and/or 2021! (If you bought your property after January 1, 2019, please include it under the “subject” column.)**

- 2.
- 3.
- 4.
- 5.

	Brk/Alum	Brk/Alum	Brk/Alum	Brk/Alum
Exterior Construction				
Age	25	26		23
# Baths	2.5	1.5		2.5
Living Area Sq. Ft.	2,319	2,289		2,360
Basement SF/Finish SF	1,040/0	1,020/0	1,020/0	1,180/0
# Bedrooms	4	4	4	4
# Fireplaces	1	None	1	1
Garage/Parking Spaces	2-car garage	2-car garage	3-car garage	2-car garage
Other Improvements	Deck	Deck	Two Decks	Deck
<i>Sale Comparables from 2020, 2021, and/or 2022 (if complaint based on Overvaluation)</i>				
Sale Price	399,000	360,000	384,000	376,000
Sale Date	08/2020	07/2022	11/2020	04/2021
<i>Equalized Assessed Valuation Comparables from 2023 Values (if complaint based on Equity)</i>				
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

Comments on Comparables (use additional sheets if necessary).

**Section 4: Sale Comparables/EAV Comparables**

INSTRUCTIONS:

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- 3.
- 4.
- 5.

***If you checked Box 2 in Section 3 (“Equity”), include the equalized assessed values here. Remember to use the 2022 EAVs; you can find them on the County Assessment Office web site.***

Exterior Construction	Brk/Alum	Brk/Alum	Brk/Alum	Brk/Alum
Age	25	26	23	23
# Baths	2.5	1.5	2.5	2.5
Living Area Sq. Ft.	2,319	2,289	2,360	2,360
Basement SF/Finish SF	1,040/0	1,020/0	1,180/0	1,180/0
# Bedrooms	4	4	4	4
# Fireplaces	1	None	1	1
Garage/Parking Spaces	2-car garage	2-car garage	2-car garage	2-car garage
Other Improvements	Deck	Deck	No Decks	Deck
<i>Sale Comparables from 2020, 2021, and 2022 (if complaint based on Overvaluation)</i>				
Sale Price	399,000	360,000	384,000	376,000
Sale Date	08/2019	07/2021	11/2019	04/2020
<i>Equalized Assessed Valuation Comparables from 2023 Values (if complaint based on Equity)</i>				
Land	36,663	34,971	36,663	39,483
Buildings	95,814	83,494	90,947	85,617
Farm Land	0	0	0	0
Farm Buildings	0	0	0	0
<b>Total EAV</b>	<b>132,477</b>	<b>118,465</b>	<b>127,610</b>	<b>125,100</b>

*Comments on Comparables (use additional sheets if necessary).*

**Section 4: Sale Comparables/EAV Comparables**

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4. Please use at least three comparables; if you wish to submit more, please use additional pages.

**Write any comments about the comparables that you used here; use additional sheets if necessary.**

Land Sq. Ft.	8,450	8,060	9,100
House Style	Two-Story	Two-Story	Two-Story
Exterior Construction	Brk/Alum	Brk/Alum	Brk/Alum
Age	25	26	23
# Baths	2.5	1.5	2.5
Living Area Sq. Ft.	2,319	2,289	2,360
Basement SF/Finish SF	1,040/0	1,020/0	1,180/0
# Bedrooms	4	4	4
# Fireplaces	1	None	1
Garage/Parking Spaces	2-car garage	2-car garage	2-car garage
Other Improvements	Deck	Deck	Deck
<i>Sale Comparables from 2020, 2021, and 2022 (if complaint based on Overvaluation)</i>			
Sale Price	399,000	360,000	384,000
Sale Date	08/2020	07/2022	11/2020
<i>Equalized Assessed Valuation Comparables from 2023 Values (if complaint based on Equity)</i>			
Land	36,663	34,971	36,663
Buildings	95,814	83,494	90,947
Farm Land	0	0	0
Farm Buildings	0	0	0
Total EAV	132,477	118,465	127,610

Comments on Comparables (use additional sheets if necessary).

**Comps 2 and 3 are on a quieter street; comp 1 is lower quality; comp 2 is better quality.**

# Questions?



***Visit***

***[www.KaneCountyAssessments.org](http://www.KaneCountyAssessments.org)***

***or call (630) 208-3818.***