

The purpose of Section 5 is to give the Board your opinion of the correct assessment and/or fair cash value of your property.

This opinion should be supported by the evidence that you have already presented.

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	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
Total EAV	132,477	118,465	127,610	125,100

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.

Section 5: Taxpayer Opinion of Correct Assessment (required)

- All evidence attached and opinion provided at right
- Opinion unknown; complainant will submit evidence and requested valuation amount no later than 14 days after the final filing deadline for this property at www.KaneCountyAssessments.org.

Land	_____
Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
Level of Assessment	÷ 33.33%
Fair Cash Value	_____

If you are going to submit evidence that is not attached to this complaint, you may check here and leave Section 4 blank.

Land Sq. Ft.	8,100	8,000	8,100	7,100
House Style	Two-Story	Two-Story	Two-Story	Two-Story
	Brk/Alum	Brk/Alum	Brk/Alum	Brk/Alum
	26	25	23	
	1.5	1.5	2.5	
	2,289	2,401	2,360	
	1,020/0	1,200/0	1,180/0	
	4	4	4	
	None	1	1	
	2-car garage	3-car garage	2-car garage	
	Deck	Two Decks	Deck	
		from 2020, 2021, and/or 2022 (if complaint based on Overvaluation)		
Sale Price	399,000	360,000	384,000	376,000

Tip: Be sure to submit your evidence no later than 14 days after the filing deadline; all evidence not attached to this complaint *MUST* be submitted electronically at www.KaneCountyAssessments.org.

Section 5: Taxpayer Opinion of Correct Assessment (required)

- All evidence attached and opinion provided at right
- Opinion unknown; complainant will submit evidence and requested valuation amount no later than 14 days after the final filing deadline for this property at www.KaneCountyAssessments.org.

Land	_____
Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
Level of Assessment	÷ 33.33%
Fair Cash Value	_____

Land Sq. Ft.	8,100	8,000	8,400	7,100
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 (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
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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
Total EAV	132,477	118,465	127,610	125,100

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.

If you checked Box 1 in Section 3 (“Overvaluation”), you will provide your opinion of the correct Fair Cash Value here.

Land	_____
Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
Assessment	_____ ÷ 33.33%
Fair Cash Value	375,000

The opinion should be supported by the sales data you submitted.

Land Sq. Ft.	8,100	8,000	8,100	8,100
House Style	Two-Story	Two-Story	Two-Story	Two-Story
	Brk/Alum	Brk/Alum	Brk/Alum	Brk/Alum
	26	25	23	
	1.5	1.5	2.5	
	2,289	2,401	2,360	
	1,020/0	1,200/0	1,180/0	
	4	4	4	
	None	1	1	
Garage/Parking Spaces	garage	2-car garage	3-car garage	2-car garage
Other Improvements		Deck	Two Decks	Deck
<i>Sale Comparables from 2020, 2021, and/or 2022 (if complaint based on Overvaluation)</i>				
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Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
Assessment	÷ 33.33%
Fair Cash Value	375,000

Land Sq. Ft.	Two Story	Two Story	Two Story	Two Story
House Style	Brk./Alum	Brk./Alum	Brk./Alum	Brk./Alum
Exterior Construction	65' x 130'	62' x 130'	65' x 130'	70' x 130'
Age	2,319	2,289	2,401	2,360
# Baths	1990	1989	1990	1992
Living Area Sq. Ft.	4	4	4	4
Basement SF/Finish SF	2.5	1.5	1.5	2.5
# Bedrooms	Full/0%	Full/0%	Full/0%	Full/0%
# Fireplaces	2-car garage	2-car garage	3-car garage	2-car garage
Garage/Parking Spaces	Deck	Deck	Two Decks	Deck
Other Improvements	1 Fireplace	None	1 Fireplace	1 Fireplace
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Comments on Comparables (use additional sheets if necessary).

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If you checked Box 2 in Section 3 (“Equity”), you will provide your opinion of the correct Equalized Assessed Value here.

Land	36,663
Buildings	88,335
Farm Land	0
Farm Buildings	0
Total Assessment	124,998
Level of Assessment	÷ 33.33%
Fair Cash Value	375,000

The opinion should be supported by the comparable EAV data you submitted.

	Two Story	Two Story	Two Story	Two Story
Living Area Sq. Ft.	4	4	4	4
Basement SF/Finish SF	2.5	1.5		2.5
# Bedrooms	Full/0%	Full/0%		Full/0%
# Fireplaces	2-car garage	2-car garage		2-car garage
Garage/Parking Spaces	Deck	Deck	Decks	Deck
Other Improvements	1 Fireplace	None	1 Fireplace	1 Fireplace
<i>Sale Comparables from 2020, 2021, and 2022 (if complaint based on Overvaluation)</i>				
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Questions?



Visit

www.KaneCountyAssessments.org

or call (630) 208-3818.