

Section 3: Reason for Assessment Complaint (required) *Check all that apply*

- ☐ 1. **Overvaluation** My property's Equalized Assessed Valuation (EAV) is greater than 1/3 its Fair Cash Value (must provide at least three sale comparables in Section 4 and/or attach complete appraisal report; see Rule D of *Rules and Procedures*).
- ☐ 2. **Equity** My property's Equalized Assessed Valuation (EAV) is greater than the 2024 EAVs of other comparable properties in the neighborhood (must provide at least three EAV comparables in Section 4; see Rule E of *Rules and Procedures*).
- ☐ 3. **Discrepancy in Physical Data** My property's Equalized Assessed Valuation (EAV) was based on a property record card description that contains a discrepancy from the actual physical data for my property (must attach explanation of discrepancy and must state the valuation sought; see Rule F of *Rules and Procedures*).
- ☐ 4. **Preferential Assessment** My property's Equalized Assessed Valuation (EAV) qualifies for assessment under one of the preferential assessment categories under Article 10 of the Illinois Property Tax Code (must attach brief describing qualifications for special assessment and valuation sought; see Rule G of *Rules and Procedures*).

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2025 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.
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.

Subject

Comparable 1

Comparable 2

Comparable 3

The purpose of Section 3 is to tell the Board why you are filing the complaint; it must be one or more of the four reasons stated above.

Living Area Sq. Ft.

Basement SF/Finish SF

Bedrooms

Fireplaces

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- ☐ 3. **Discrepancy in Physical Data** My property's Equalized Assessed Valuation (EAV) was based on property record card description that contains a discrepancy from the actual physical data for my property (must attach explanation of discrepancy and must state the valuation sought; see Rule F of *Rules and Procedures*).
- ☐ 4. **Special Assessment** My property's Equalized Assessed Valuation (EAV) qualifies for assessment under one of the special assessment categories under Article 10 of the Illinois Property Tax Code (must attach description of property and explanation for special assessment and valuation sought; see Rule G of *Rules and Procedures*).

If you check this reason . . .

- 1. Instructions for filing out this form are available at www.KaneCountyAssessments.org/Pages/AssessmentComplaints.aspx.
- 2. Please use at least three comparables; if you wish to submit more, please use additional pages.
- 3. The best comparables will have features most similar to the subject's features.

	Subject	Comparable 1	Comparable 2	Comparable 3
Parcel Number				
Address				
Land Sq. Ft.				
House Style				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				

. . . see this section of the [Rules and Procedures](#) for information on filing your complaint.

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- ☐ 3. **Discrepancy in Physical Data** My property's Equalized Assessed Valuation (EAV) was based on a property record card description that contains a discrepancy from the actual physical data for my property (must attach explanation of discrepancy and must state the valuation sought; see Rule F of *Rules and Procedures*).
- ☐ 4. **Differential Assessment** My property's Equalized Assessed Valuation (EAV) qualifies for assessment under one of the differential assessment categories under Article 10 of the Illinois Property Tax Code (must attach explanation of describing conditions for special assessment and valuation sought; see Rule G of *Rules and Procedures*).

If you check this reason . . .

. . . see this section of the [Rules and Procedures](#) for information on filing your complaint.

Section 4: Comparables/EAV Comparables

- 1. Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/AssessmentComplaints.aspx.
- 2. This form is required for all assessment complaints based on **Overvaluation**.
- 3. This form is required for all assessment complaints based on **Equity**.
- 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.

	Subject	Comparable 1	Comparable 2	Comparable 3
Parcel Number				
Address				
Land Sq. Ft.				
House Style				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
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- 3. Instructions for filling out this form are available at www.KaneCountyIllinois.org/Pages/Assessment-Complaints.aspx.
- 4. Please use at least three comparables; if you wish to submit more, attach additional pages.
- 5. The best comparables will have features most similar to the subject property.

	Subject	Comparable 1	Comparable 2	Comparable 3
Parcel Number				
Address				
Land Sq. Ft.				
House Style				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
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- ☒ 4. **Preferential Assessment** My property's Equalized Assessed Valuation (EAV) qualifies for assessment under one of the preferential assessment categories under Article 10 of the Illinois Property Tax Code (must attach brief describing qualifications for special assessment and valuation sought; see Rule G of *Rules and Procedures*).

If you check this reason . . .

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- 4. Please use at least three comparables; if you wish to submit more, use additional pages.
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Subject	Comparable 1	Comparable 2	Comparable 3
Parcel Number			
Address			
Land Sq. Ft.			
House Style			
Exterior Construction			
Age			
# Baths			
Living Area Sq. Ft.			
Basement SF/Finish SF			
# Bedrooms			
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- ☒ 4. **Preferred Assessment** My property's Equalized Assessed Valuation (EAV) qualifies for assessment under one of the preferred assessment categories under Article 10 of the Illinois Property Tax Code (must attach brief describing qualified assessment and valuation sought; see Rule G of *Rules and Procedures*).

Section 4: Sale and EAV Comparables

INSTRUCTIONS:

- 1. Sale comparable properties for 2024 are required for all assessment complaints based on **Overvaluation**.
- 2. EAV comparable properties for 2024 are required for all assessment complaints based on **Equity**.

Tip: You can select more than one reason to file, but you must provide evidence for all reasons you select.

Parcel Number				
Address				
Land Sq. Ft.				
House Style				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				

Questions?



Visit

Assessments.KaneCountyIL.gov

or call (630) 208-3818.