

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 \_\_\_\_\_

6. If complaint based on **Overvaluation**, provide sale data from 2022, 2023, and/or 2024.

Sale Price \_\_\_\_\_

Sale Date \_\_\_\_\_

7. If complaint based on **Equity**, provide assessed-valuation data from 2025.

***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 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](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	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.				
House Style				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				
6. If complaint based on				
Sale Price				
Sale Date				
7. If complaint based on <b>Equity</b> , provide assessed-valuation data from 2025.				
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****INSTRUCTIONS:**

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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				
Exterior Construction				
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Parking Spaces				
Other Improvements				
6. If complaint based on <b>Overvaluation</b> , provide sale data				
Sale Price				
Sale Date				
7. If complaint based on <b>Equity</b> , provide assessed-valuation				
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:**

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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	Two-Story			
Exterior Construction	Brk/Alum			
Age				
# Baths				
Living Area Sq. Ft.				
Basement SF/Finish SF				
# Bedrooms				
# Fireplaces				
Garage/Port				
Other I				
6. If compl	<b>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.</b>			
7. If compl				
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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	<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				
6. If complaint based on <b>Overvaluation</b> , provide sale data from 2022, 2023, and/or 2024.				
Sale Price				
Sale Date				
7. If complaint based on <b>Equity</b> , provide assessed-valuation data from 2025.				
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				
6. If complaint based on <b>Overvaluation</b> from 2022, 2023, and/or 2024.				
Sale Price				
7. If complaint based on <b>Equity</b> from 2025.				
Estimated Fair Market Value				
Farm Buildings				
Total EAV				

Comments on Comparables (use additional sheets if necessary).

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

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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				

6. If complaint based on **Overvaluation**, provide sale data

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.***

7. If c

***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				
6. If complaint based on <b>Overvaluation</b> , provide sale data from				
Sale Price				
Sale Date				
7. If complaint based on <b>Equity</b> , provide assessed-valuation data from				
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				
6. If complaint based on <b>Overvaluation</b> include sale data from 20				
Sale Price				
Sale Date				
7. If complaint based on <b>Equity</b>				
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				
Comments on Comparables (u				

**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).**

6. If complaint based on **Overvaluation**, provide sale data from 2022, 2023, and/or 2024.

Sale Price			
Sale Date			

7. If complaint based on **Equity**, provide assessed-valuation data from 2025.

Land			
Building			
Farm Land			
Farm Building			
Total EAV			

Comments on Comparables

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

#### **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.

***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 2022, 2023, or 2024 (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 2025 equalized assessed valuations of at least three properties that are similar to your home.***
- Comparable data sources include the Property Search link at [Assessments.KaneCountyIL.gov](https://Assessments.KaneCountyIL.gov) and Township Assessor web sites; local real estate agents and brokers might also be helpful.***

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

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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	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
6. If complaint based on <b>Overvaluation</b> , provide sale data from 2022, 2023, and/or 2024.				
Sale Price				
Sale Date				

7. If complaint based on **Equity**, provide assessment data from 2025.

***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 2022, 2023, and/or 2024 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 2022, 2023, and/or 2024! (If you bought your property after January 1, 2022, please include it under the “subject” column.)***

Exterior Construction	BPR/Attn	BPR/Attn	BPR/Attn	BPR/Attn
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	1,040/0	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
6. If complaint based on <b>Overvaluation</b> , provide sale data from 2022, 2023, and/or 2024.				
Sale Price	399,000	360,000	384,000	376,000
Sale Date	08/2024	07/2022	11/2024	04/2023
7. If complaint based on <b>Equity</b> , provide assessed-valuation data from 2025.				
Land				
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

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

**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**.

***If you checked Box 2 in Section 3 ("Equity"), include the equalized assessed values here. Remember to use the 2025 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
# 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	2-car garage
Other Improvements	Deck	Deck	No Decks	Deck
6. If complaint based on <b>Overvaluation</b> , provide sale data from 2022, 2023, and 2024.				
Sale Price	399,000	360,000	384,000	376,000
Sale Date	08/2024	07/2022	11/2024	04/2023
7. If complaint based on <b>Equity</b> , provide assessed-valuation data from 2025				
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).*

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

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***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
6. If complaint based on <b>Overvaluation</b> , provide sale data from 2022, 2023, and/or 2024.			
Sale Price	399,000	360,000	384,000
Sale Date	08/2024	07/2022	11/2024
7. If complaint based on <b>Equity</b> , provide assessed-valuation data from 2022, 2023, and/or 2024.			
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***

**[Assessments.KaneCountyIL.gov](http://Assessments.KaneCountyIL.gov)**

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