Section 4:	Sale Com	narables/FA\	/ Comnarable
------------	----------	--------------	--------------

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.

(Jarwa)	
Other Improvements	
6. If complaint based on Overvaluation, provide sale data from 2022, 2023, and/or 2020, and/or 2	.024.
Sale Price	
Sale Date	
7. If complaint based on Fauity, provide assessed valuation data from 2025	

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: Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**. EAV comparables from 2025 are required for all assessment complaints based on **Equity**. Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx. Please use at least three comparables; if you wish to submit more, please use additional pages. The best comparables will have features most similar to the subject's features. Subject Comparable 1 Comparable 2 Comparable 3 01-23-456-789 Parcel Number 123 Main St. Address Land Sq. Ft. House Style Exterior Construction Age # Baths Living Area Sq. Ft. Basement SF/Finish SF # Bedrooms # Fireplaces Enter your Parcel Number and Address Garage/Parking Spaces Other Improvements (same information as in Section 1). 6. If complaint based on (Sale Price Sale Date 7. If complaint based on **Equity**, provide assessed-valuation data from 2025. Land Buildings Farm Land Farm Buildings Total EAV Comments on Comparables (use additional sheets if necessary).

INSTRUCTIONS:

- Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**.
- EAV comparables from 2025 are required for all assessment complaints based on Equity.
- Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx. Please use at least three comparables; if you wish to submit more, please use additional pages.
- The best comparables will have features most similar to the subject's features.

	Subject	Comparable 1	Comparable 2	Comparable 3
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		This	io the size	af
Garage/Parking Spaces		ITIIS	s is the size	or your
Other Improvements		lot or tr	ract of land.	If you
6. If complaint based on C	Overvaluation, provide sa	le dat		n you
Sale Price		do not	know this	
Sale Date		informa	ation vou o	3 10
7. If complaint based on F	Equity, provide assessed-v	raluati IIII OIIII c	ation, you ca	all
Land		<u>usually</u>	<mark>find this or this or this or the first or t</mark>	vour
Buildings				
Farm Land		Townsi	hip Assesso	r's web
Farm Buildings		site.	•	
Total EAV		Site.		
Comments on Comparable	s (use additional sheets if	necessarv).		

Section 4: Sale Comparables/EAV Comparables INSTRUCTIONS: Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**. EAV comparables from 2025 are required for all assessment complaints based on **Equity**. Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx. Please use at least three comparables; if you wish to submit more, please use additional pages. The best comparables will have features most similar to the subject's features. **Subject** Comparable 1 Comparable 2 Comparable 3 01-23-456-789 Parcel Number 123 Main St. Address 8,450 Land Sq. Ft. Two-Story House Style Brk/Alum Exterior Construction Age #Baths Living Area Sq. Ft. Basement SF/Finish SF # Bedrooms # Fireplaces Garage/Pa Note your house style or model name (i.e., Other I 6. If compla "Ranch", "Two-Story", Split-Level", "Chippewa", "Townhouse", etc.) and the exterior construction 7. If compla (i.e. "Brick", "Aluminum", "Vinyl") here. Buildings Farm Land Farm Buildings Total EAV

Section 4: Sale Comparables/EAV Comparables INSTRUCTIONS: Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**. EAV comparables from 2025 are required for all assessment complaints based on **Equity**. Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx. Please use at least three comparables; if you wish to submit more, please use additional pages. The best comparables will have features most similar to the subject's features. Subject Comparable 1 Comparable 2 Comparable 3 01-23-456-789 Parcel Number 123 Main St. Address 8,450 Land Sq. Ft. Write the age of your Two-Story House Style Exterior Construction Brk/Alum home; if you don't know, you may put N/A or check #Baths Living Area Sq. Ft. your Township Basement SF/Finish SF Assessor's records. # Bedrooms # Fireplaces Garage/Parking Spaces 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. Land Buildings Farm Land Farm Buildings Total EAV Comments on Comparables (use additional sheets if necessary).

NSTRUCTIONS:	rables/EAV Comparab		amant complaints based on	Overvaluation
		l assessment complaints b	sment complaints based on based on Equity.	Overvaluation.
. Instructions for filling of	out this form are available	e at <u>www.KaneCountyAs</u>	sessments.org/Pages/Assess	ment-Complaints.aspx.
		h to submit more, please milar to the subject's feat		
. The best comparables v		2		
	Subject	Comparable 1	Comparable 2	Comparable 3
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 C)vervaluat	m 2022, 2023,	and/or 2024.	
S <u>ale Price</u>				
S Not	to the num	har of hath	rooms that	aro AROVE
7. If complaint b	e the num	Dei Oi Datii	irooms mat	ale ADOVL
GR	ADE LEVE	'L in vour h	<mark>rome (bel</mark> ov	v grade
T <mark>.</mark>		•	•	9131313
Fa Dat	ns are part	t of baseme	ent finish).	
Farm B <mark>uildings</mark>				
Total EAV				
1 Otal EA V				

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	C	omparable 1	Comparable 2	Comparable 3
Parcel Number	01-23-456-789				
Address	123 Main St.		Th:	:- 46	- f 4b -
Land Sq. Ft.	8,450		Inis	s is the size	or the
House Style	Two-Story	/	ahove-	grade area d	of vour
Exterior Construction	Brk/Alum		•		
Age	<u>25</u>		home.	You may ok	otain it by
#Baths	2.5				•
Living Area Sq. Ft.	2,319		outsiae	<mark>: measurem</mark>	ents, piat
Basement SF/Finish SF			of surv	ey, or from	vour
#Bedrooms					
# Fireplaces			Townsl	hip Assesso	r's web
Garage/Parking Spaces			oito	•	
Other Improvements			site.		
6. If complaint based on C	vervaluation, provide s	ale dat			
Sale Price					
Sale Date					
7 70					

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).

INSTRUCTIONS:

- Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**.
- EAV comparables from 2025 are required for all assessment complaints based on **Equity**.
- Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx. Please use at least three comparables; if you wish to submit more, please use additional pages.
- The best comparables will have features most similar to the subject's features.

Parcel Number	Subject 01-23-456-789	Comparable 1	Comparable 2	Comparable 3
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	-	No.	ote whether	the dwelling
6. If complaint based on C	vervaluation , provide sa	ale data fr		
Sale Price		na	is a paseme	nt and what
Sale Date		na	<mark>rt is finishe</mark>	d. this will
7. If complaint based on E	quity , provide assessed-	variation data non		
Land		in	clude lower	levels of
Buildings			lit lovel and	Irojood
Farm Land		Sp	olit-level and	raised
Farm Buildings		ra	nch dwelling	ns
Total EAV			ion arcini	30.

INSTRUCTIONS:

- Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**.
- EAV comparables from 2025 are required for all assessment complaints based on **Equity**.
- Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx. Please use at least three comparables; if you wish to submit more, please use additional pages.
- The best comparables will have features most similar to the subject's features.

	Subject	Comparable 1	Comparable 2	Comparable 3
Parcel Number	01-23-456-789			
Address	123 Main St.			
Land Sq. Ft.	8,450			
House Style	Two-Story			
Exterior Construction	Brk/Alum	NI-4	- 4b - 10 1 100 b	f
Age	25	NOT	e the number	er or
# Baths	2.5	—— hed	rooms that	are
Living Area Sq. Ft.	2,319			
Basement SF/Finish SF	1,040/0	AB(OVE GRADE	E LEVEL in
# Bedrooms	4	WOU	r hama (hal	ow grada
# Fireplaces	1	you	<mark>r home (bel</mark>	ow grade
Garage/Parking Spaces		bed	rooms are p	part of
Other Improvements			•	
6. If complaint based on C	vervaluation le s	ale data from 2 bas	ement finisi	h).
Sale Price				
Sale Date				
7. If complaint based on E	lqui		S built	
Land	_ vvrite tri	<mark>e number d</mark>	or built-	
Buildings	- in firent	aces here;	do not —	
Farm Land		•		
Farm Buildings	include	any free-st	anding, —	
Total EAV		-		
Comments on Comparable	s (u	<mark>ble fireplac</mark>	es.	

Section 4: Sale Comparables/EAV Comparables INSTRUCTIONS: Sale comparables from 2022, 2023, and/or 2024 are required for all assessment complaints based on **Overvaluation**. EAV comparables from 2025 are required for all assessment complaints based on **Equity**. Instructions for filling out this form are available at www.KaneCountyAssessments.org/Pages/Assessment-Complaints.aspx. Please use at least three comparables; if you wish to submit more, please use additional pages. The best comparables will have features most similar to the subject's features. Subject Comparable 1 Comparable 2 Comparable 3 01-23-456-789 Parcel Number 123 Main St. Address 8,450 Land Sq. Ft. Two-Story House Style Brk/Alum Exterior Construction Age Note the garage capacity (if a # Baths 2,319 Living Area Sq. Ft. house) or number of reserved 1.040/0 Basement SF/Finish SF # Bedrooms parking spaces (if condo using # Fireplaces surface lot). 2-car garage Garage/Parking Spaces Other Improvements Deck 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**, pr sed-valuation data from 2025. Land Buildin Farm Lat Note any patios, decks, Farm Buildin

in-ground pools, or other Comments on Compara special features here.

NSTRUCTIONS:

- 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 Fauity

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 <u>Assessments.KaneCountylL.gov</u> and Township Assessor web sites; local real estate agents and brokers might also be helpful.

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
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	<u>Deck</u>	Deck	Two Decks	Deck
6. If complaint based on O	vervaluation, provide s	sale data from 2022, 2023,	and/or 20	
Sale Price				
Sale Date				

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 Compa INSTRUCTIONS:	, <u>-</u>			
1. Sale comparables from 2. If you of 3. ("Overval) Remember 2024! (If you	checked E uation"), in er to use s you bough	Box 1 in Second and the last from 2 last your property of the last	sale prices a 2022, 2023, a perty after Ja	here. Ind/or anuary 1,
2022, pie a	ise includ	e it under t	<mark>he "subject"</mark>	column.)
Exterior Construction	BI'K/ Alum	26		23
Age	<u>25</u>	1.5		25
# Baths	2,319	2,289		2,360
Living Area Sq. Ft.	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		1,180/0
Basement SF/Finish SF	1,040/0	1,020/0		1,160/0
# Bedrooms	1	None	1	1
# Fireplaces	2-car garage		3 can canada	2 000 00000
Garage/Parking Spaces	Deck	2-car garage Deck	3-car garage Two Decks	<u>2-car garage</u> Deck
Other Improvements 6. If complaint based on C				DECK
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 E				0 17 2020
Land	quity, provide assessed	variation add from 2025		
Buildings				
Farm Land				
Farm Buildings				
Total EAV				

INSTRUCTIONS:

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

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.

			7	/ · · · · · · · · · · · · · · · · · · ·
Exterior Construction	Brk/Alum	Brk/Alum de la		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	garage	2-car garage
Other Improvements	Deck	Deck	Decks	Deck
6. If complaint based on O	v ervaluation , provide	sale data from 2022, 2023,	/ 024.	
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 Eq	quity , provide assesse	d-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

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.

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

			7	
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	garage	2-car garage
Other Improvements	Deck	Deck	Decks	Deck
6. If complaint based on O	vervaluation, provide	sale data from 2022, 202	/ 4.	
Sale Price	399,000	360,000	<u></u> 84,000	376,000
Sale Date	08/2024	07/2022	/11/2024	04/2023
7. If complaint based on Eq.	quity , provide assessed	l-valuation data from 20		
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.

Questions?



Visit

<u>Assessments.KaneCountyIL.gov</u>
or call (630) 208-3818.