

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 2022 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 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.
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
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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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- 2. **Equity** My property's Equalized Assessed Valuation (EAV) is greater than the 2022 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. **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 the 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: Sale Comparables/EAV Comparables

- 1. Instructions for filling 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	_____	_____	_____	_____
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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 description 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

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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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	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	_____	_____	_____	_____
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- 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 brief describing the categories and the reasons 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.

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 than three, please 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	_____	_____	_____	_____
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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*).

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- 3. Instructions for filling out this form are available at www.KaneCountyIllinois.org/Pages/Assessment-Complaints.aspx.
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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 preferred assessment and valuation sought; see Rule G of *Rules and Procedures*).

Section 4: Sale and EAV Comparables

INSTRUCTIONS:

- 1. Sale comparables from 2022 are required for all assessment complaints based on **Overvaluation**.
- 2. EAV comparables from 2022 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

www.KaneCountyAssessments.org

or call (630) 208-3818.