

Section 4: Sale Comparables/FAV Comparables

INS
1

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 _____
Sale Comparables from 2019, 2020, and/or 2021 (if complaint based on Overvaluation)
Sale Price _____
Sale Date _____
Equalized Assessed Valuation Comparables from 2022 Values (if complaint based on Equity)

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 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | | |
| Sale Price | | | | |
| Sale Date | | | | |
| | <i>Equalized Assessed Valuation Comparables from 2022 Values (if complaint based on Equity)</i> | | | |
| 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:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | | |
| | <i>Sale Comparables from</i> | | | |
| Sale Price | | | | |
| Sale Date | | | | |
| | <i>Equalized Assessed Valuation</i> | | | |
| 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:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | | |

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.

| | | | | |
|----------------|--|--|--|--|
| Garage/P | | | | |
| Other I | | | | |
| 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 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | _____ | _____ | _____ |
| 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 | _____ | _____ | _____ | _____ |
| <i>Sale Comparables from 2019, 2020, and/or 2021 (if complaint based on Overvaluation)</i> | | | | |
| Sale Price | _____ | _____ | _____ | _____ |
| Sale Date | _____ | _____ | _____ | _____ |
| <i>Equalized Assessed Valuation Comparables from 2022 Values (if complaint based on Equity)</i> | | | | |
| 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).

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | | |

Sale Price _____ 2019, 2020, and/or 2021 (if complaint based on Overvaluation)

Note the number of bathrooms that are ABOVE GRADE LEVEL in your home (below grade baths are part of basement finish).

| | | | | |
|----------------|--|--|--|--|
| Farm Buildings | | | | |
| Total EAV | | | | |

Comments on Comparables (use additional sheets if necessary).

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | | |
| | <i>Sale Comparables from</i> | | | |
| 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.

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).

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | | |
| <i>Sale Comparables from 2019-2021</i> | | | | |
| Sale Price | | | | |
| Sale Date | | | | |
| <i>Equalized Assessed Valuation Comparables</i> | | | | |
| 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).

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | | |
| Sale Price | <i>Sale comparables from 2019, 2020, and 2021 are required for all assessment complaints based on Equity.</i> | | | |
| Sale Date | | | | |
| Land | | | | |
| Buildings | | | | |
| Farm Land | | | | |
| Farm Buildings | | | | |
| Total EAV | | | | |
| Comments on Comparables (use additional pages if necessary) | | | | |

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.

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | | | |
| 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 | | | |
| <i>Sale Comparables from 2019, 2020, and/or 2021 (if complaint based on Overvaluation)</i> | | | | |
| Sale Price | | | | |
| Sale Date | | | | |
| <i>Equalized Valuation Comparables from 2022 Values (if complaint based on Equity)</i> | | | | |
| Land | | | | |
| Building | | | | |
| Farm Land | | | | |
| Farm Building | | | | |
| Total EAV | | | | |
| Comments on Comparables | | | | |

Note the garage capacity (if a house) or number of reserved parking spaces (if condo using surface lot).

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

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 2019, 2020, or 2021 (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 2022 equalized assessed valuations of at least three properties that are similar to your home.***
- ***Comparable data sources include the Property Search link at www.KaneCountyAssessments.org, and [Township Assessor web sites](#); local real estate agents and brokers might also be helpful.***

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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 | Deck | Deck | Two Decks | Deck |
| <i>Sale Comparables from 2019, 2020, and/or 2021 (Complaint based on Overvaluation)</i> | | | | |
| 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 Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**
- 2.
- 3.
- 4.
- 5.

If you checked Box 1 in Section 3 (“Overvaluation”), include the sale prices here. Remember to use sales from 2019, 2020, and/or 2021! (If you bought your property after January 1, 2019, please include it under the “subject” column.)

| Exterior Construction | BPK/Altum | BPK/Altum | BPK/Altum | BPK/Altum |
|---|--------------|--------------|--------------|--------------|
| Age | 25 | 26 | 23 | 23 |
| # Baths | 2.5 | 1.5 | 2.5 | 2.5 |
| Living Area Sq. Ft. | 2,319 | 2,289 | 2,360 | 2,360 |
| Basement SF/Finish SF | 1,040/0 | 1,020/0 | 1,180/0 | 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 2019, 2020, and/or 2021 (if complaint based on Overvaluation)</i> | | | | |
| Sale Price | 399,000 | 360,000 | 384,000 | 376,000 |
| Sale Date | 08/2019 | 07/2021 | 11/2019 | 04/2020 |
| <i>Equalized Assessed Valuation Comparables from 2022 Values (if complaint based on Equity)</i> | | | | |
| 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 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 are required for all assessment complaints based on **Equity**.
- 3.
- 4.
- 5.

If you checked Box 2 in Section 3 (“Equity”), include the equalized assessed values here. Remember to use the 2022 EAVs; you can find them on the [County Assessment Office web site](#).

| | | | | |
|-----------------------|---|---------------------|---------------------|---------------------|
| Exterior Construction | <u>Brk/Alum</u> | <u>Brk/Alum</u> | <u>Brk/Alum</u> | <u>Brk/Alum</u> |
| Age | <u>25</u> | <u>26</u> | <u>23</u> | <u>23</u> |
| # Baths | <u>2.5</u> | <u>1.5</u> | <u>2.5</u> | <u>2.5</u> |
| Living Area Sq. Ft. | <u>2,319</u> | <u>2,289</u> | <u>2,360</u> | <u>2,360</u> |
| Basement SF/Finish SF | <u>1,040/0</u> | <u>1,020/0</u> | <u>1,180/0</u> | <u>1,180/0</u> |
| # Bedrooms | <u>4</u> | <u>4</u> | <u>4</u> | <u>4</u> |
| # Fireplaces | <u>1</u> | <u>None</u> | <u>1</u> | <u>1</u> |
| Garage/Parking Spaces | <u>2-car garage</u> | <u>2-car garage</u> | <u>2-car garage</u> | <u>2-car garage</u> |
| Other Improvements | <u>Deck</u> | <u>Deck</u> | <u>No Decks</u> | <u>Deck</u> |
| | <i>Sale Comparables from 2019, 2020, and 2021 (if complaint based on Overvaluation)</i> | | | |
| Sale Price | <u>399,000</u> | <u>360,000</u> | <u>384,000</u> | <u>376,000</u> |
| Sale Date | <u>08/2019</u> | <u>07/2021</u> | <u>11/2019</u> | <u>04/2020</u> |
| | <i>Equalized Assessed Valuation Comparables from 2022 Values (if complaint based on Equity)</i> | | | |
| Land | <u>36,663</u> | <u>34,971</u> | <u>36,663</u> | <u>39,483</u> |
| Buildings | <u>95,814</u> | <u>83,494</u> | <u>90,947</u> | <u>85,617</u> |
| Farm Land | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Farm Buildings | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Total EAV | <u>132,477</u> | <u>118,465</u> | <u>127,610</u> | <u>125,100</u> |

Comments on Comparables (use additional sheets if necessary).

Section 4: Sale Comparables/EAV Comparables

INSTRUCTIONS:

1. Sale comparables from 2019, 2020, and/or 2021 are required for all assessment complaints based on **Overvaluation**.
2. EAV comparables from 2022 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.

| | | | |
|--|--------------|--------------|--------------|
| 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 |
| <i>Sale Comparables from 2019, 2020, and 2021 (if complaint based on Overvaluation)</i> | | | |
| Sale Price | 399,000 | 360,000 | 384,000 |
| Sale Date | 08/2019 | 07/2021 | 11/2019 |
| <i>Equalized Assessed Valuation Comparable to 2022 Values (if complaint based on Equity)</i> | | | |
| 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

www.KaneCountyAssessments.org

or call (630) 208-3818.