

Land Sq. Ft. 0,100 0,000 0,100 0,100
Two Story *Two Story* *Two Story* *Two Story*

The purpose of Section 5 is to give the Board your opinion of the correct assessment and/or fair cash value of your property.

This opinion should be supported by the evidence that you have already presented.

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).

Comps 2 and 3 are on a quieter street; comp 1 is lower quality; comp 2 is better quality.

Section 5: Taxpayer Opinion of Correct Assessment (required)

- All evidence attached and opinion provided at right
- Opinion unknown; complainant will submit evidence and requested valuation amount no later than 14 days after the final filing deadline for this property at www.KaneCountyAssessments.org.

Land	_____
Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
Level of Assessment	÷ 33.33%
Fair Cash Value	_____

If you are going to submit evidence that is not attached to this complaint, you may check here and leave Section 4 blank.

Land Sq. Ft.	8,700	8,000	8,700	9,100
Two-Story Brk/Alum	26	25	23	
	1.5	1.5	2.5	
	2,289	2,401	2,360	
	1,020/0	1,200/0	1,180/0	
	4	4	4	
	None	1	1	
2-car garage		3-car garage	2-car garage	
Deck		Two Decks	Deck	

from 2019, 2020, and/or 2021 (if complaint based on Overvaluation)

Tip: Be sure to submit your evidence no later than 14 days after the filing deadline; all evidence not attached to this complaint MUST be submitted electronically at www.KaneCountyAssessments.org.

Section 5: Taxpayer Opinion of Correct Assessment (required)

- All evidence attached and opinion provided at right
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Land	_____
Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
Level of Assessment	÷ 33.33%
Fair Cash Value	_____

Land Sq. Ft.	8,700	8,000	8,700	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 (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	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.

If you checked Box 1 in Section 3 (“Overvaluation”), you will provide your opinion of the correct Fair Cash Value here.

Land	_____
Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
Assessment	_____ ÷ 33.33%
Fair Cash Value	375,000

The opinion should be supported by the sales data you submitted.

Land Sq. Ft.	8,700	8,000	8,700	9,100
House Style	Two-Story	Two-Story Brk/Alum	Two-Story Brk/Alum	Two-Story Brk/Alum
		26	25	23
		1.5	1.5	2.5
		2,289	2,401	2,360
		1,020/0	1,200/0	1,180/0
		4	4	4
		None	1	1
Garage/Parking Spaces	garage	2-car garage	3-car garage	2-car garage
Other Improvements		Deck	Two Decks	Deck
<i>Sale Comparables from 2019, 2020, and/or 2021 (if complaint based on Overvaluation)</i>				
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Land	_____
Buildings	_____
Farm Land	_____
Farm Buildings	_____
Total Assessment	_____
	÷ 33.33%
Fair Cash Value	375,000

Land Sq. Ft.	Two Story	Two Story	Two Story	Two Story
House Style	Brk/Alum	Brk/Alum	Brk/Alum	Brk/Alum
Exterior Construction	65' x 130'	62' x 130'	65' x 130'	70' x 130'
Age	2,319	2,289	2,401	2,360
# Baths	1990	1989	1990	1992
Living Area Sq. Ft.	4	4	4	4
Basement SF/Finish SF	2.5	1.5	1.5	2.5
# Bedrooms	Full/0%	Full/0%	Full/0%	Full/0%
# Fireplaces	2-car garage	2-car garage	3-car garage	2-car garage
Garage/Parking Spaces	Deck	Deck	Two Decks	Deck
Other Improvements	1 Fireplace	None	1 Fireplace	1 Fireplace
<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
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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.

If you checked Box 2 in Section 3 (“Equity”), you will provide your opinion of the correct Equalized Assessed Value here.

Land	36,663
Buildings	88,335
Farm Land	0
Farm Buildings	0
Total Assessment	124,998
Level of Assessment	÷ 33.33%
Fair Cash Value	375,000

Land Sq. Ft. Two Story Two Story Two Story Two Story

The opinion should be supported by the comparable EAV data you submitted.

Living Area Sq. Ft.	4	4	4	4
Basement SF/Finish SF	2.5	1.5		2.5
# Bedrooms	Full/0%	Full/0%		Full/0%
# Fireplaces	2-car garage	2-car garage		2-car garage
Garage/Parking Spaces	Deck	Deck		Deck
Other Improvements	1 Fireplace	None		1 Fireplace
<i>Sale Comparables from 2019, 2020, and 2021 (if complaint based on Overvaluation)</i>				
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Sale Date	08/2019	07/2021	11/2019	04/2020
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Buildings	95,814	83,494	90,947	85,617
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Farm Buildings	0	0	0	0
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Land	36,663
Buildings	88,335
Farm Land	0
Farm Buildings	0
Total Assessment	124,998
Level of Assessment	÷ 33.33%
Fair Cash Value	375,000

Questions?



Visit

www.KaneCountyAssessments.org

or call (630) 208-3818.