Using the Comparable Search Tool

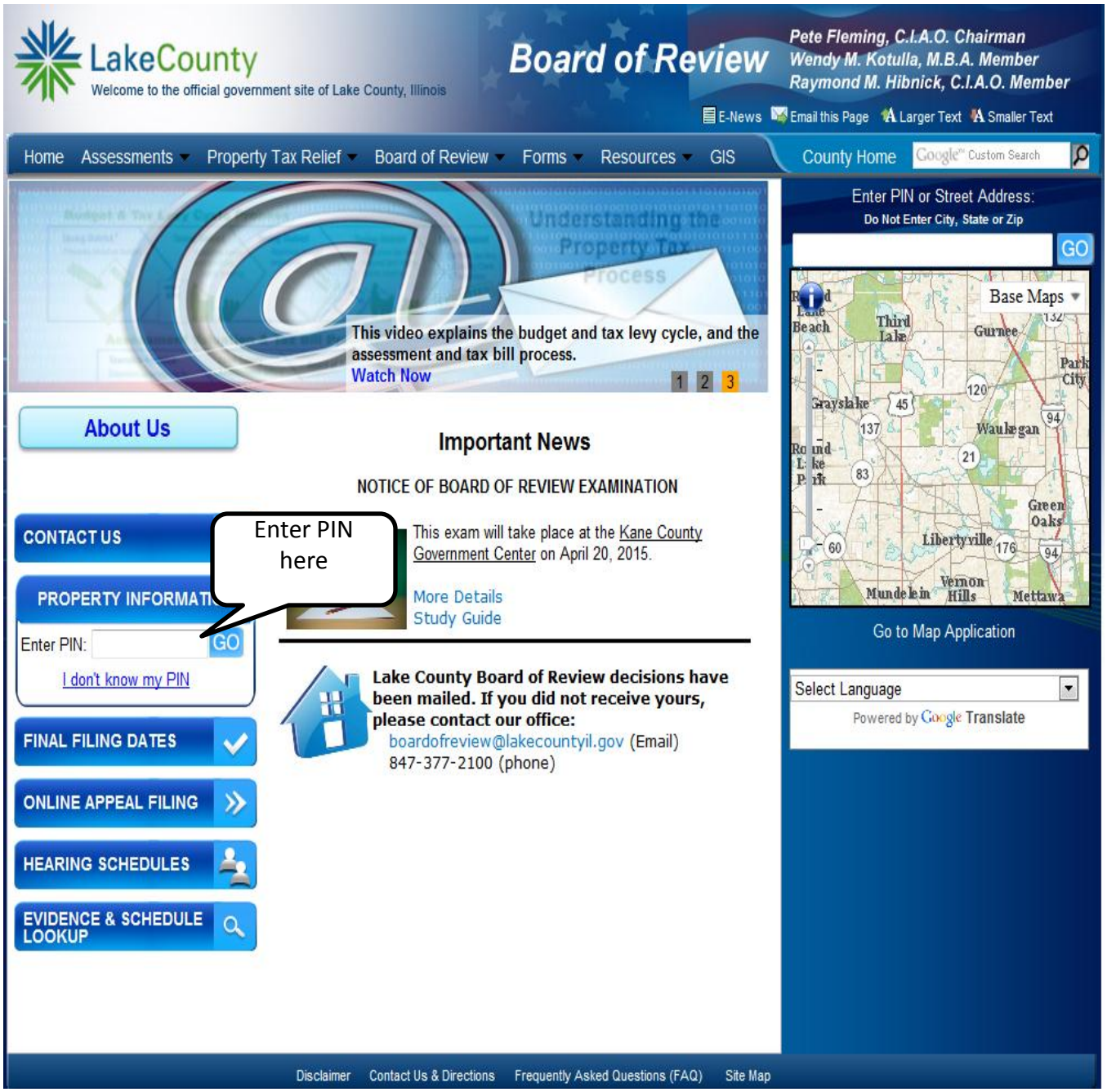
Lake County Board of Review

18 N County St – 7th Floor

Waukegan, IL 60085

Open the Comparable Search Tool

- Begin by going to: boardofreview.lakecountyil.gov
- Then enter the property PIN in the box to the left, or click "I don't know my PIN" to enter in an address.



Property Assessment and Characteristic Information

- Once you enter your pin number or property address, the screen below will be generated.
- Here you can see detailed information for the property which includes assessment information, property characteristics, a photo and a sketch. This is a good place to check to make sure that all of the characteristics of the home are accurate. If an error is found, the Local Township Assessor should be contacted.

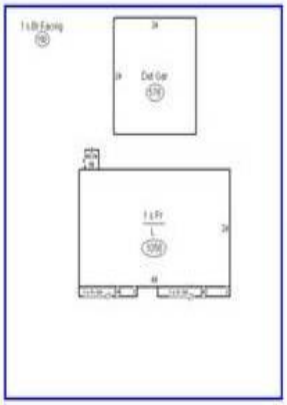
By PIN - Lake County, IL

View Board of Review Appeal Schedule and Assessor Evidence

Print Version , 7/20/2011 9:57:02 AM

Property Address

Pin:	06-02-202-006
Street Address:	2204 WITCHWOOD LN
City:	LINDENHURST
Zip Code:	60046
Land Amount:	$12,712
Building Amount:	$50,670
Total Amount:	$63,382
Township:	Lake Villa
Assessment Date:	2010



Property Characteristics

Neighborhood Number:	9502083
Neighborhood Name:	LINDENHURST RAISED RANCH
Property Class:	104
Class Description:	Residential Improved
Total Land Square Footage:	12445.64
House Type Code:	71
Structure Type / Stories:	Split
Exterior Cover:	Wood siding
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1984 / 1984
Condition:	Average
Quality Grade:	Avg
Above Ground Living Area (Square Feet):	1132
Lower Level Area (Square Feet):	1056
Finished Lower Level (Square Feet):	845
Basement Area (Square Feet):	
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	1
Number of Half Bathrooms:	
Fireplaces:	1
Garage Attached/Detached/Carport:	0 / 1 / 0
Garage Attached/Detached/Carport Area:	0 / 576 / 0
Deck / Patios:	1 / 0
Deck / Patios Area:	16 / 0
Porches Open / Enclosed:	0 / 0
Porches Open / Enclosed Area:	0 / 0
Pool:	0

Click here for a Glossary of these Terms

Click on the image or sketch to the left to view and

Did you Know?
By clicking the link circled above, you can view if the property has been scheduled for a hearing before the Board of Review and all evidence submitted.

Selection Options

- As you move to the bottom of the screen you will see a "Property Sales History" box. If there has been any previous sale transactions on the property, they will be visible here.
- At the very bottom of your page you will have the following 4 options:
  - **Select Comparable Properties to Determine Assessment Equity:** Determine if the subject property is uniformly assessed with similar properties
  - **Select Comparable Properties by Recent Sales**: Compare sale prices to the subject properties current market value.
  - **Show Properties On The Same Street**
  - **Show Tax Bill Information** : This will take you to the Treasurer's website where the most recent tax bill and billing history amounts can be viewed.

By PIN - Lake County, IL

Page Safety Tools

Property Sales History

Sale valuation definitions

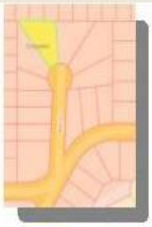
Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
3/7/2011	$101,000.00	Unqualified	
9/16/2005	$230,000.00	Qualified	

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

Select comparable properties to determine assessment equity

Select comparable properties by recent sales



Show properties on the same street

Show tax bill information

Did you Know?
Not quite sure what a qualified or unqualified sale is? Foreclosure or Short Sale? By clicking the link circled above, you will get a complete list of definitions.

Select Comparable Properties to Determine Assessment Equity

•The computer generates a list of potential comparables similar to the subject property.

- Choose comparables that are the most similar in style (e.g. ranch, 2-story, split-level, etc.), construction (e.g. brick, frame, with or without basement, etc.), age, size (square footage of lot and building), quality and condition to the subject property. They should also be located near the subject property and/or in the same neighborhood.

•Comparable data can be sorted by clicking on each column heading.

•If you are not satisfied with your initial results, there is an option to search by distance. (circled in red below) If you choose to use the distance option you still want to choose the best 3 comparables most similar and closest to the subject property.

•Choose three comparable properties by clicking the check box in the **Select** column. **Or** manually enter your own PIN's by using the taxpayer selection option (outlined in green below).

•Scroll to the bottom of the page and click **Generate Comparable Form** (circled below in blue).

Property Tax Assessment Information for Comparables 0602202006

Comparable properties for:
PIN: 0602202006
2204 WITCHWOOD LN
LINDENHURST 60046

Select properties from the list below or scroll down to enter your own PIN numbers for a total of three properties. Then click Generate Comparable Form below for a printable version.

Option 1: Search within assessment neighborhood (default).
Option 2: Search properties by distance from the subject property.
Option 3: Combine best results from Options 1 and 2 or use three parcels of your choosing.

Compare within:
Neighborhood
Distance
500 Feet

SUBJECT PROPERTY	Yr Built	House Type	Stories	Living Area	Assessed Value
Displayed in RED	1984	71	Split	1132	$51,070

Select	PIN	Address	Year Built	House Type	Stories	Living Area	Assessment Value	Distance	Map
	0602202006	2204 WITCHWOOD LN	1984	71	Split	1132	$51,070	0 ft	
	0602204013	2107 FAIRFIELD RD	1977	71	Split	1132	$48,223	733 ft	MAP
		TCHWOOD LN	1979	71	Split	1132	$47,293	739 ft	MAP
		AIRFIELD RD	1977	71	Split	1132	$49,915	1494 ft	MAP

Did you Know?
If you are not satisfied with the comparables that are generated, or if you have a particular property in mind, you can enter 3 of your own pin numbers using the box shown to the right.

Taxpayer selected PIN 1
Taxpayer selected PIN 2
Taxpayer selected PIN 3

Generate Comparable Form

Equity Grid

- This grid provides a wealth of information to base a comparison of characteristics and values.
- By comparing the **Building Price per AGLA (Above Ground Living Area) Assessed Value** (highlighted below), a good idea of assessment uniformity can be determined. If a comparable property has a lower or higher **Building Price per AGLA** to the subject, there may be a reason for it. (i.e. one property has a finished basement and one does not.) Be sure to compare each property's characteristics line by line to the subject. If no disparity can be found, then the properties might not be uniformly assessed.
- Not shown here, but the grid also displays photos and sketches of all 4 properties (if available).

	Subject	Comp #1	Comp #2	Comp #3
Permanent Index Number	0602202006	0235411007	0602203014	0602106015
Street Address	2204 WITCHWOOD LN	2205 ROLLING RIDGE LN	58 BECK RD	1912 BURR OAK LN
Neighborhood Number	9502083	9502083	9502083	9502083
Neighborhood Name	LINDENHURST RAISED RANCH	LINDENHURST RAISED RANCH	LINDENHURST RAISED RANCH	LINDENHURST RAISED RANCH
Distance	N/A	0.03 mi	0.2 mi	0.31 mi
Land Size	12,446	9,111	13,854	10,015
House Type Code	71	72	71	71
Structure Type / Stories	Split	Split	Split	Split
Exterior Cover	Wood siding	Wood siding	Wood siding	Wood siding
Quality Grade	Avg	Avg	Avg	Avg
Condition	Average	Average	Average	Average
Year Built / Effective Age	1984 / 1984	1984 / 1984	1984 / 1984	1984 / 1984
Land Assessed Value	$12,712	$12,712	$12,714	$12,714
Building Assessed Value	$50,670	$46,030	$47,136	$47,240
Total Assessed Value	$63,382	$58,742	$59,850	$59,954
Land Market Value	$38,141	$38,141	$38,149	$38,149
Building Market Value	$152,026	$138,106	$141,426	$141,731
Total Market Value	$190,167	$176,247	$179,575	$179,880
Primary Land Method	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)
Land Price Per Land Size of Assessed Value	$1.02	$1.40	$0.92	$1.27
Building Price per AGLA Assessed Value	$44.76	$40.73	$42.54	$42.71
Total Value per AGLA Market Value	$167.99	$155.97	$162.07	$162.64
Last Sale Amount				
Date of Sale				
Sales Validation				
Compulsory Sale				
Sale Price per AGLA				
First Floor Area	1132	1130		
Second Floor Area	0	0		
Half Floor Area	0	0		
Attic / Other Floor Area	0 / 0	0 / 0		
Total Above Ground Living Area (AGLA)	1132	1130		
Basement Area / Finished Area	0 / 0	528 / 0		

Did you Know?
The comparables that are produced are "potential" comparables and may or may not be suitable as a comparable to the subject property.
It is highly recommended that users physically view the comparable properties in order to confirm their similarity to the subject .

Select Comparable Properties By Recent Sales

- To generate comparables based on recent sales go back to the subject property summary page (see pages 4 and 5) and choose "Select Comparable Properties By Recent Sales"
- The only difference between the recent sale comparables and the equity comparables page that we have already reviewed (page5) is the addition of the **Sale Date**, **Sale Price** and **Sale Validation Column** (circled below).
- The computer program will again generate a list of potential comparables similar to the subject property that have had a recent sale transaction.
- Make sure to choose comparables that are the most similar to the subject property and / or with a sale date as close to the lien date of January 1 as possible. For example, if you are filing an appeal for the 2015 assessed value then the lien date would be January 1, 2015.
- Choose three comparable properties by clicking the check box in the **Select** column.
- Scroll to the bottom of the page and click **Generate Comparable Form.**

Property Tax Assessment Information for Comparables 0602202006

Comparable properties for:
PIN: 0602202006
2204 WITCHWOOD LN
LINDENHURST 60046

Select properties from the list below or scroll down to enter your own PIN numbers for a total of three properties. Then click Generate Comparable Form below for a printable version.

Option 1: Search within assessment neighborhood (default).
Option 2: Search properties by distance from the subject property.
Option 3: Combine best results from Options 1 and 2 or use three parcels of your choosing.

Compare within:
Neighborhood
Distance
500 Feet

SUBJECT PROPERTY	Yr Built	House Type	Stories	Living Area	Market Value
Displayed in RED	1984	71	Split	1132	~~$150,226~~

Select	PIN	Address	Year Built	House Type	Stories	Living Area	Sale Date	Sale Price	Sale Validation	Transaction Type	Distance	Map
	0602202006	2204 WITCHWOOD LN	1984	71	Split	1132		~~$153,226~~			0 ft	
☐	0235313014	54 HICKORY DR	1975	71	Split	1136	1/13/2015	$130,000	Unqualified		3013 ft	MAP
☐	0235303005	303 HAZELWOOD DR	1976	71	Split	1114	12/29/2014	$118,000	Unqualified		4021 ft	MAP
☐	[illegible]	174 BECK RD	1987	71	Split	1108	5/1/2013	$123,000	Unqualified	Foreclosure	1520 ft	MAP
	[illegible]	OAK LN	1984	71	Split	1106	10/14/2013	$130,000	Unqualified	Foreclosure	1657 ft	MAP
	[illegible]	REST LN	1987	71	Split	1162	8/30/2013	$185,000	Qualified		2344 ft	MAP
	[illegible]	OLIA LN	1975	71	Split	1164	8/14/2013	$109,000	Unqualified		2195 ft	MAP
	[illegible]	AND DR	1977	71	Split	1164	12/1/2014	$192,000	Qualified		587 ft	MAP

Did you Know?
You can sort any of the columns by clicking the column heading.

Recent Sale Grid

- After the recent sale grid is generated, you can check to see if the subject property is over-assessed based on recent sale transactions of similar properties.
- To do this, compare the subject property's **Total Value per AGLA Market Value** amount, to the comparable properties **Sale Price per AGLA** amount**.**
- If the comparable properties **Sale Price per AGLA** is less than the subject's **Total Value per AGLA Market Value** amount, then the property might be over assessed.
- As noted previously, please remember that the comparables that are produced are "potential" comparables and may or may not be suitable as a comparable to the subject property.
- It is highly recommended that users physically view the comparable properties in order to confirm their similarity to the subject.

Print version | Close

Comparable Assessment Grid
By Recent Sales

This Residential Comparison grid can be used for appeals based on uniformity or market value. Information necessary for appeal has been automatically added to the grid from Lake County property records, of which are available for review at your local township assessors office. The Board of Review strongly encourages assessors to provide appellants with township evidence prior to a scheduled hearing.

	Subject	Comp #1	Comp #2	Comp #3
Permanent Index Number	0602202006	0609205027	0620421016	0235410013
Street Address	2204 WITCHWOOD LN	22108 ENGLE DR	511 CATALPA DR	2206 ROLLING RIDGE LN
Neighborhood Number	9502083	9530123	9716250	9502086
Neighborhood Name	LINDENHURST RAISED RANCH	VENETIAN VILLAGE RAISED RANCH	R.L. RR & LOG	LINDENHURST R/R W/ 1 STY
Distance	N/A	2.21 mi	4.89 mi	0.07 mi
Land Size	12.446	8.135	4.356	9.639
House Type Code	71	72	72	31
Structure Type / Stories	Split	Split	TRI	Tri
Exterior Cover	Wood siding	Wood siding	Vinyl siding	Wood siding
Quality Grade	Avg	Avg	Avg	Avg
Condition	Average	Average	Average	Average
Year Built / Effective Age	1984 / 1984	1989 / 1989	1989 / 1989	1978 / 1978
Land Assessed Value	$12,712	$5,595	$5,697	$12,712
Building Assessed Value	$50,670	$58,633	$41,303	$32,284
Total Assessed Value	$63,382	$64,228	$47,000	$44,996
Land Market Value	$38,141	$16,785	$17,094	$38,139
Building Market Value	$152,026	$175,916	$123,922	$96,861
Total Market Value	$190,167	$192,701	$141,016	$135,000
Primary Land Method	9 Per Square Foot (by size range)	23 Constant + Rate Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)
Land Price Per Land Size of Assessed Value	$1.02	$0.69	$1.31	$1.32
Building Price per AGLA Assessed Value	$44.76	$47.59	$41.72	$26.08
Total Value per AGLA Market Value	$167.99	$156.41	$142.44	$109.05
Last Sale Amount		$255,074	$70,000	$135,000
Date of Sale		10/29/2010	2/17/2011	8/30/2010
Sales Validation		Not validated	Not validated	Qualified
Compulsory Sale		Sheriff's deed	Foreclosure	
Sale Price per AGLA		$207.04	$70.71	$109.05
First Floor Area	1132	1232	990	1238
Second Floor Area	0	0	0	0

Next Step……

- After conducting research, if you find an error in the assessment, it is strongly recommended by the Board of Review to discuss your assessment with the appropriate Township Assessor's Office.

- If, after talking with the Township Assessor's Office, you wish to pursue an appeal, additional information can be found at:

Boardofreview.lakecountyil.gov

Have questions or comments? Please feel free to contact our office:

Lake County Board of Review
18 N County St – 7th Floor
Waukegan, IL 60085
847.377.2100 (phone)
boardofreview@lakecountyil.gov (email)