

# Using the Web Assessment Tools

Verify your Assessment  
Information and Create a  
Comparison Grid

The new Lake County  
website address is  
[www.assessor.lakecountyil.gov](http://www.assessor.lakecountyil.gov)



- From this page you can either enter your Property Index Number (PIN) or click the link I don't know my PIN to search by your address.

**LakeCounty**  
Welcome to the official government site of Lake County, Illinois

**Chief County Assessment Office**  
Martin P. Paulson, M.B.A., M.S., Chief County Assessment Officer

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**PROPERTY INFORMATION**

Enter PIN:

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**Important News**

**County Update - Property Tax Assessments**  
In this episode of Lake County Update, Lake County officials talk about property tax bills, and assessments. Learn more about the property tax assessment process, how it impacts your tax bill, and other information you should know when evaluating your assessment. Watch

[Go to Map Application](#)

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**Lake County Web Applications Receive National Awards**  
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Our office has moved to a temporary location at:  
415 Washington St - Suite 201  
Waukegan, IL 60085  
Flyer  
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# Property Assessment and Characteristic Detail

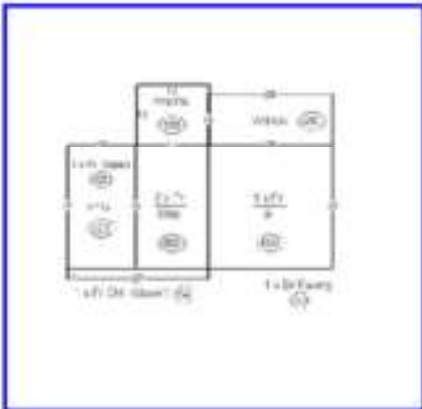
- A Property Report is generated for the selected parcel.
- The left side details the current assessment, photo (if available) and sketch of the improvement.
- The right side of the report details the property characteristics such as neighborhood, square feet of living area, year built, etc.



## Lake County, Illinois

### Property Tax Assessment Information: Lake County, IL

**Property Address**  
 Pin: 06-01-110-020  
 Street Address: 2414 E THORNWOOD DR  
 City: LINDENHURST  
 Zip Code: 60046  
 Land Amount: \$12,979  
 Building Amount: \$56,357  
 Total Amount: \$69,336  
 Township: Lake Villa  
 Assessment Date: 2008



**Property Characteristics**  
 Neighborhood Number: 9502084  
 Neighborhood Name: LINDENHURST 2 STY W/ 1 STY  
 Total Land Square Footage: 9099.99  
 House Type Code: 71  
 Structure Type / Stories: 1&2  
 Exterior Cover: Wood siding  
 Multiple Buildings (Y/N): N  
 Year Built / Effective Age: 1973 / 1973  
 Condition: Average  
 Quality Grade: Avg  
 Above Ground Living Area (Square Feet): 1679  
 Lower Level Area (Square Feet):  
 Finished Lower Level (Square Feet):  
 Basement Area (Square Feet): 600  
 Finished Basement Area (Square Feet): 400  
 Number of Full Bathrooms: 2  
 Number of Half Bathrooms:  
 Fireplaces: 1  
 Garage Attached/Detached/Carport: 1 / 0 / 0  
 Garage Attached/Detached/Carport Area: 325 / 0 / 0  
 Deck / Patios: 2 / 0  
 Deck / Patios Area: 408 / 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 print them at full size. The sketch will have a legend.

### Property Sales History

Date of Sale	Sale Amount	Qualified Sale
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## Selecting Comparables for Assessment Equity and Recent Sales

- At the bottom of the Property Report there are four choices for additional information.
- Select Comparables for Assessment Equity – determine if uniformly assessed with similar properties.
- Select Comparables by Recent Sales – compare sale prices
- Create a list of properties on same street.
- Show Tax Bill Information – find payment status or print a bill.

The screenshot shows a web application window with a table header containing three columns: "Date of Sale", "Sale Amount", and "Qualified Sale". The table body is empty, with a message "No previous sales information found." centered below the header. Below the table, there is a paragraph of text: "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." followed by another paragraph: "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." Below this text are four buttons arranged in a 2x2 grid. Each button has a small icon above it: a clipboard with a list for the first two, a map for the third, and a document for the fourth. The buttons are: "Select comparable properties to determine assessment equity", "Select comparable properties by recent sales", "Show properties on the same street", and "Show tax bill information".

# Selecting Equity (Uniformity) Comparables

- The computer program generates a lists of potential comparables similar to the subject property.
- Choose from the same assessment neighborhood or distance from the subject property.
- Comparable data can be sorted by clicking on each column heading.
- 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**.
- The program suggests comparables however they may not be the best comparables to your property, each should be investigated for compatibility.
- To achieve the best comparison it is advisable to select properties with similar characteristics such as living area, year built, story height etc.

## Comparable Property Tax Assessment Information for

Comparable properties for:  
 PIN 0801110020  
 2414 E THORNWOOD DR  
 LINDENHURST 60046  
 As of 7/23/2010 7:15:03 AM

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.

Comparison Area Type



Compare within:  
 Neighborhood  Distance | Select distance

Your Property



**SUBJECT PROPERTY:**

1973	42	1&2	1614	\$71,458 (Assessed Value)
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PIN	Address	Year Built	House Type Code	Stories	Living Area	Assessed Value	Select	Distance
<a href="#">0801101013</a>	2506 TIMBER LN	1973	44	2.0	1620	\$85,607	<input type="checkbox"/>	2064 ft
<a href="#">0235407019</a>	102 WITCHWOOD LN	1965	41	2.0	1598	\$75,264	<input type="checkbox"/>	3968 ft
<a href="#">0802213030</a>	2121 OLD ELM RD	1977	43	2.0	1636	\$70,309	<input type="checkbox"/>	1980 ft
<a href="#">0802214042</a>	316 THORNWOOD DR	1978	44	2.0	1644	\$79,611	<input type="checkbox"/>	899 ft
<a href="#">0801104019</a>	70 TIMBER LN	1965	44	2.0	1652	\$87,952	<input type="checkbox"/>	1684 ft
<a href="#">0801107000</a>	414 DEERPATH RD	1977	44	2.0	1658	\$74,849	<input type="checkbox"/>	1147 ft

# Equity (Uniformity) Grid Detail

- The Grid provides a wealth of information to base a comparison of characteristics and values
- Some of the most important features are Assessed and Market Values, price per square foot comparisons and living square footage
- Not shown here but the grid displays photos and sketches of all properties

http://oldapps.lakecountytill.gov - Comparable Property Tax Assessment Information Form - Microsoft In  
[Print Version](#) | [Return to Listing](#)

## Comparable Assessment Grid By Assessment Equity

This Residential Comparison grid is for appeals based on uniformity. 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 ownership assessors office. The Board of Review strongly encourages assessors to provide appellants with ownership evidence prior to a scheduled hearing.

	Subject	Comp #1	Comp #2	Comp #3
Permanent Index Number	0601110020	0602104006	0601104026	0601104023
Street Address	2414 THORNWOOD DR	1810 FAIRFIELD RD	160 TIMBER LN	130 TIMBER LN
Neighborhood Number	9502084	9502084	9502084	9502084
Neighborhood Name	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY
Land Size	9,100	10,010	9,102	9,102
House Type Code	71	43	43	43
Structure Type / Stories	1&2	2.0	2.0	2.0
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	1973 / 1973	1973 / 1973	1965 / 1965	1965 / 1965
Land Assessed Value	\$12,979	\$12,979	\$12,979	\$12,977
Building Assessed Value	\$56,357	\$54,986	\$57,867	\$57,462
Total Assessed Value	\$69,336	\$67,965	\$70,846	\$70,439
Land Market Value	\$38,944	\$38,944	\$38,944	\$38,936
Building Market Value	\$169,085	\$164,975	\$173,619	\$172,405
Total Market Value	\$208,029	\$203,919	\$212,563	\$211,341
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	\$1.43	\$1.30	\$1.43	\$1.43
Building Price per AGLA Assessed Value	\$33.57	\$32.89	\$34.24	\$33.82
Total Value per AGLA Market Value	\$123.90	\$121.96	\$125.78	\$124.39
Last Sale Amount	\$0	\$0	\$0	\$223,000
Date of Sale				5/13/2006
Sale Price per AGLA	\$0.00	\$0.00	\$0.00	\$131.25
First Floor Area	950	952	994	1003
Second Floor Area	729	720	696	696
Half Floor Area	0	0	0	0
Attic / Other Floor Area	0 / 0	0 / 0	0 / 0	0 / 0
Total Above Ground Living Area (AGLA)	1679	1672	1690	1699
Basement Area / Finished Area	600 / 400	0 / 0	0 / 0	0 / 0

Assessed Value



Market Value



Value per Square Foot of above grade area



Sale data



Square Footage



# Selecting Recent Sale Comparables

- The computer program generates a lists of potential comparables similar to the subject property.
- Choose from the same assessment neighborhood or distance from the subject property.
- Comparable data can be sorted by clicking on each column heading.
- Choose three comparable properties by clicking the check box in the **Select** column
- A comparable property not on the list can be selected by entered a PIN as depicted below.
- Scroll to the bottom of the page and click **Generate Comparable Form**.
- The program suggests comparables however they may not be the best comparables to your property, each should be investigated for compatibility.
- To find additional comparables use **GIS interactive mapping** application.

## Comparable Property Tax Assessment Information for

Comparable properties for:  
 PIN 0601110020  
 2414 E THORNWOOD DR.  
 LINDENHURST 60046  
 As of 7/23/2010 7:15:03 AM

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.

Comparison Area Type →

Compare within:  
 Neighborhood  Distance | Half-mile

Your Property →

**SUBJECT PROPERTY:** 1973 42 1&2 1614 \$214,395 **Market Value**

PIN	Address	Year Built	House Type Code	Stories	Living Area	Sale Date	Sale Price	Select	Distance
<a href="#">0601110016</a>	2404 THORNWOOD DR	1973	44	1&2	1840	10/22/2009	\$182,000	<input checked="" type="checkbox"/>	0.05 mi
<a href="#">0601106001</a>	67 MAGNOLIA LN	1977	54	2.0	1704	9/16/2009	\$179,000	<input checked="" type="checkbox"/>	0.31 mi
<a href="#">0602204052</a>	2117 FAIRFIELD RD	1976	11	1.0	1392	10/19/2009	\$160,000	<input type="checkbox"/>	0.45 mi

Option 3: Combine best results from Options 1 and 2 or use three parcels of your choosing.

0601107041	Taxpayer selected PIN 1
	Taxpayer selected PIN 2
	Taxpayer selected PIN 3

← User selected comparable

# Recent Sale Grid Detail

- The Grid provides a wealth of information to base a comparison of characteristics and values.
- Some of the most important features are Assessed and Market Values, price per square foot comparisons, sale price and sale price per square foot .
- Not shown here the grid displays photos and sketches of all properties.

<http://oldapps.lakecountyil.gov> - Comparable Property Tax Assessment Information Form - Microsoft

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## Comparable Assessment Grid By Recent Sales

This Residential Comparison grid is for appeals based on uniformity. 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
<b>Permanent Index Number</b>	0601110020	0601107041	0601101013	0235407019
<b>Street Address</b>	2414 THORNWOOD DR	241 IRONWOOD DR	2506 TIMBER LN	102 WITCHWOOD LN
<b>Neighborhood Number</b>	9502084	9502084	9502084	9502084
<b>Neighborhood Name</b>	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY
<b>Land Size</b>	9,100	9,032	9,555	9,169
<b>House Type Code</b>	71	44	44	41
<b>Structure Type / Stories</b>	1&2	2.0	2.0	2.0
<b>Exterior Cover</b>	Wood siding	Wood siding	Wood siding	Wood siding
<b>Quality Grade</b>	Avg	Avg	Avg	Avg
<b>Condition</b>	Average	Average	Average	Average
<b>Year Built / Effective Age</b>	1973 / 1973	1993 / 1993	1973 / 1973	1965 / 1965
<b>Land Assessed Value</b>	\$12,979	\$12,979	\$12,979	\$12,977
<b>Building Assessed Value</b>	\$56,357	\$77,286	\$50,680	\$60,052
<b>Total Assessed Value</b>	\$69,336	\$90,265	\$63,659	\$73,029
<b>Land Market Value</b>	\$38,944	\$38,944	\$38,944	\$38,936
<b>Building Market Value</b>	\$169,085	\$231,881	\$152,054	\$180,174
<b>Total Market Value</b>	\$208,029	\$270,825	\$190,998	\$219,110
<b>Primary Land Method</b>	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)
<b>Land Price Per Land Size of Assessed Value</b>	\$1.43	\$1.44	\$1.36	\$1.42
<b>Building Price per AGLA Assessed Value</b>	\$33.57	\$35.16	\$31.02	\$37.58
<b>Total Value per AGLA Market Value</b>	\$123.90	\$123.21	\$116.89	\$137.12
<b>Last Sale Amount</b>	\$0	\$259,200	\$224,500	\$219,900
<b>Date of Sale</b>		4/30/2007	8/16/2007	8/7/2007
<b>Sale Price per AGLA</b>	\$0.00	\$117.93	\$137.39	\$137.61
<b>First Floor Area</b>	950	1246	914	902
<b>Second Floor Area</b>	729	962	720	696
<b>Half Floor Area</b>	0	0	0	0
<b>Attic / Other Floor Area</b>	0 / 0	0 / 0	0 / 0	0 / 0
<b>Total Above Ground Living Area (AGLA)</b>	1679	2198	1634	1598
<b>Basement Area / Finished Area</b>	600 / 400	952 / 0	720 / 0	0 / 0

Assessed Value



Market Value



Value per Square Foot of above grade area



Sale data



Square Footage

