

LAKE VILLA TOWNSHIP ASSESSOR'S OFFICE



**JEFFREY A. LEE, C.I.A.O./S
ASSESSOR**

37850 N. IL Route 59
Lake Villa, Illinois
Office: 847-356-2383 Fax: 847-356-4471
LVAssessor@lakecountyil.gov

Lake Villa Township Policy for Comparative Market Analysis (CMAs)

September 14, 2012

The Lake Villa Township Assessors Office accepts CMAs completed by a realtor as a source of evidence finding comparable sales and listings.

- **The major change is that the comparables sighted in the report must also be submitted on the Lake County Comparison Grid.**

Lake County Comparison Grid website link:

<http://assessor.lakecountyil.gov/>

The Lake County Board of Review does not recognize a CMA as valid evidence. Yet if the CMA is accompanied by the comparison grid, this will meet the evidence criteria.

By completing a comparison grid:

- It helps our office by providing PINs for the comparables.
- It uses a standard format for assessment evaluation purposes
- It allows for faster evaluation of comparability and value
- It allows for comparison of all property characteristics some which may be omitted on a CMA
- It is believed better comparable properties will be utilized (comparables more similar to the subject property)

A realtor can use their format as they see fit.

The realtor may still draw a value conclusion. In doing so, a realtor is developing an opinion of value which is considered to be the appraisal process. Most realtors are not licensed appraisers. Therefore my office does not place a great deal of weight on a value conclusion included in a CMA.

Jeff Lee
Lake Villa Township Assessor
Phone 1-847-356-2383
Fax 1-847-356-4471
Email: LVAssessor@Lakecountyil.gov
Website: www.LVAssessor.org