

Evaluating an Assessment and Creating an Assessment Comparison Grid

8/21/20

JEFFREY A. LEE

Lake Villa Township Assessor
37850 N. IL Route 59
Lake Villa, Illinois 60046
Phone: 847-356-2383

Email: Assessor@LakeVillaAssessor.org
Website: www.LVAssessor.org

To Begin:

- Go to www.tax.lakecountyil.gov
- Click on Basic Search
- Click Agree on the next screen



Lake County, IL Property Tax Information

tax.lakecountyil.gov/forms/htmlframe.aspx?mode=content/home.htm

LakeCounty Home Property Records County Assessor County Clerk County Treasurer

CONTACT

WELCOME

TO PROPERTY RECORDS SEARCH

Important: This site provides access to the Assessment and Tax office property records database in Lake County, Illinois. You can access public records by search by street address, Parcel ID or various other methods.

Basic Search
Advanced Search
Map Search

Please understand that the Lake County Tax Offices operate on different years, due to the Illinois property tax cycle taking place over a two-year timeframe. The tax offices are working in the 2019 year, which corresponds to the property tax bill property owners will receive in early May of 2020. The assessor's offices are working in the 2020 year currently. The Year selection in the upper right of each dataleaf screen can be changed by customers, so that they can get the best information for their needs.

Use the Property Records Search to find a wealth of real estate assessment and tax data. The Comparison Grid can be used to help evaluate your assessment for uniformity and compare recent sales of similar properties. The links in the title bar will navigate to specific County Departments including the Board of Review to file an appeal. However, if you find evidence supporting a lower value please contact the Township Assessor Office for evaluation prior to filing an appeal.

Search for your property

Basic Search

Enter the Parcel ID (PIN)

Owner Name
or Address

*** Do not populate multiple search
fields as it will not produce results

Click Search

Lake County, IL Property Tax Information

tax.lakecountyil.gov/search/commonsearch.aspx?mode=realprop

CONTACT

LakeCounty Home Property Records County Assessor County Clerk County Treasurer

Basic Search

Parcel ID

Owner

Billing Name

Address No Dir Street Township

Suffix Suffix 2

Unit

City Name

Zip Code:

Filter By Asmt Year

Options Sort by: Results/page:

Data Current as of August 19, 2020

Owner name should be entered as *LastName, FirstName*
A wildcard is assumed at the end; to include a wildcard in another position type an asterisk (*). For example:

- "Frank" will return: Frank, Franklin, Franken, Frankel, etc.
- "B*o*ski" will return: Bojarski, Bronowski, Bukowski, etc.

Property Information Screen



This is the main screen to find a wealth of data. Scroll along the left side to find numerous subject tabs.



GENERAL
Profile

Legal Description

Map

Owner

TAX
Tax Summary
Taxes Due
Tax Payment History
Tax Redemption
Tax Adjustment
Tax Status
Special Assessments
Mobile Home Information

ASSESSOR
Residential Building
Commercial Building
Other Building & Yard
Land Information

PARID: 0601110020 ASSESSOR #: 049
NBHD: 9502085 ROLL: RP
LEE, DEBORAH L & JEFFREY A 2414 E THORNWOOD DR
Tax Year: 2020 (Taxes Payable in 2021). Select **Tax Year** on the right:

Parcel

Assessment Year: 2020
Pay Year: 2021
Property Location: 2414 E THORNWOOD DR
Building/Unit #:
City/State/Zip: LINDENHURST IL 60046

Mailing Address: 2414 E THORNWOOD DR
LINDENHURST IL 60046-8932

Split/Combine Occurred: No
Living Units:
Neighborhood: 9502085 - LINDENHURST 2 STY
Class: RES - Residential
Property Use Code: 40 - Residential Improvements
Acres: 0
Square Feet: 0
GIS Acres: .2089
Subdivision #:

1 of 1

Return to Search Results
Tax Year [2020]

Actions
Neighborhood Sales
Create Comparables
Printable Summary
Printable Version

Reports
CSV Export
CSV Export (Commercial)
CSV New Sales
CSV New PINS
Mailing List
Residential PRC
Commercial PRC
Redemption Estimate
Tax Bill Mobile Home
Calendar Year Tax Payer
Tax Bill
Redemption Receipts

Go

Tax Tab

To find Real Estate Tax Data change the Tax Year to 2019 using the dropdown box. Tax Year 2019 is the most recent year, taxes payable in 2020.



GENERAL
Profile

Legal Description

Map

Owner

TAX
Tax Summary
Taxes Due
Tax Payment History
Tax Redemption
Tax Adjustment
Tax Status
Special Assessments
Mobile Home Information

ASSESSOR
Residential Building
Commercial Building
Other Building & Yard
Land Information

PARID: 0601110020 ASSESSOR #: 049
NBHD: 9502085 ROLL: RP
LEE, DEBORAH L & JEFFREY A 2414 E THORNWOOD DR
Tax Year: 2019 (Taxes Payable in 2020). Select **Tax Year** on the right:

Taxes Billed

| Tax Year | Tax/SSA/Drainage | Project |
|---------------|-------------------|---------|
| 2019 | \$7,039.00 | |
| Total: | \$7,039.00 | |

Property Tax by Entity

| Entities | Rate: | Amount: |
|--|----------|------------|
| ANTIOCH COMM HIGH SCHOOL DISTRICT #117 | 3.753223 | \$2,131.48 |
| COLLEGE OF LAKE COUNTY #532 | 0.281521 | \$159.88 |
| COUNTY OF LAKE | 0.596778 | \$338.92 |
| FOREST PRESERVE | 0.179769 | \$102.10 |
| LAKE COUNTY SPECIAL SERVICE AREA 16 | 0.342742 | \$194.66 |
| LAKE VILLA PUBLIC LIBRARY DIST | 0.574088 | \$326.04 |
| LAKE VILLA SCHOOL DISTRICT #41 | 4.570164 | \$2,595.44 |
| LAKE VILLA TOWNSHIP FIRE PROT DIST | 0.757880 | \$430.40 |
| LINDENHURST PARK DISTRICT | 0.450356 | \$255.76 |

1 of 1

Return to Search Results
Tax Year [2019]

Actions
Neighborhood Sales
Create Comparables
Printable Summary
Printable Version

Reports
CSV Export
CSV Export (Commercial)
CSV New Sales
CSV New PINS
Mailing List
Residential PRC
Commercial PRC
Redemption Estimate
Tax Bill Mobile Home
Calendar Year Tax Payer
Tax Bill
Redemption Receipts

Go

Lake County, IL Property Tax Information | Not secure | tax.lakecountyil.gov/datalets/datalet.aspx?mode=residential&sIndex=1&idx=1&LMParent=20

GENERAL

Profile

Legal Description

Map

Owner

TAX

Tax Summary

Taxes Due

Tax Payment History

Tax Redemption

Tax Adjustment

Tax Status

Special Assessments

Mobile Home Information

ASSESSOR

Residential Building

Commercial Building

Other Building & Yard

Land Information

Agricultural Land Info.

CAMA Summary

Values Current

Values History

Property Transfer History

Conveyance History

Exemptions Current

Exemption History

Preferential Application

Appeals History

Appeals Comparables

PARID: 060110020 ASSESSOR #: 049

NBHD: 9502085 ROLL: RP

LEE, DEBORAH L & JEFFREY A 2414 E THORNWOOD DR

Tax Year: 2019 (Taxes Payable in 2020) Select **Tax Year** on the right:

Residential/Ag Building

Record #:

Card #: 1

Class:

Story Height: 1

Architectural Style: 5 - CONVENTIONAL

Exterior Wall Cover: WS - WOOD SIDING

Exterior Wall Cover 2: -

Foundation Material: 3 - FORMED CONC

Foundation Const: 0 - NORMAL FOR CLASS

Roof Type: 101 - GABLE

Roof Material: 101 - Comp sh to 235#

Year Built: 1973

Effective Year: 1973

Remodeled:

Physical Condition: A - AVERAGE CONDITION

Grade: 45 - Avg

CDU: AV - AVERAGE (4)

Bedrooms: 3

Half Baths: 0

3 Fix Baths: 2

4 Fix Baths: 0

5 Fix Baths: 0

Additional Fixtures: 0

TOTAL FIXTURES: 6

Total AGLA: 1,614

Attic: 1 - NONE

Basement: 4 - FULL

Basement Square Footage: 576.0

Heating: C - Forced hot air

Heating Fuel Type:

A/C: Y - Central Air

1 of 1

Return to Search Results

Tax Year **2019**

Actions

Neighborhood Sales

Create Comparables

Printable Summary

Printable Version

Reports

CSV Export

CSV Export (Commercial)

CSV New Sales

CSV New PINS

Mailing List

Residential PRC

Commercial PRC

Redemption Estimate

Tax Bill Mobile Home

Calendar Year Tax Paymer

Tax Bill

Redemption Receipts

Go

Assessor Residential Building

This tab will display the residential building characteristics summary



Value History

This tab will display the valuation history from the current 2020 back to 2002

GENERAL

Profile

Legal Description

Map

Owner

TAX

Tax Summary

Taxes Due

Tax Payment History

Tax Redemption

Tax Adjustment

Tax Status

Special Assessments

Mobile Home Information

ASSESSOR

Residential Building

Commercial Building

Other Building & Yard

Land Information

Agricultural Land Info.

CAMA Summary

Values Current

Values History

Property Transfer History

Conveyance History

Exemptions Current

PARID: 060110020 ASSESSOR #: 049

NBHD: 9502085 ROLL: RP

LEE, DEBORAH L & JEFFREY A 2414 E THORNWOOD DR

Tax Year: 2019 (Taxes Payable in 2020) Select **Tax Year** on the right:

Values History

| Year | Year | Class | Land AV | Building AV | Total AV | Land MV | Bldg MV | Total MV | Taxable EAV | Value Change Reason |
|------|------|-------|----------|-------------|----------|----------|-----------|-----------|-------------|---------------------|
| 2020 | 2021 | RES | \$8,545 | \$55,926 | \$64,471 | \$25,638 | \$167,795 | \$193,433 | \$58,471 | 3 - SA Equalization |
| 2019 | 2020 | RES | \$8,212 | \$53,749 | \$61,961 | \$24,638 | \$161,263 | \$185,901 | \$56,791 | 3 - SA Equalization |
| 2018 | 2019 | RES | \$11,554 | \$48,855 | \$60,409 | \$34,667 | \$146,578 | \$181,245 | \$54,409 | 0 - Conversion |
| 2017 | 2018 | RES | \$11,246 | \$47,552 | \$58,798 | \$33,742 | \$142,669 | \$176,411 | \$52,798 | 0 - Conversion |
| 2016 | 2017 | RES | \$10,791 | \$45,627 | \$56,418 | \$32,376 | \$136,892 | \$169,268 | \$50,418 | 0 - Conversion |
| 2015 | 2016 | RES | \$10,078 | \$42,614 | \$52,692 | \$30,238 | \$127,853 | \$158,091 | \$46,692 | 0 - Conversion |
| 2014 | 2015 | RES | \$10,125 | \$40,671 | \$50,796 | \$30,378 | \$122,024 | \$152,402 | \$44,796 | 0 - Conversion |
| 2013 | 2014 | RES | \$11,438 | \$50,515 | \$61,953 | \$34,319 | \$151,562 | \$185,881 | \$55,953 | |
| 2012 | 2013 | RES | \$11,554 | \$51,025 | \$62,579 | \$34,666 | \$153,093 | \$187,759 | \$56,579 | |
| 2011 | 2012 | RES | \$12,110 | \$53,480 | \$65,590 | | | | | |
| 2010 | 2011 | RES | \$12,714 | \$55,207 | \$67,921 | | | | | |
| 2009 | 2010 | RES | \$13,376 | \$58,082 | \$71,458 | | | | | |
| 2008 | 2009 | RES | \$12,979 | \$56,357 | \$69,336 | | | | | |
| 2007 | 2008 | RES | \$12,605 | \$54,731 | \$67,336 | | | | | |
| 2006 | 2007 | RES | \$12,028 | \$51,314 | \$63,342 | | | | | |
| 2005 | 2006 | RES | \$11,478 | \$48,968 | \$60,446 | | | | | |
| 2004 | 2005 | RES | \$10,642 | \$45,400 | \$56,042 | | | | | |
| 2003 | 2004 | RES | \$10,409 | \$44,405 | \$54,814 | | | | | |
| 2002 | 2003 | RES | \$10,308 | \$43,974 | \$54,282 | | | | | |

1 of 1

Return to Search Results

Tax Year **2019**

Actions

Neighborhood Sales

Create Comparables

Printable Summary

Printable Version

Reports

CSV Export

CSV Export (Commercial)

CSV New Sales

CSV New PINS

Mailing List

Residential PRC

Commercial PRC

Redemption Estimate

Tax Bill Mobile Home

Calendar Year Tax Paymer

Tax Bill

Redemption Receipts

Go



Exemption History

This tab will display the Exemptions applied to your property. Please review this tab to ensure you are receiving all the exemptions for which you are entitled



Actions Create Comparable

Select Create Comparables to begin a comparable search and create a Comparable Grid



Comparable Search

This is the main search screen. There are 3 buttons at the top to determine the type of search to be completed.

It is suggested to select the Sales radio button. This will find comparable sales and provide assessment comparability

Comparable Search



Search Criteria

Simple Advanced Sales

| | | | |
|---------------------|---|---------------|--------------------------------------|
| Architectural Style | <input type="text" value="05 (CONVENTIONAL)"/> | Basement | <input type="text"/> |
| Story Height | <input type="text" value="1"/> | Distance (mi) | <input type="text"/> |
| Year Built | From <input type="text" value="1970"/> To <input type="text" value="1984"/> | Township | <input type="text"/> |
| Above Ground Area | From <input type="text" value="1371"/> To <input type="text" value="1856"/> | Neighborhood | <input type="text" value="9502085"/> |
| Date of Sale | From <input type="text" value="01/01/2017"/> To <input type="text" value="12/31/2020"/> | Sale Type | <input type="text"/> |
| Sale Price | From <input type="text"/> To <input type="text"/> | | |

Quick Add

| | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|
| Comparable 1 | Comparable 2 | Comparable 3 | Comparable 4 | Comparable 5 |
| <input type="text"/> |

Search Results

| PIN | Address | Yr Blt | Style | Stories | AGLA | Bsmt | Total AV | Last Sale | Sale Price | Sale Type | Distance |
|-----|---------|--------|-------|---------|------|------|----------|-----------|------------|-----------|----------|
|-----|---------|--------|-------|---------|------|------|----------|-----------|------------|-----------|----------|

Refine Search Criteria

To find better results, it is suggested to remove (blank) the fields Architectural Style, Story Height, and Year Built.

Increase the Above Grade Living to a larger area. Change the "From" sale date range to 1/1/2018 to get the most recent sales

Comparable Search

Search Criteria

Simple Advanced Sales

| | | | |
|---------------------|---|---------------|--------------------------------------|
| Architectural Style | <input type="text"/> | Basement | <input type="text"/> |
| Story Height | <input type="text"/> | Distance (mi) | <input type="text"/> |
| Year Built | From <input type="text"/> To <input type="text"/> | Township | <input type="text"/> |
| Above Ground Area | From <input type="text" value="1300"/> To <input type="text" value="1900"/> | Neighborhood | <input type="text" value="9502085"/> |

Quick Add

| | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|
| Comparable 1 | Comparable 2 | Comparable 3 | Comparable 4 | Comparable 5 |
| <input type="text"/> |

Search Results

| PIN | Address | Yr Blt | Style | Stories | AGLA | Bsmt | Total AV | Last Sale | Sale Price | Sale Type | Distance |
|-----|---------|--------|-------|---------|------|------|----------|-----------|------------|-----------|----------|
|-----|---------|--------|-------|---------|------|------|----------|-----------|------------|-----------|----------|

Click Search



Comparable Search

After Searching, the program will create a list of potential comparables.

Each of the column headings can be sorted.

Select up to 5 properties to be compared by checking the box or enter the PIN in the fields under Quick Add .

Next click Compare

Comparable Search

Search Criteria 

Quick Add

Comparable 1

Comparable 2

Comparable 3

Comparable 4

Comparable 5

Search Results

| | PIN | Address | Yr Blt | Style | Stories | AGLA | Bsmt | Total AV | Last Sale | Sale Price | Sale Type | Distance |
|-------------------------------------|------------|---------------------|--------|---------------|---------|-------|------|----------|-----------|------------|-----------|----------|
| | 060110020 | 2414 E THORNWOOD DR | 1973 | CONVENT IONAL | 1 | 1,614 | Y | 64,471 | 02/07/20 | | QC | 0 |
| <input type="checkbox"/> | 0602106001 | 1901 FAIRFIELD RD | 1986 | CONVENT IONAL | 1 | 1,380 | Y | 63,603 | 04/22/20 | | DT | 13,595 |
| <input checked="" type="checkbox"/> | 0601102010 | 70 ORCHARD LN | 1965 | CONVENT IONAL | 2 | 1,541 | Y | 55,982 | 03/26/20 | 190,000 | WD | 5,128 |
| <input checked="" type="checkbox"/> | 0601102001 | 63 S BECK RD | 1965 | CONVENT IONAL | 2 | 1,812 | N | 67,542 | 02/18/20 | 203,000 | WD | 6,119 |
| <input type="checkbox"/> | 0235409020 | 66 BROOK LN | 1966 | CONVENT IONAL | 2 | 1,671 | N | 62,285 | 12/10/19 | 106,400 | WD | 10,242 |
| <input checked="" type="checkbox"/> | 0602104006 | 1810 FAIRFIELD RD | 1973 | CONVENT IONAL | 2 | 1,860 | N | 65,604 | 10/21/19 | 212,000 | WD | 14,445 |
| <input type="checkbox"/> | 0602209020 | 2114 OLD ELM RD | 2003 | CONVENT IONAL | 2 | 1,347 | Y | 66,731 | 09/24/19 | | OT | 6,483 |
| <input type="checkbox"/> | 0601104027 | 170 TIMBER LN | 2002 | CONVENT | 2 | 1,566 | Y | 73,076 | 08/01/19 | 120,000 | TR | |

Clear

Search

Compare

Close

Finding the best comparables

It can be difficult to find the best comparables. It may take several attempts using different search criteria and different sorting. The best advice is to use the most recent sales; most similar style of construction i.e. 1 story to 1 story; most similar in above grade living area (AGLA). The comparison grid , shown next, can help with those decisions. Make sure if you find a good comparable that you note the PIN before searching again

Comparison Grid part 1

This example only shows 2 comparables. Up to 5 comparables can be selected

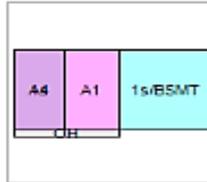
The upper section of the grid displays the photos, building sketch, location, and land size information.

Note: In many instances, photos will display the rear rather than the front of the house. We are working to adjust the order in our system

The middle section of the grid compares the dwelling data – characteristics. Some of the more important comparisons are Year Built, AGLA, Basement.

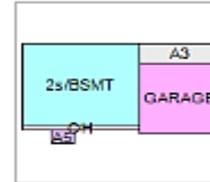
Note: Bedroom count is informational

Subject Parcel
Parcel ID: 060110020
Card: 1
Salekey:



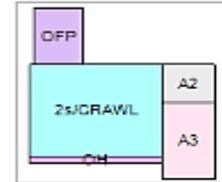
Address: 2414 E THORNWOOD DR
City/Zip: LINDENHURST 60046
Neighborhood: 9902066
Nbhd Descr: LINDENHURST 2 STY
Total Acres: .2089
Land SF: 9,100
Land Method: SQ. FOOT
Distance: 0 ft.

Comparable-1
06011002010



70 ORCHARD LN
LINDENHURST 60046
9902066
LINDENHURST 2 STY
.2180
9,410
SQ. FOOT
1,663 ft.

Comparable-2
0602104006



1810 FAIRFIELD RD
LINDENHURST 60046
9902066
LINDENHURST 2 STY
.2286
10,010
SQ. FOOT
4,403 ft.

Dwelling Data

| | | |
|-------------------------------|------------------|------------------|
| Story Height: 1 | 2 | 2 |
| Style: 5 | 5 | 5 |
| Style Descr.: CONVENTIONAL | CONVENTIONAL | CONVENTIONAL |
| Exterior Wall: WS-WOOD SIDING | WS-WOOD SIDING | WS-WOOD SIDING |
| Exterior Wall 2: | | |
| Year Built / Eff.: 1973/1973 | 1965/1965 | 1973/1973 |
| ODU: AVERAGE (4) | AVERAGE (4) | AVERAGE (4) |
| Grade: 4S-Avg | 4S-Avg | 4S-Avg |
| Bedrooms: 3 | 3 | 3 |
| Baths Full / Half: 2/0 | 1/1 | 2/1 |
| Total Fixtures: 6 | 6 | 8 |
| AGLA: 1,614 | 1,541 | 1,680 |
| GFLA - Ground Floor: 576 | 696 | 720 |
| Lower Level Fin Area: | | |
| Total Bsmt: 576 | 696 | |
| Finish Basement: 0 | 0 | 0 |
| Basement/Lower Level: 4-FULL | 4-FULL | 2-CRAWL |
| Reo Room: 432 | 0 | 0 |
| Has Basement: Y | Y | N |
| Attic: 1-NONE | 1-NONE | 1-NONE |
| Air Conditioning: Y | Y | Y |
| Heat: 0-Forced hot air | 0-Forced hot air | 0-Forced hot air |
| FP-WB Opening: 1 | | |
| Att Garage: 312 | 400 | 0 |
| Det Garage: | | |

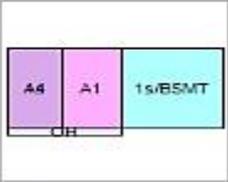
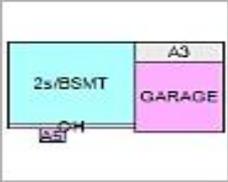
Comparison Grid part 2

The Valuation section at the bottom of the grid is the most important.

This section displays the assessed values, the market values and sale data.

The main mode of comparison is price per square foot (SF). The land and building assessment per SF is shown. As well as the total market value per SF. These comparison are good indicators of uniformity.

The sale data includes date, deed type, sale price and sale price per SF. For a market value comparison use the total market value per SF to sale price per SF.

| Subject Parcel | Comparable-1 | Comparable-2 |
|--|---|---|
| Parcel ID: 0601110020 Card: 1 Salekey: | 0601102010 | 0602104006 |
|  |  |  |
|  |  |  |
| Address: 2414 E THORNWOOD CR City Zip: LINDENHURST 60046 Neighborhood: 6602066 | 70 ORCHARD LN LINDENHURST 60046 6602066 | 1610 FAIRFIELD RD LINDENHURST 60046 6602066 |

| Valuation | | | |
|-------------------------|---------------|---------------|--|
| Land AV: \$6,645 | \$6,664 | \$6,694 | |
| Bldg AV: \$55,926 | \$47,318 | \$56,710 | |
| Total AV: \$64,471 | \$55,982 | \$66,604 | |
| Land AV / 8F: \$ 84 | \$ 92 | \$ 89 | |
| Bldg AV / 8F: \$34.66 | \$30.71 | \$30.49 | |
| Land MV: \$26,638 | \$26,996 | \$26,666 | |
| Bldg MV: \$167,795 | \$141,968 | \$170,147 | |
| Total MV: \$193,433 | \$167,963 | \$196,832 | |
| Total MV / 8F: \$115.85 | \$109.00 | \$109.62 | |
| Sale Date: | 03/26/2020 | 10/21/2019 | |
| Sale Type: | WARRANTY DEED | WARRANTY DEED | |
| Sale Price: | \$190,000 | \$212,000 | |
| Sale Price / 8F: | \$123.30 | \$113.86 | |

Deed types can indicate whether a sale is a “qualified” arms-length transaction. WD = Warranty Deed, TD=Trustee Deed are normally valid sales. QC = Quit Claim, SW = Special Warranty Deed are normally “unqualified” sales and in most cases should be avoided.