

Evaluating an Assessment and Creating an Assessment Comparison Grid

8/21/20

JEFFREY A. LEE

Lake Villa Township Assessor

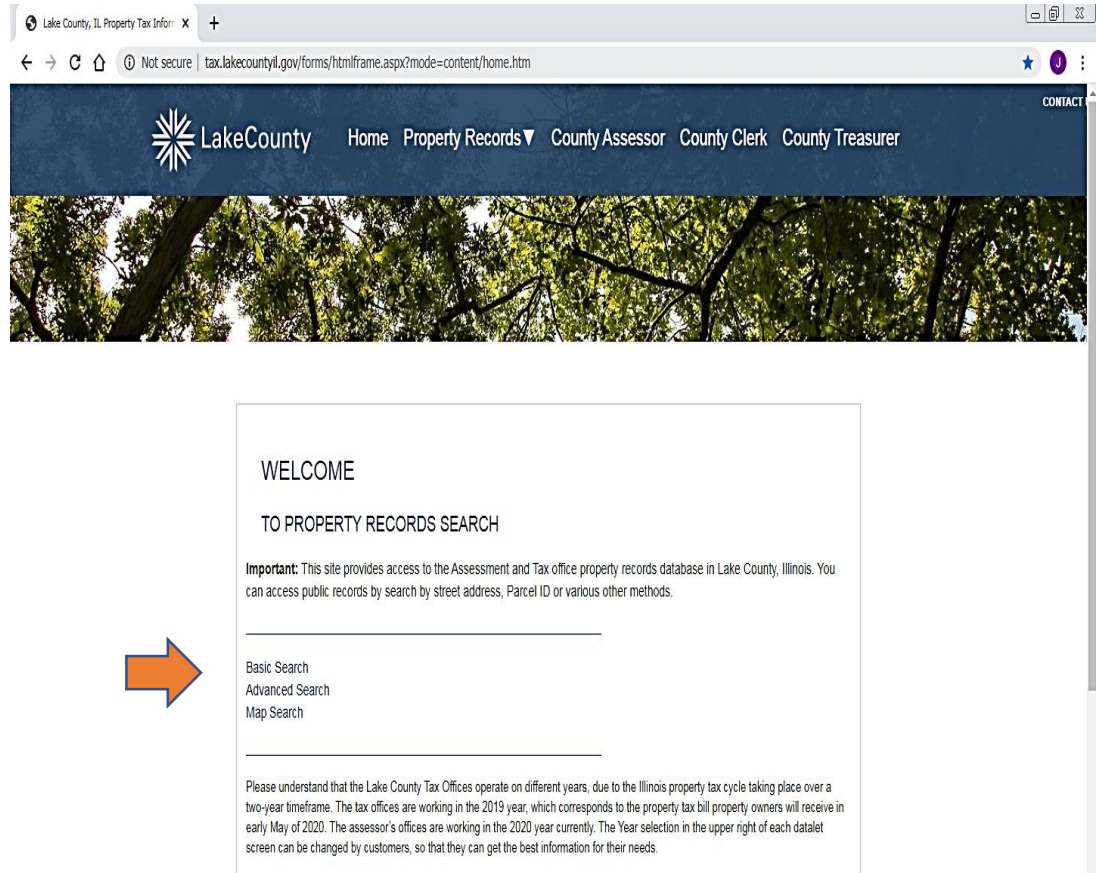
37850 N. IL Route 59

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



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: Parcel ID Ascending Results/page: 15 **Search**

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.

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Return to Search Results

Tax Year **2020**

Actions

- Neighborhood Sales
- Create Comparables
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- Printable Version

Reports

- CSV Export
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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.

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Tax Year **2019**

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

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

Assessor Residential Building

This tab will display the residential building characteristics summary



Lake County, IL Property Tax Info: x +

Not secure | tax.lakecountyil.gov/datalets/datalet.aspx?mode=residential&sIndex=1&idx=1&LMParent=20

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Agricultural Land Info.
CAMA Summary
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Values History
Property Transfer History
Conveyance History
Exemptions Current
Exemption History
Preferential Application
Appeals History
Appeals Comparables

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:
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 Bath: 2
4 Fix Bath: 0
5 Fix Bath: 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: Y - Central Air
A/C: Y - Central Air

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Value History

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



Lake County, IL Property Tax Info: x +

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Values History
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Conveyance History
Exemptions Current

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:
Values History

Asmt Year	Pay Year	Class	Land A/V	Building A/V	Total A/V	Land M/V	Bldg M/V	Total M/V	Taxable E/V	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	\$186,901	\$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	\$186,881	\$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	\$12,805	\$54,731	\$67,536					
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					

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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



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

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CAMA Summary
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Values History
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Conveyance History
Exemptions Current
Exemption History
Preferential Application
Appeals History
Appeals Comparables (Standard)

PARID: 0601110020
NBHD: 9502085
LEE, DEBORAH L & JEFFREY A
Tax Year: 2020 (Taxes Payable in 2021).

ASSESSOR #: 049
ROLL: RP
2414 E THORNWOOD DR
Select **Tax Year** on the right:

Exemption History

Tax Year	GHE	SCHE	SCAFHE	HIE	DPHE	DV/SHE	RV/HIE	DV/HIE	NDHE
2020	\$6,000								
2019	\$6,000								
2018	\$6,000								
2017	\$6,000								
2016	\$6,000								
2015	\$6,000								
2014	\$6,000								
2013	\$6,000								
2012	\$6,000								
2011	\$6,000								
2010	\$6,000			\$962					
2009	\$6,000			\$1,012					
2008	\$5,500			\$982					
2007	\$5,000			\$954					
2006	\$5,000								
2005	\$5,000								
2004	\$5,000								
2003	\$3,500								
2002	\$3,500								

Exemption Notes
GHE - General Homestead Exemption
SCHE - Senior Citizens Homestead Exemption
SCAFHE - Senior Citizens Assessment Freeze Homestead Exemption
HIE - Homestead Improvement Exemption
DPHE - Homestead Exemption For Persons With Disabilities
DVSHE - Standard Homestead Exemption For Veterans With Disabilities
RV/HIE - Returning Veterans Homestead Exemption
DV/HIE - Veterans With Disabilities Exemption For Specially-Adapted Housing
NDHE - Natural Disaster Homestead Exemption

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Actions

Create Comparable

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



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Land Information

PARID: 0601110020
NBHD: 9502085
LEE, DEBORAH L & JEFFREY A
Tax Year: 2020 (Taxes Payable in 2021).

ASSESSOR #: 049
ROLL: RP
2414 E THORNWOOD DR
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 #:	

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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	05 (CONVENTIONAL)		Basement	
Story Height	1		Distance (mi)	
Year Built	From 1970	To 1984	Township	
Above Ground Area	From 1371	To 1856	Neighborhood	9502085
Date of Sale	From 01/01/2017	To 12/31/2020	Sale Type	
Sale Price	From	To		

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
-----	---------	--------	-------	---------	------	------	----------	-----------	------------	-----------	----------

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			Basement	
Story Height			Distance (mi)	
Year Built	From	To	Township	
Above Ground Area	From 1300	To 1900	Neighborhood	9502085

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
-----	---------	--------	-------	---------	------	------	----------	-----------	------------	-----------	----------

Click Search



Clear

Search

Compare

Close

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 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
	0601110020	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	



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

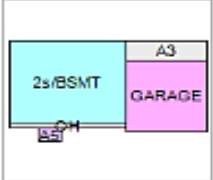
This example only shows 2 comparables. Up to 5 comparables can be selected

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	Comparable-1	Comparable-2
Parcel ID: 0601110020 Card: 1 Salekey:	0601102010	0602104006
		
		
Address: 2414 E THORNWOOD DR City/Zip: LINDENHURST 60046 Neighborhood: 9602066 Nbhd Desc: LINDENHURST 2 STY Total Acres: .2089 Land SF: 9,100 Land Method: SQ. FOOT Distance: 0 ft.	70 ORCHARD LN LINDENHURST 60046 9602066 LINDENHURST 2 STY .2160 9,410 SQ. FOOT 1,663 ft.	1810 FAIRFIELD RD LINDENHURST 60046 9602066 LINDENHURST 2 STY .2286 10,010 SQ. FOOT 4,403 ft.
Dwelling Data		
Story Height: 1	2	2
Style: S	S	S
Style Desc: 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
CDU: 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: O-Forced hot air	O-Forced hot air	O-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: 060110020 Card: 1 Salekey:	0601102010	0602104006
		
		
Address: 2414 E THORNWOOD DR City Zip: LINDENHURST 60046 Neighborhood: 9602065	70 ORCHARD LN LINDENHURST 60046 9602065	1610 FAIRFIELD RD LINDENHURST 60046 9602065
Valuation		
Land AV: \$8,545	\$8,664	\$8,694
Bldg AV: \$55,926	\$47,318	\$56,710
Total AV: \$64,471	\$55,982	\$65,404
Land AV / SF: \$ 94	\$ 92	\$ 89
Bldg AV / SF: \$34.66	\$30.71	\$30.49
Land MV: \$25,638	\$25,966	\$26,666
Bldg MV: \$167,795	\$141,968	\$170,147
Total MV: \$193,433	\$167,963	\$196,832
Total MV / SF: \$115.85	\$109.00	\$105.62
Sale Date:	03/26/2020	10/21/2019
Sale Type:	WARRANTY DEED	WARRANTY DEED
Sale Price:	\$190,000	\$212,000
Sale Price / SF:	\$123.30	\$113.96

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.