

# Using the Comparable Search Tool



Lake County Board of  
Review

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Waukegan, IL 60085

# Open the Comparable Search Tool

- Begin by going to: [assessor.lakecountyil.gov](http://assessor.lakecountyil.gov)
- Then enter the property PIN in the box to the right, or click “I don’t know my PIN” to enter in an address.

The screenshot displays the website for the Lake County Assessor's Office. At the top, a dark blue navigation bar contains the Lake County logo and links for Assessments, Board of Review, Forms, Mapping, Resources, and Tax Re. Below this is a large banner image of a modern house with the text "CHIEF COUNTY Assessment Office LAKE COUNTY, IL". A white search bar with a magnifying glass icon is overlaid on the banner. Below the banner is a dark blue horizontal menu with icons and text for "About Us", "Township Assessors", "Online Appeal Filing", and "Maps Online". A white callout box with a black border points to the search bar, containing the text "Enter PIN here". Below the menu, the page content includes a "News & Announcements" section with a "Welcome To Our New Site!" message and a "PROPERTY INFORMATION" section. The "PROPERTY INFORMATION" section features a form with a "GO" button and a link that says "I don't know my PIN".

**Navigation Bar:** LakeCounty Assessments Board of Review Forms Mapping Resources Tax Re

**Assessment Office:** CHIEF COUNTY Assessment Office LAKE COUNTY, IL

**Search Bar:** Search... [Magnifying Glass Icon]

**Menu Items:** About Us Township Assessors Online Appeal Filing Maps Online

**Callout Box:** Enter PIN here

**News & Announcements:** Welcome To Our New Site! We hope that the new site will allow you to quickly and easily navigate and connect with the assessment services and information you need.

**PROPERTY INFORMATION:** Enter PIN: [Input Field] GO I don't know my PIN

# 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's office](#) 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                  | Property Characteristics                       |
|-----------------------------------|--|
| Pin: 06-02-202-006                | Neighborhood Number: 9502093                   |
| Street Address: 2204 WITCHWOOD LN | Neighborhood Name: LINDENHURST<br>RAISED RANCH |
| City: LINDENHURST                 | Property Class: 104                            |
| Zip Code: 60046                   | Class Description: Residential Improved        |
| Land Amount: \$12,712             | Total Land Square Footage: 12445.64            |
| Building Amount: \$50,670         | House Type Code: 71                            |
| Total Amount: \$63,382            | Structure Type / Stories: Split                |
| Township: Lake Villa              | Exterior Cover: Wood siding                    |
| Assessment Date: 2010             | 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: 0 / 1 / 0                              |
|                                   | Attached/Detached/Carport:                     |
|                                   | Garage: 0 / 576 / 0                            |
|                                   | Attached/Detached/Carport Area:                |
|                                   | 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.

**Property Sales History**

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

[Sale valuation definitions](#)

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

Displayed in RED

| Yr Built | House Type | Stories | Living Area | Assessed Value |
|----------|------------|---------|-------------|----------------|
| 1984     | 71         | Split   | 1132        | \$51,070       |

| Select                              | PIN        | Address           | Year Built | House Type | Stories | Living Area | Assessment Value | Distance | Map |
|-------------------------------------|------------|-------------------|------------|------------|---------|-------------|------------------|----------|-----|
| <input checked="" type="checkbox"/> | 0602202006 | 2204 WITCHWOOD LN | 1984       | 71         | Split   | 1132        | \$51,070         | 0 ft     |     |
| <input type="checkbox"/>            | 0602204013 | 2107 FAIRFIELD RD | 1977       | 71         | Split   | 1132        | \$48,223         | 733 ft   |     |
| <input type="checkbox"/>            |            | WITCHWOOD LN      | 1979       | 71         | Split   | 1132        | \$47,293         | 739 ft   |     |
| <input type="checkbox"/>            |            | FAIRFIELD RD      | 1977       | 71         | Split   | 1132        | \$49,915         | 1494 ft  |     |

#### 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<br>WITCHWOOD LN                 | 2205 ROLLING<br>RIDGE LN             | 58 BECK RD                           | 1912 BURR OAK<br>LN                  |
| Neighborhood Number                           | 9502083                              | 9502083                              | 9502083                              | 9502083                              |
| Neighborhood Name                             | LINDENHURST<br>RAISED RANCH          | LINDENHURST<br>RAISED RANCH          | LINDENHURST<br>RAISED RANCH          | LINDENHURST<br>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<br>(by size range) | 9 Per Square Foot<br>(by size range) | 9 Per Square Foot<br>(by size range) | 9 Per Square Foot<br>(by size range) |
| Land Price Per Land Size of Assessed Value    | \$1.02                               | \$1.40                               | \$0.92                               | \$1.27                               |
| <b>Building Price per AGLA Assessed Value</b> | <b>\$44.76</b>                       | <b>\$40.73</b>                       | <b>\$42.54</b>                       | <b>\$42.71</b>                       |
| 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

Displayed in RED

| Yr Built | House Type | Stories | Living Area | Market Value |
|----------|------------|---------|-------------|--------------|
| 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        |            | \$150,226  |                 |                  | 0 ft     |     |
| <input type="checkbox"/> | 0235313014 | 54 HICKORY DR     | 1975       | 71         | Split   | 1136        | 1/13/2015  | \$130,000  | Unqualified     |                  | 3013 ft  | MAP |
| <input type="checkbox"/> | 0235303005 | 303 HAZELWOOD DR  | 1976       | 71         | Split   | 1114        | 12/29/2014 | \$118,000  | Unqualified     |                  | 4021 ft  | MAP |
| <input type="checkbox"/> | 0602201000 | 174 BECK RD       | 1987       | 71         | Split   | 1108        | 5/1/2013   | \$123,000  | Unqualified     | Foreclosure      | 1520 ft  | MAP |
| <input type="checkbox"/> | 0602201000 | OAK LN            | 1984       | 71         | Split   | 1106        | 10/14/2013 | \$130,000  | Unqualified     | Foreclosure      | 1657 ft  | MAP |
| <input type="checkbox"/> | 0602201000 | WEST LN           | 1987       | 71         | Split   | 1162        | 8/30/2013  | \$185,000  | Qualified       |                  | 2344 ft  | MAP |
| <input type="checkbox"/> | 0602201000 | OLIA LN           | 1975       | 71         | Split   | 1164        | 8/14/2013  | \$109,000  | Unqualified     |                  | 2195 ft  | MAP |
| <input type="checkbox"/> | 0602201000 | 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.

| <b>Comparable Assessment Grid<br/>By Recent Sales</b>   |                                      |   |                                      |                                      |
|---|--------------------------------------|---|--------------------------------------|--------------------------------------|
| <small>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.</small> |                                      |   |                                      |                                      |
|   | Subject                              | Comp #1   | Comp #2                              | Comp #3                              |
| Permanent Index Number  | 0602202006                           | 0609205027  | 0620421016                           | 0235410013                           |
| Street Address  | 2204<br>WITCHWOOD LN                 | 22108 ENGLE<br>DR   | 511 CATALPA<br>DR                    | 2206 ROLLING<br>RIDGE LN             |
| Neighborhood Number   | 9502083                              | 9530123   | 9716250                              | 9502086                              |
| Neighborhood Name   | LINDENHURST<br>RAISED RANCH          | VENETIAN<br>VILLAGE<br>RAISED RANCH                         | R.L. RR & LOG                        | LINDENHURST<br>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<br>(by size range) | 23 Constant +<br>Rate Per Square<br>Foot (by size<br>range) | 9 Per Square Foot<br>(by size range) | 9 Per Square Foot<br>(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](http://Boardofreview.lakecountyil.gov)

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



Lake County Board of Review

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Waukegan, IL 60085

847.377.2100 (phone)

[boardofreview@lakecountyil.gov](mailto:boardofreview@lakecountyil.gov) (email)