

Filing Your Property Appeal

A Guide to the IMSLake.org Property Search Portal and SmartFile E-Filing Portal

Ensuring Integrity and Transparency in Assessments

Welcome to IMSLake.org, a new property assessment information website. We hope to provide you with an easy-to-use resource for reviewing your property assessment information.

The website contains property assessment information for Cuba, Ela, Grant, Libertyville and Vernon Townships in Lake County, Illinois.

The next few pages provide detailed information on navigating the site to retrieve your property characteristics and to create comparable property grids as evidence for filing appeals based on recent sales or to determine equity.

Note: All documents uploaded on the Board of Review's SmartFile E-Filing Portal may be available for public view. Please redact personal information including email address and phone number.

Acknowledge
the Site
Disclaimer and
you may Sign
Up for the
E-Newsletter

Welcome to the Lake County Township Assessors Parcel Search Page

Site Disclaimer

I Agree

I Disagree

Lake County Township Assessors

This website contains property assessment information for Cuba Township, Ela Township, Grant Township, Libertyville Township and Vernon Township in Lake County Illinois.

For more information or to contact your township assessors office directly please click on your township link to the right.

LATEST NEWS

Welcome to our new property assessment information web site. With this site we hope to provide you with an easy to use resource for reviewing your property assessment information.

LAKE COUNTY TOWNSHIP ASSESSORS

- > Cuba
- > Ela
- > Grant
- > Libertyville
- > Vernon

KEEP IN TOUCH

Subscribe to Our Newsletter to get Important News



Enter your Email

Subscribe

Enter PIN
and Click
“Search”

Lake County Parcel Search

To search for a property please enter the Parcel Number OR provide the known Township and Address information below and then click the Search button.

Parcel Number:

The Parcel Numbers for the searchable Townships begin with the numbers 13 (Cuba), 14 (Ela), 05 (Grant), 11 (Libertyville) or 15 (Vernon). For your convenience, you can enter the parcel number with or without the dashes.

- OR -

Township:

Street Address:

Number Direction Street Name

City

If you are unable to find the property by the Street Address search, try widening your search by entering only the first few letters of the street name and/or street number.

Search

Clear

Information on this site was derived from data which was compiled by the enrolled Lake County Township's Assessor's offices solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of data herein, its use, or its interpretation.

View your property information

- Closely review this information for accuracy.
- Call your local assessor's office for Factual Errors on physical characteristics of the property.
- You can scroll down the page for Assessment Information, Sales Information and to view your tax bill, exemption status and a map of your parcel.

Lake County Township Assessors

[HOME](#)[ASSESSMENT INFO](#)[PROPERTY SEARCH](#)[TOWNSHIP LINKS](#)

Location Information

Parcel Number: 150-000-0000-0000
Address: 150-000-0000-0000
City: BARRINGTON
Neighborhood Code: 1436000
Neighborhood Name: Village Of Barrington

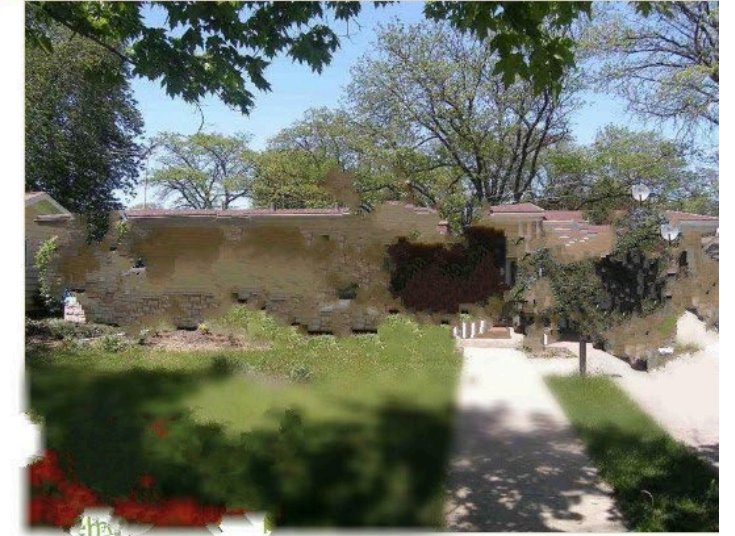
Land Data

Land Size: 0.16 Acres / 6,965 SF
Primary Land Method: 9 Per SqFt /Range

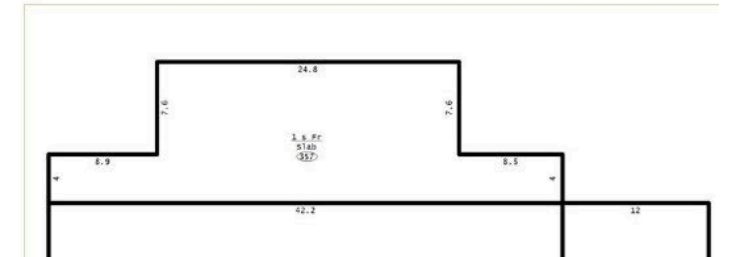
Physical Characteristics

Style: 41
Model: One Story
Construction: Frame
Quality Grade: Avg
Condition: AV
Brick: 0 SF / 0 Lin SF
Year Built / Effective: 1955 / 1961
Attic Fin Area / Misc Fin Area: 0 / 0
Basement Area / Finished Area: 954 / 0
Lower Level Area / Finished Area: 0 / 0
Bedrooms: 3
Full Baths / Half Baths / Total Fixtures: 2 / 0 / 8
Basement Features:
Central Air: Yes
Fireplaces: 1

Photograph Click to Zoom



Improvement Sketch Click to Zoom



Review Assessment Information

Lake County Township Assessors

[HOME](#)[ASSESSMENT INFO](#)[PROPERTY SEARCH](#)[TOWNSHIP LINKS](#)

Assessment Information

Year	Level	Farm Land Assessed	Farm Building Assessed	Land Assessed	Building Assessed	Total Assessed	Land Market	Building Market	Total Market
2022	SOA	\$0	\$0	\$31,641	\$61,797	\$93,438	\$94,932	\$185,410	\$280,342
2022	Assessor	\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2021		\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2020		\$0	\$0	\$31,007	\$60,558	\$91,565	\$93,030	\$181,692	\$274,722
2019		\$0	\$0	\$30,189	\$58,960	\$89,149	\$90,576	\$176,898	\$267,474

Sales Information

Date of Sale	Sale Price	Sale Validity
Q3 / Q4 / Q1 / Q2 / Q3	Q3 / Q4 / Q1 / Q2 / Q3	Q / IMP

Comparable Property Information

[Click here to select comparable properties by recent sales](#)[Click here to select comparable properties to determine assessment equity](#)[Click here if you already have parcel numbers that you would like to view in a comparable report](#)

Review Sales Information

- If your reason for appeal is Recent Purchase of Property, the Sales Information is listed.
- The evidence to support your appeal includes your PTAX-203 form, MLS listing or Closed Client Listing Sheet, or other closing documents.
- Sale must be within twelve (12) months of the January 1, 2022 assessment date.

Lake County Township Assessors

HOME ASSESSMENT INFO PROPERTY SEARCH TOWNSHIP LINKS Q

Second Floor: 0

Other Floor: 0

Total Above Ground Living Area (AGLA): 1,311

Assessment Information

Year	Level	Farm Land Assessed	Farm Building Assessed	Land Assessed	Building Assessed	Total Assessed	Land Market	Building Market	Total Market
2022	SOA	\$0	\$0	\$31,641	\$61,797	\$93,438	\$94,932	\$185,410	\$280,342
2022	Assessor	\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2021		\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2020		\$0	\$0	\$31,007	\$60,558	\$91,565	\$93,030	\$181,692	\$274,722
2019		\$0	\$0	\$30,189	\$58,960	\$89,149	\$90,576	\$176,898	\$267,474

Sales Information

Date of Sale	Sale Price	Sale Validity
08/12/2020	\$211,480	Q / IMP

Comparable Property Information

[Click here to select comparable properties by recent sales](#)

[Click here to select comparable properties to determine assessment equity](#)

[Click here if you already have parcel numbers that you would like to view in a comparable report](#)

Review Comparable Property Information

- If your reason for appeal is Recent Sales Comparables or Equity of Assessments Comparable, your evidence grid may be created here.
- Create a grid according to your appeal. A custom grid is available if you have the parcel numbers (PIN).

Lake County Township Assessors

HOME ASSESSMENT INFO PROPERTY SEARCH TOWNSHIP LINKS Q

Second Floor: 0
Other Floor: 0
Total Above Ground Living Area (AGLA): 1,311

Assessment Information

Year	Level	Farm Land Assessed	Farm Building Assessed	Land Assessed	Building Assessed	Total Assessed	Land Market	Building Market	Total Market
2022	SOA	\$0	\$0	\$31,641	\$61,797	\$93,438	\$94,932	\$185,410	\$280,342
2022	Assessor	\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2021		\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2020		\$0	\$0	\$31,007	\$60,558	\$91,565	\$93,030	\$181,692	\$274,722
2019		\$0	\$0	\$30,189	\$58,960	\$89,149	\$90,576	\$176,898	\$267,474

Sales Information

Date of Sale	Sale Price	Sale Validity
06/15/2020	\$177,000	Q / IMP

Comparable Property Information

[Click here to select comparable properties by recent sales](#)
[Click here to select comparable properties to determine assessment equity](#)
[Click here if you already have parcel numbers that you would like to view in a comparable report](#)

Creating a Grid For Comparable Sales

- Click to select comparable properties by recent sales.
- An automatically generated grid will appear.
- Select the subject properties you want to use for evidence.
- You can also add parcel numbers you want to add to the grid or select a specified distance to select comparables.
- Click View Comparable Report.

Year	Level	Farm Land Assessed	Farm Building Assessed	Land Assessed	Building Assessed	Total Assessed	Land Market	Building Market	Total Market
2022	SOA	\$0	\$0	\$31,641	\$61,797	\$93,438	\$94,932	\$185,410	\$280,342
2022	Assessor	\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2021		\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2020		\$0	\$0	\$31,007	\$60,558	\$91,565	\$93,030	\$181,692	\$274,722
2019		\$0	\$0	\$30,189	\$58,960	\$89,149	\$90,576	\$176,898	\$267,474

Sales Information

Date of Sale	Sale Price	Sale Validity
08/20/2020	\$317,000	Q / IMP

Comparable Property Information

[Click here to select comparable properties by recent sales](#)

[Click here to select comparable properties to determine assessment equity](#)

[Click here if you already have parcel numbers that you would like to view in a comparable report](#)

Displaying Qualified Sales In Same Neighborhood for Style 41

☐ Show sales for All styles | ☐ Include Unqualified sales

Comp #	Parcel Number	Address	Style	Living Area Total	Lot Size	Sale Price	Sale Date	Sale Validity	Year Built	N
Subject	100-00-0000-0000	100-00-0000-0000	41	1,311	6,965	\$317,000	8/2020	Q / IMP	1955	
▼	100-00-0000-0000	100-00-0000-0000	41	1,084	8,012	\$312,500	1/2021	Q-ASIS / IM	1954	
▼	100-00-0000-0000	100-00-0000-0000	41	1,578	9,379	\$315,000	3/2021	Q / IMP	1956	
3 ▼	100-00-0000-0000	100-00-0000-0000	41	1,042	8,199	\$325,000	5/2021	Q / IMP	1955	
1 ▼	100-00-0000-0000	100-00-0000-0000	41	1,310	8,072	\$400,000	4/2022	Q / IMP	1953	
▼	100-00-0000-0000	100-00-0000-0000	41	1,250	5,125	\$365,000	10/2020	Q / IMP	1955	
▼	100-00-0000-0000	100-00-0000-0000	41	980	7,312	\$272,000	1/2021	Q / IMP	1954	
2 ▼	100-00-0000-0000	100-00-0000-0000	41	1,295	7,312	\$369,000	8/2019	Q / IMP	1966	
▼	100-00-0000-0000	100-00-0000-0000	41	1,002	7,405	\$307,000	3/2020	Q-NO LISITI	1950	

Number each property with 1-5 that you would like to compare (maximum of 5) and then click **View Comparable Report**.

OR

[Click here if you already have parcel numbers that you would like to view in a comparable report.](#)

Choose below to see all Sales within the same Neighborhood or within a specified Distance

☒ By Neighborhood

☐ By Distance 500 ft. ▼

View Comparable Report

Clear Numberings



Your Grid is Ready to Print and to Save as Evidence

- Your property grid will list property characteristics, an exterior sketch of the residence, and a photo (if available).
- You can modify your search or run another comparable report.
- If you are filing an appeal based on sales comparables or uniformity, please save your PDF (evidence) to upload when you file your appeal.

[Back to Property Details](#)

[Run another Comparable](#)

[Try another search](#)

Print

Save as PDF

Comparable Property Tax Assessment Information Form

Cuba Township

Appellant Comparables

	Subject	Comp #1	Comp #2	Comp #3
Parcel Number	14-02-00000-000	14-02-00000-000	14-02-00000-000	14-02-00000-000
Street Address	400 E 1ST ST - 2N	400 E 1ST ST - 2N	400 E 1ST ST - 2N	400 E 1ST ST - 2N
City	BURNING WOOD	BURNING WOOD	BURNING WOOD	BURNING WOOD
Neighborhood Code	14-02-000	14-02-000	14-02-000	14-02-000
Neighborhood Name	Village of Burnington	Village of Burnington	Village of Burnington	Village of Burnington
Distance	See Map	0.06 Miles	0.15 Miles	0.09 Miles
Land Size	0.160 Acres / 6,965 SF	0.185 Acres / 8,072 SF	0.118 Acres / 5,125 SF	0.168 Acres / 7,312 SF
Primary Land Method	9 Per SqFt / Range	9 Per SqFt / Range	9 Per SqFt / Range	9 Per SqFt / Range
Story Height	One Story	One Story	One Story	One Story
Style	41	41	41	41
Construction	Frame	Frame	Frame	Frame
Brick	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF
Year Built / Effective	1955 / 1961	1953 / 1953	1955 / 1955	1966 / 1966
Condition	AV	G	G	G
Quality Grade	Avg	Avg	Avg	Avg
Bedrooms **	3	3	2	3
Full Baths / Half Baths / Total Fixtures	2 / 0 / 8	1 / 1 / 8	2 / 0 / 7	3 / 0 / 10

Save Your Grid as Evidence

- Click Save as PDF
- The grid is automatically named as the 10-digit PIN and type of grid (Sales or Equity Comparable)
- Now you are ready to upload your evidence grid when you file online.

[Back to Property Details](#) | [Run another Comparable](#) | [Try another search](#)

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Print Save as PDF

Comparable Property Tax Assessment Information Form *Cuba Township*

Appellant Comparables

	Subject	Comp #1	Comp #2	Comp #3

Save As

This PC > Desktop

Organize New folder

This PC 3D Objects Desktop Downloads Music My Documents My Pictures Videos

Name	Date modified	Type	Size
Desktop Items	10/10/2019 11:04 AM	File folder	

File name: 13- Equity Comparable Report.pdf

Save as type: Adobe Acrobat Document (*.pdf)

Hide Folders Save Cancel

Creating a Grid For Equity of Assessments

- Click to select comparable properties by assessment equity.
- An automatically generated grid will appear.
- Select the subject properties you want to use for evidence.
- You can also add parcel numbers you want to add to the grid or select a specified distance to select comparables.
- Click View Comparable Report.

Assessment Information

Year	Level	Farm Land Assessed	Farm Building Assessed	Land Assessed	Building Assessed	Total Assessed	Land Market	Building Market	Total Market
2022	SOA	\$0	\$0	\$31,641	\$61,797	\$93,438	\$94,932	\$185,410	\$280,342
2022	Assessor	\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2021		\$0	\$0	\$31,103	\$60,746	\$91,849	\$93,318	\$182,256	\$275,575
2020		\$0	\$0	\$31,007	\$60,558	\$91,565	\$93,030	\$181,692	\$274,722
2019		\$0	\$0	\$30,189	\$58,960	\$89,149	\$90,576	\$176,898	\$267,474

Sales Information

Date of Sale	Sale Price	Sale Validity
08/20/2020	\$317,000	Q / IMP

Comparable Property Information

[Click here to select comparable properties by recent sales](#)
[Click here to select comparable properties to determine assessment equity](#)
[Click here if you already have parcel numbers that you would like to view in a comparable report](#)

Equity In Same Neighborhood for Style 41

[Click here to show equity for all styles in this neighborhood](#)

Comp #	Parcel Number	Address	Style	Living Area Total	Lot Size	Assessed Value	Year Built
Subject	700-000-0000	4000 E 1000th Ave	41	1,311	6,965	\$93,438	1955
1	700-000-0001	4000 E 1000th Ave	41	1,128	6,745	\$80,409	1963
	700-000-0002	4000 E 1000th Ave	41	1,862	8,057	\$125,061	1959
	700-000-0003	4000 E 1000th Ave	41	1,539	7,808	\$111,734	1953
2	700-000-0004	4000 E 1000th Ave	41	1,295	8,062	\$96,330	1954
	700-000-0005	4000 E 1000th Ave	41	1,084	8,012	\$90,110	1954
	700-000-0006	4000 E 1000th Ave	41	1,578	9,379	\$119,624	1956
3	700-000-0007	4000 E 1000th Ave	41	1,380	8,479	\$90,430	1957
	700-000-0008	4000 E 1000th Ave	41	1,024	10,031	\$93,112	1951

Number each property with 1-5 that you would like to compare and then click Run Comparable (Maximum of 5).

[Click here if you already have parcel numbers that you would like to view in a comparable report.](#)

Choose below to see all Sales within the same Neighborhood or within a specified Distance

☒ By Neighborhood

☐ By Distance 500 ft. ▾

View Comparable Report

Clear Numberings

Your Grid is Ready to Print and to Save as Evidence

- Your property grid will list property characteristics, an exterior sketch of the residence, and a photo (if available).
- You can modify your search or run another comparable grid.
- If you are filing an appeal based on sales comparables or uniformity, please save your PDF (evidence) to upload when you file your appeal.

[Back to Property Details](#)

[Run another Comparable](#)

[Try another search](#)

[Print](#)

[Save as PDF](#)

Comparable Property Tax Assessment Information Form

Appellant Comparables

	Subject	Comp #1	Comp #2	Comp #3
Parcel Number	10-01-00000	10-01-00000	10-01-00000	10-01-00000
Street Address	400 E. 10th St	400 E. 10th St	400 E. 10th St	400 E. 10th St
City	Barrington	Barrington	Barrington	Barrington
Neighborhood Code	100000	100000	100000	100000
Neighborhood Name	Village of Barrington	Village of Barrington	Village of Barrington	Village of Barrington
Distance	See Map	0.06 Miles	0.15 Miles	0.09 Miles
Land Size	0.160 Acres / 6,999 SF	0.185 Acres / 8,072 SF	0.118 Acres / 5,125 SF	0.168 Acres / 7,312 SF
Primary Land Method	9 Per SqFt / Range	9 Per SqFt / Range	9 Per SqFt / Range	9 Per SqFt / Range
Story Height	One Story	One Story	One Story	One Story
Style	41	41	41	41
Construction	Frame	Frame	Frame	Frame
Brick	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF	0 SF / 0 Lin SF
Year Built / Effective	1955 / 1961	1953 / 1953	1955 / 1955	1966 / 1966
Condition	AV	G	G	G
Quality Grade	Avg	Avg	Avg	Avg
Bedrooms **	3	3	2	3
Full Baths / Half Baths / Total Fixtures	2 / 0 / 8	1 / 1 / 8	2 / 0 / 7	3 / 0 / 10

Cuba Township

Save Your Grid as Evidence

- Click Save as PDF
- The grid is automatically named as the 10-digit PIN and type of grid (Sales or Equity Comparable)
- Now you are ready to upload your evidence grid when you file online.

[Back to Property Details](#) | [Run another Comparable](#) | [Try another search](#)

1 / 4

Print Save as PDF

Comparable Property Tax Assessment Information Form *Cuba Township*

Appellant Comparables

	Subject	Comp #1	Comp #2	Comp #3

Save As

This PC > Desktop

Organize New folder

This PC 3D Objects Desktop Downloads Music My Documents My Pictures Videos

Desktop Items 10/10/2019 11:04 AM File folder

File name: 13 Equity Comparable Report.pdf

Save as type: Adobe Acrobat Document (*.pdf)

Hide Folders Save Cancel

Next Step: Determine the Reason for Your Appeal

- Factual Error (e.g. incorrect square footage or other property characteristics)
- Recent Appraisal – You obtained an appraisal effective January 2022
- Recent Purchase of Property – You purchased the subject property within twelve (12) months of the January 1, 2022 assessment date, and the sale price is less than the Assessed Market Value listed in the Assessment Notice.
- Recent Sales Comparables – The sales price per AGLA (above grade living area) of recent sales in your neighborhood is less than the market value per AGLA of your subject property.
- Equity of Assessments Comparables – The building assessment per AGLA of your subject property is greater than the AGLA of comparable properties in your neighborhood.
- Matters of Law



Gather Evidence For Your Appeal Reason

Reason for Appeal	Evidence
Factual errors	Must include a Property Record Card, statement highlighting incorrect and correct data and requires Assessor access to property. Please contact your Township Assessor's Office for a Property Record Card.
Recent Appraisal	Provide a January 2022 appraisal demonstrating the Market Value is less than the Market Value on your Assessment Notice.
Recent Purchase of Property	PTAX-203 Real Estate Transfer Form, MLS listing or Closed Client Listing Sheet, or other closing documents. Sale must be within twelve months of the January 1, 2022 assessment date.
Recent Sales Comparables	Go to the IMSLake.org and select your comparables based on recent sales. Save the IMSLake Grid as evidence to upload on SmartFile.
Equity of Assessments Comparables	Go to the IMSLake.org and select your comparables based on uniformity. Save the IMSLake Grid as evidence to upload on SmartFile.
Matters of Law	Written statement listing your matters of law.

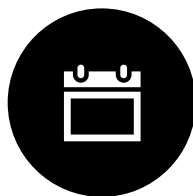


View Lake County's Assessment Appeal Video

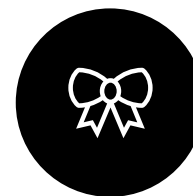
- Watch the Video
- Gather your evidence and save it in a folder on your computer for easy access when filing online.



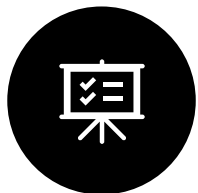
Link to the [2022 Board of Review Rules](#)



Township	Date of Publication
Cuba	7/14/2022
Ela	8/11/2022
Grant	7/21/2022
Libertyville	8/11/2022
Vernon	8/11/2022



Township	Final Filing Date
Cuba	8/15/2022
Ela	9/12/2022
Grant	8/22/2022
Libertyville	9/12/2022
Vernon	9/12/2022



***Evidence must be submitted at time of filing except Appraisals. They must be filed within (14) calendar days of filing deadline for residential and (30) days for industrial and commercial.**



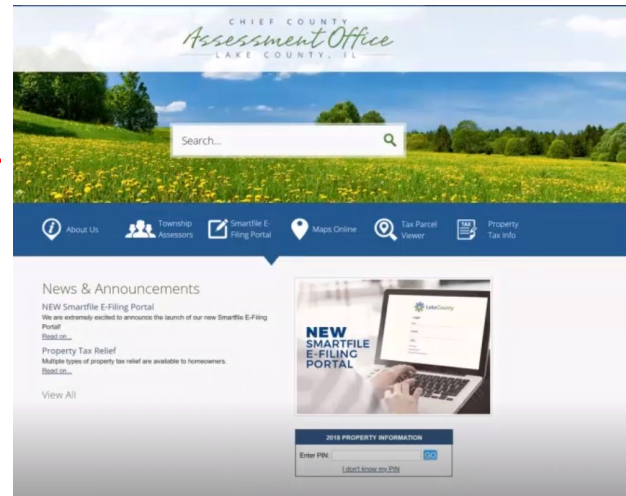
****All 2022 Appeals and evidence may be published on the Lake County Chief County Assessor's website.**

Read the 2022 Board of Review Rules and Important Filing Date Information

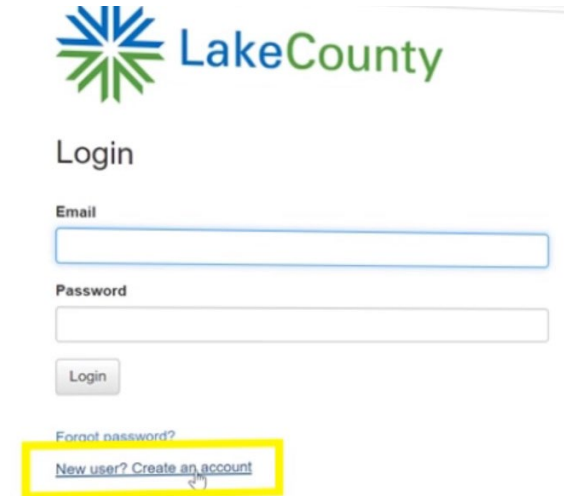
Register to File on Lake County's SmartFile Portal

https://lakecountyilpaefile.tylertech.com/lake_il_sf

1



2



3



Account Registration

To register for a new account, complete the information below and click the Register button.

Email

Password

8-character minimum: case-sensitive

4



Account Registration

Your account has been created.

To log in: **Check your email.** A message will be sent to [redacted] shortly with



Login

Email

Password

Login

[Forgot password?](#)

[New user? Create an account](#)

Enter email and password



[Available Filings](#) [My Filings](#) [Message Center](#) [Account](#) [Sign Out](#)

Available Filings

To create a new filing, click on a filing type below.

[AP - Appeal Intervenor Request](#)

[AP - Assessment Appeal](#)

Use this filing to submit an appeal with the Board of Review.

[AP - Supplemental Attachments/Additional Evidence](#)

Use this filing to submit rebuttal or additional evidence to an assessment appeal that has already been filed.

Select Assessment Appeal



[Available Filings](#) [My Filings](#) [Message Center](#) [Account](#) [Sign Out](#)

Residential and Commercial Appeal Forms

For assistance with filing an appeal, please [click here](#) to view our online tutorial video.

[Begin Filing](#)

Click Begin Filing Tab

Begin Filing Your Appeal

Search for Property

Please search for your property using one or more of the search options below. Once you find your property, select it in the search results grid Start Filing button.

NOTE: If an active appeal is already on file you will not be able to submit a new one. Please contact the CCAO office at assessor@la call 847-377-2050.

If you know your Property's Identification Number (PIN), enter it here:

Parcel PIN:

without hyphens or spaces

If you do not know your Property's Identification Number (PIN), you can search by Owner Name or Property Address

Owner Name:

LastName, FirstName

A wildcard is assumed at the end; to include a wildcard in another position type '%'. For example:

Frank will return: Frank, Franklin, Franken, Frankel, etc.

B%owski will return: Bojarski, Bronowski, Bukowski, etc.

Building/House Number:

Street Name:

Search

Search Results

	Parcel PIN	Location Address	Message
Start Filing			
1			

Enter your 10-digit PIN and click Start Filing



Available Filings

My Filings

Message Center 118

Account

Sign Out

Acknowledge

Application

Appeal Reason

Additional Properties

Appeal Detail

Commercial Income

Comparable Selection

Comparable Display

Attachments

Submit

Residential Appeal Form

Tax Year: 2022

Terms and Conditions

The CUBA Township final filing date is 08/15/2022

To submit an appeal using this online application, the user must complete all of the required steps and electronically submit the appeal by the published township final filing date. The Board of Review will not recognize incomplete e-filings as a completed submission. By checking the "I acknowledge" box below, the user understands and accepts these requirements.

Please Note: This online application depends upon the successful operation of electronic systems, each beyond control of the Board of Review. Lake County cannot guarantee the availability of the online application, and the Board highly recommends appellants not wait until a filing deadline to submit their appeals online. Filing deadlines are fixed and not extended if, for some reason, the online application is unavailable.

☐ I acknowledge and accept the term above.*


Cancel Filing

Next

Acknowledge and accept terms and click Next


Enter Subject Property and Accept Terms

Residential Appeal Form Tax Year: 2022


Owner/Appellant: 

Address:

Email 1: ☒ Email 2:

Primary Phone:  Secondary Phone:

☐ Add Attorney to Appeal


Principal Residence?  Purchase Price: Date:

Currently Listed for Sale?*

Listed for Sale within the last 12 months?*

*If you have answered yes to either of these questions, please include proof of listing on attachments page

This property has a pending appeal with the Illinois Property Tax Appeal Board:
☐ 2021 ☐ 2020 ☐ 2019 ☐ Stipulation Reached

Appearance Type - Please Choose One: 

Email 1: ☒ Email 2:

Primary Phone: ☒ Secondary Phone:

☐ Add Attorney to Appeal


Principal Residence? Yes ☒ Purchase Price: Date:

Currently Listed for Sale?*

Listed for Sale within the last 12 months?*

*If you have answered yes to either of these questions, please include proof of listing on attachments page

This property has a pending appeal with the Illinois Property Tax Appeal Board:
☐ 2021 ☐ 2020 ☐ 2019 ☐ Stipulation Reached

Appearance Type - Please Choose One: 

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Complete Contact Form and Select Appearance Type

Choose Appeal Reason and Enter Requested Market Value

Acknowledge Application **Appeal Reason** Additional Properties Appeal Detail Commercial Income Comparable Selection

Comparable Display Attachments Submit

Residential Appeal Form 123456789 / Tax Year: 2022

Appeal Reason

You can select multiple reasons for your assessment appeal. You will be asked to supply evidence for each of the reasons you select. Please check the reason(s) for this appeal:

- ☒ **1. Factual Error – Property Characteristics**
This type of case involves questions on the accuracy of property characteristics used by the township assessor in the assessment process. The types of questions that might arise in this area are the actual living area of the home, number of bathrooms, size of the basement, total land area, etc. For additional information, see the Board's Rules, Section IV A.
- ☒ **2. Recent Purchase of Property**
In this case you may have a 2021 or 2022 sale that you would like the Board of Review to consider as evidence of fair cash value for January 1, 2022. There are a series of required questions related to the transaction, along with the ability to upload sales documentation including the signed and completed Settlement Statement or the Closing Disclosures and Summaries of Transactions for the Board's considerations. For additional information, see the Board's Rules, Section IV B.
- ☒ **3. Recent Appraisal**
In this case, you have a real estate appraisal that you would like the Board of Review to consider as evidence of fair cash value for January 1, 2022. The ability to upload the appraisal is provided. If your appraisal is yet to be completed, you will be reminded of the Board's deadlines for your document. For additional information, see the Board's Rules, Section IV C.
- ☒ **4. Recent Sales Comparables**
This case involves the submission of comparable properties that have recently sold using the Lake County Comparable Property Grid. Generally, the key metric in these cases is to compare the sale price per AGLA of the submitted comparables to the market value per AGLA of the subject property. Remember that the Board of Review will be looking for the best comparable sales evidence in determining the fair cash value as of January 1, 2022. In performing your comparable search, be sure to look for properties that are similar to yours. For additional information, see the Board's Rules, Section IV C.
- ☒ **5. Equity of Assessment Comparables**
This case involves the submission of comparable properties using the Lake County Comparable Property Grid. Generally, the key metric in these cases is to compare the building assessment per AGLA of the subject to the building assessments per AGLA of the submitted comparables. In making their decision, the Board of Review will be considering the notable differences between the subject property and comparables so be sure to look for properties that are similar to yours. For additional information, see the Board's Rules, Section IV D.
- ☒ **6. Matter of Law and Other**
This type of case generally involves legal issues. This selection allows you to upload a legal brief, or the option to paste text into the box provided. For additional information, see the Board's Rules, Section IV E.

Requested Value

Per state statute, property is to be assessed at 33.33% (one-third) of its market/fair cash value.

	Current Market	Current Assessed	Requested Market	Requested Assessed
Land	\$51,110	\$17,035		0 ✓
Building	\$148,032	\$49,339		0 ✓
Total	\$199,142	\$66,374	0	0

Calculate

Previous Cancel Filing **Next**

Available Filings My Filings Message Center Account Sign Out

Acknowledge Application Appeal Reason **Additional Properties** Appeal Detail Commercial Income Comparable Selection
Comparable Display Attachments Submit

Additional Properties

Enter contiguous parcels to be included in the Appeal. If the properties are not contiguous or related, a separate appeal should be completed for each instance.
Note: If you are requesting a reduction for the additional parcels listed below, the requested land and requested building amounts you enter should be equal to 33.33% of the market value of the additional parcels.

Add Delete Calculate

Twp	PIN	Appeal Deadline	Curr Assd Land	Curr Assd Bldg	Curr Assd Total	Curr Market T...	Req Assd
							No items to display

◀ ◁ 0 ▷ ▶ ▶▶

After each additional parcel is added, press Tab or Enter and the system will populate the current assessment and market values for you after a few brief moments.

Previous Cancel Filing **Next**

Add Additional PINS if Applicable

Otherwise click next



Residential Appeal Form



1. Factual Error – Property Characteristics

Please review your property characteristics below and select one or more checkboxes to indicate which characteristic(s) seem incorrect.

If there is a discrepancy in the characteristics it is highly recommended that you contact your local township assessor's office for a possible resolution before filing an appeal.

Township Contact Information:

28000 WEST CUBA ROAD

BARRINGTON, IL 60010-2766

847-381-1120

WWW.CUBATWPIL.GOV/ASSESSOR/

PIN:

Street Address:

City ST, Zip:

Land Amount: \$17,035

Building Amount: \$49,339

Total Amount: \$66,374

Township: CUBA

☐ Nbdh Number:

☐ Nbdh Name:

☐ Class:

☐ Class Descr:

☐ Total Land Sq Footage:

☐ Structure Type / Stories:

☐ Architectural Style:

☐ Exterior Cover:

☐ Multiple Buildings:

☐ Year Built / Effective Age:

☐ Condition:

☐ Quality Grade:

☐ Above Ground Living Area:

☐ Basement:

☐ Finished Lower Level:

☐ Rec. Room Area:

☐ Finished Basement:

☐ Number of Full Bathrooms:

☐ Number of Half Bathrooms:

☐ Fireplaces:

☐ Garage Attached / Detached:

☐ Garage Attached / Detached Area:

15710071

400 - 15th Street

Garage:

40

Residential

Improvements

1,228

WOOD FRAME/1

3

WOOD SIDING

N

1988/1988

AVERAGE

CONDITION

Good

1229

SLAB

0

0

2

0

1

ATTACHED

205



The image is not available

Appeal – Factual Error

- Go to [IMSLake.org](https://www.imslake.org) to confirm the most current property characteristics. Call your local assessor if there are any errors.
- Factual Error appeals are generally resolved in the local assessors' office.

Acknowledge Application Appeal Reason Additional Properties **Appeal Detail** Commercial Income Comparable Selection

Comparable Display Attachments Submit

Residential Appeal Form Tax Year 2021

2. Recent Purchase of Property

Upload the signed and completed Settlement Statement or the Closing Disclosures and Summaries of Transactions document from the recent sale on the Attachments Tab.

Note: If you have access to a copy of the MLS listing sheet and MLS listing history from your real estate agent, that information is excellent additional documentation to support an assessment appeal that is based upon a recent purchase. Please upload the additional documentation on the Attachments Tab.

Select Sale Transaction: Click Button to Select This field is required

Did the sale involve more than one PIN? This field is required

What was the date of transaction? This field is required

What type of deed was filed? This field is required

Was the property advertised for sale? This field is required

Optional: How did you find out about this property? (maximum 500 characters)

Check all items that apply to this sale:

☐ Fulfillment of installment contract



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Acknowledge Application Appeal Reason Additional Properties Appeal Detail Commercial Income Comparable Selection

Comparable Display **Attachments** Submit

Matter of Law and Other

If your appeal is based on Matter of Law and Other you must either explain the reason in the text box on the Appeal Detail tab or attach a legal brief or explanation document here.

Current Attachments:

Attach more files for this category:

Select files... drop files here to upload

Recent Purchase

If your appeal is based on Recent Purchase, you must attach the sales documentation here (e.g. the signed and completed Settlement Statement or the Closing Disclosures and Summaries of Transactions document).

*** - You must attach at least one document in this category.**

Current Attachments:

Attach more files for this category:

Select files... drop files here to upload

Factual Explanation

If your appeal is based on factual error, you must either explain the error on the Appeal Detail tab or attach an explanation here.

Current Attachments:

Attach more files for this category:

Select files... drop files here to upload

Previous Cancel Filing **Next**

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Appeal – Recent Purchase of Property

Residential Appeal Form

/ Tax Year 2021

- ☐ 1. Factual Error – Property Characteristics
- ☐ 2. Recent Purchase of Property
- ☒ 3. Recent Appraisal

An appraisal which does not accompany an initial application is acceptable to the Board, if it is received by the Board (irrespective of the post mark) within fourteen (14) calendar days of the filing deadline for residential properties or within thirty (30) calendar days of the filing deadline for commercial properties. The appraisal can be submitted within this application, or as a supplemental attachment using the supplemental attachment filing.

☐ My appraisal is forthcoming. I will submit my appraisal by the date specified below.

LIBERTYVILLE Township's appraisal deadline date is for Residential Properties.

Do you believe this will be a reduction of \$100,000 assessed value (market value of \$300,000) or more?

- ☐ 4. Recent Sales Comparables
- ☐ 5. Equity of Assessment Comparables
- ☐ 6. Matter of Law and Other

Previous

Cancel Filing

Next

Recent Sales/Equity of Assessment Comparable Grid

If your appeal is based on Recent Sales Comparables or Equity of Assessments Comparables and you would like to upload your comparison grids for Public Access site, please attach them here.

Current Attachments:

Attach more files for this category:

Select files...

drop files here to upload

Recent Appraisal

If your appeal is based on an Appraisal, you must either specify that the appraisal is forthcoming on the Appeal Detail tab or attach it here. (Maximum file size)

Current Attachments:

Attach more files for this category:

Select files...

drop files here to upload

Appeal – Recent Appraisal

Appeal – Comparable Sales

- Comparable grids for Cuba, Ela, Grant, Libertyville and Vernon Townships are available on IMSLake.org.
- Earlier slides demonstrated how to create the grid and save it to your computer.
- Instead of hitting “Next” proceed to the Attachments tab and upload your grid and any other evidence you may have.



LakeCounty

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Acknowledge Application Appeal Reason Additional Properties Appeal Detail

Comparable Display Attachments Submit

Residential Appeal Form

- ☐ 1. Factual Error – Property Characteristics
- ☐ 2. Recent Purchase of Property
- ☐ 3. Recent Appraisal
- ☒ 4. Recent Sales Comparables
Search for comparable properties that have recently sold to evaluate the market value of your property. Upload a comparable grid to use as evidence on the upcoming Comparable Selection tab.
- ☐ 5. Equity of Assessment Comparables
- ☐ 6. Matter of Law and Other



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Acknowledge Application Appeal Reason Additional Properties Appeal Detail Commercial Income Comparable Selection

Comparable Display Attachments Submit

Appeal – Equity of Assessments

- Comparable grids for Cuba, Ela, Grant, Libertyville and Vernon Townships are available on IMSLake.org.
- Earlier slides demonstrated how to create the grid and save it to your computer.
- Instead of hitting “Next” proceed to the Attachments tab and upload your grid and any other evidence you may have.



LakeCounty

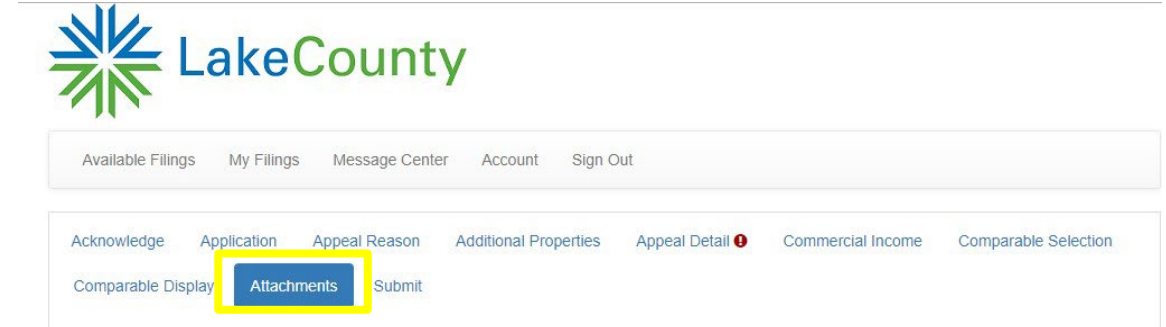
Available Filings My Filings Message Center Account Sign Out

Acknowledge Application Appeal Reason Additional Properties Appeal Detail

Comparable Display Attachments Submit

Residential Appeal Form

- ☐ 1. Factual Error – Property Characteristics
- ☐ 2. Recent Purchase of Property
- ☐ 3. Recent Appraisal
- ☐ 4. Recent Sales Comparables
- ☒ 5. Equity of Assessment Comparables
Search for comparable properties to evaluate the equity of your assessment and generate the upcoming Comparable Selection tab.
- ☐ 6. Matter of Law and Other



LakeCounty

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Acknowledge Application Appeal Reason Additional Properties Appeal Detail Commercial Income Comparable Selection

Comparable Display Attachments Submit

Appeal - Matters of Law

Either attach an explanation in the Attachments tab or explain your reason below.



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[Acknowledge](#) [Application](#) [Appeal Reason](#) [Additional Properties](#) **[Appeal Detail](#)** [Commercial Income](#) [Comparable Selection](#)
[Comparable Display](#) [Attachments](#) [Submit](#)

Residential Appeal Form

Tax Year 2021

- ☐ 1. Factual Error – Property Characteristics
- ☐ 2. Recent Purchase of Property
- ☐ 3. Recent Appraisal
- ☐ 4. Recent Sales Comparables
- ☐ 5. Equity of Assessment Comparables

☒ 6. Matter of Law and Other

Either attach an explanation on the attachments tab, or explain below:

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[Next](#)

Call for more information

IMS Lake County Assessor's Offices	
Cuba Township Assessor's Office Nicole E. Knapik	847-381-1120 info@cubaassessoril.gov
Ela Township Assessor's Office Penelope Herr	847-438-8370 pherr@elaassessor.org
Grant Township Assessor's Office Lisa LaMantia	847-546-8880 llamantia@granttwpassessor.com
Libertyville Township Assessor's Office Christine G. Feeney	847-362-5900 info@libertyvilleassessor.com
Vernon Township Assessor's Office Curtis Perlman	847-634-4602 curtis@vernonassessor.com