

Champaign County Board of Review
 Champaign County Brookens Administrative Center
 1776 East Washington Street
 Urbana, IL 61802
 (217) 384-3758

Office use only	___ Taxpayer
Docket Number: _____	___ Board
	___ Township

Owner's Name:	Notice of hearing and decision to be mailed to:
Township:	Owner's Name:
PIN#	Attorney (if used)
Property Address:	Mailing Address
City/Village:	City, State, Zip:

RESIDENTIAL REAL ESTATE ASSESSMENT APPEAL FOR TAX YEAR 2009

I am appealing my assessment because:

1. My assessment is higher than comparable properties in my neighborhood. (You will need to complete the Residential Comparison Grid to demonstrate inequitable treatment of your property.)
2. My assessment is greater than 1/3 of the fair market value. (You may submit a recent sale or appraisal of the property to document its market value.)
3. My property is listed for sale at a lower value than it is assessed at.
4. Other (Attach an explanation)

The current assessment is:	The assessment should be (required information)	
Land:	Land:	
Building:	Building:	
Total:	Total:	
Subdivision name:	Purchase Price:	Purchase Date:

Has this property been listed for sale in the last 24 months?

What was the list price?

How was this property advertised for sale?

If you list this property for sale after filing an assessment complaint you *MUST* notify the Board of Review.

Please sign below:

I request a hearing on the facts in this complaint so that a fair and equitable assessment of the property can be determined.

Owner's Signature _____ **Daytime Phone:** _____ **Email or fax:** _____

If represented by an attorney, the owner's signature or a letter of authorization is required. Be sure the attorney's address is shown above to receive hearing notices.

Please note: Taxpayers are strongly encouraged to discuss their real estate assessment with the township assessor prior to filing an assessment complaint with the Board of Review. Many times the reason for the assessment can be made clear or any errors in the property record card can be corrected through the local assessors office without filing an appeal before the board.

Three copies of this form and two copies of your evidence must be submitted. Mail all forms and supporting documentation to the Board of Review at the address shown above. To be accepted by the Board of Review, filings must be postmarked no later than September 10, 2009.

BOR Process by: _____

Tell us about your house:

1. It has how many stories (floors) above ground level?
What is the square footage of living space (above ground/not garage) in your house?
2. Do you have a basement? Is it a full basement (under all of the house)? Is it finished?
(If you have one) Is your entire basement finished? What percentage is finished?

Is your house on a crawlspace? Is your house on a slab?
3. Is the exterior of your house:
4. Do you have a garage? How many cars is it designed to hold? Is it attached to your house?
5. How many bedrooms does your house have?
6. How many FULL baths does your house have? (defined as a sink, toilet and tub/shower/ some combination)
7. How many HALF baths does your house have? (sometimes called a "powder room" defined as a sink and toilet)
8. What type of heating system does your house have?
9. Does your house have Central Air Conditioning? Do you use window unit air conditioner(s)?
10. Do you have a fireplace? If you have any other buildings on this parcel please list them below:
11. Do you have a: **Deck?** (If yes)How many? **Porch?** (If yes)How many?
Patio? (If yes) How many? **Sunroom** **In ground Pool**

Please list any other add ons:

Does your house sit on (overlook) a lake or any other body of water?

Does your house sit on (overlook) a golf course?
12. Is this property a rental unit? How much MONTHLY rent does your rental agreement call for?

Have you had an appraisal performed on this property in the last 24 months? Who did it?
What value did your appraisal indicate your property is worth?

Did you purchase this property in the last 24 months? **What was your purchase price?**

Was your property advertised for sale? **How was it advertised?**

How much do you think your house would sell for today?

This box reserved for Board of Review use only.

PIN # _ _ - _ - _ - _ - _ - _ - _ -

Champaign County Board of Review Residential Comparison Grid
USE THIS FORM ONLY IF YOU ARE APPEALING YOUR ASSESSMENT BECAUSE
YOU BELIEVE YOUR ASSESSMENT IS HIGHER THAN COMPARABLE PROPERTIES
IN YOUR NEIGHBORHOOD (REASON 1 ON PREVIOUS FORM)

	Subject	Comp 1	Comp 2	Comp 3
PIN #				
Location				
Style				
Construction				
Age				
Fireplace				
Purchase Price				
Purchase Date				
Garage				
Condition				
Basement				
Finished Basement				
Central Air				
Lot Size				
Building Sq Ft (living area)				
Lot Assessment				
Building Assessment				
Total Assessment				
Price Per Sq Ft*				

Style: Ranch, 1 story 2 story Bi-level etc.

Construction: Brick, Wood, Vinyl etc.

Fireplace: Yes, No

Condition: Good, Average, Fair, Poor

Basement: Full, Partial, Crawl

Fin Basement: Yes, No, what percent is finished?

Central Air: Yes, No

Lot Size: 75'X 100', 1 acre, etc

*Price Per Sq Ft= Building Assessment divided by building sq ft