KENDALL COUNTY BOARD OF REVIEW
504 S. Main St., Yorkville, IL 60560 (630-553-4146)
RESIDENTIAL ASSESSMENT APPEAL FOR YEAR January 1, 2026

Office use only:	**Hearing:**	**NO**	**Y ES**
Appeal # _____	Hearing Date _____		
	Hearing Time _____		

_____-_____-_____-_____ (ONE PARCEL PER FORM)
PROPERTY INDEX NUMBER (PIN)

THE RESIDENTIAL GRID SHEET ON PAGE 2 MUST BE FILLED OUT AND SUBMITTED WITH APPEAL.

PROPERTY ADDRESS _____ **PHONE** _____ **DATE** _____

OWNER NAME _____ **EMAIL** _____

ADDRESS _____ **BUSINESS PHONE** _____

CITY /ZIP CODE _____ **TOWNSHIP** _____

Sales to be considered must have occurred between **January 1, 2025 through July 1, 2026**. **Prior/Pending PTAB** _____ **(year)**

Reason for appeal:
- ☐ Recent Sale
- ☐ Fair Market Value (Comparable Sales)
- ☐ Uniformity (Assessment Equity)
- ☐ Intervener

PURCHASE PRICE $_____**Date**_____

CLASS: ☐ Single family residence ☐ Vacant Land ☐ FARM

STATUS: ☐ Owner Occupied ☐ RENTAL-Rent/Month $_____

Oath: I do solemnly confirm that the statements made and the facts set forth in the foregoing complaint are true and correct to the best of my knowledge.

OWNERS/INTERVENERS SIGNATURE_____

If the owner is represented by an attorney, the owner's signature or a separate letter of authorization is required to be submitted at the time of filing. Failure to provide proper signatures or authorization with this filing will result in no scheduled hearing.

ATTORNEY'S NAME _____ **ATTORNEY'S SIGNATURE** _____
(PLEASE PRNT)

ADDRESS _____
(Street Address) (City) (State) (Zip) (Phone)

IL ARDC Registration No._____ **Email** _____

☐ **I WISH TO APPEAR AT THE HEARING. Please notify me by mail of my designated hearing date and time.**

☐ **OWNER WILL NOT APPEAR; ATTORNEY WILL APPEAR.**

☐ **I WILL *NOT* APPEAR AT THE HEARING. I request the Board make a decision based on the evidence submitted. I understand that I will *NOT* receive a hearing notice, but will receive notice of the Board's decision.**

What do you think the FAIR MARKET VALUE of your property should be?

$_____
(Fair market value of property, as of January 1, 2026)

PROPOSED PROPERTY ASSESSMENT

DIVIDED BY 3 = $_____
(Divide fair market value by 3 to equal your proposed assessment.)

If the above information is not filled out, the Board of Review will assume the assessment reduction request is less than $100,000.

Office use only:
PRESENT ASSESSMENT (AS OF JANUARY 1, CURRENT YEAR)

LAND_____

BUILDING_____

TOTAL_____

Office use only:
ACTION OF BOARD OF REVIEW

LAND_____

BUILDING_____

TOTAL_____

FILING THIS APPEAL IS **NOT** A PROTEST OF TAXES. THS APPEAL ASSURES YOU OF A HEARING RELATIVE TO THE ASSESSMENT OF YOUR PROPERTY AS PLACED BY THE TOWNSHIP ASSESSOR AND/OR SUPERVISOR OF ASSESSMENTS.

RESIDENTIAL COMPARISON GRID

Please complete the Residential Comparison Grid. Information necessary to complete this form is available from your local township assessor, and from your own firsthand knowledge of comparable properties. A copy of your information will be sent to your local assessor.

	Subject Property	Comparable #1	Comparable #2	Comparable #3
1. (PIN) Parcel ID Number				
2. Street Address				
3. Neighborhood/ Subdivision				
4. Lot size/Acreage				
5. Structure type/ Style/Number of stories				
6. Exterior Construction				
7. Year Built				
8. Living Area (Square Feet) (No basement or garage)				
9. Basement Area (Full or partial)				
10. Air Conditioning				
11. Fireplace				
12. Garage Sq. footage (Number of cars)				
13. Other (i.e. in ground pool)				
14. Date of sale Only sales between January 1, 2025 & July 1, 2026 will be considered				
15. Sale Price				
16. Land Assessment				
17. Building Assessment				
18. Total Assessment				
19. Price per square foot (Building Assessment, line 17, divided by living area, line 8.)				

KENDALL COUNTY BOARD OF REVIEW

Glossary of Terms for Residential Comparison Grid

Please select properties that are similar to the subject property in an appeal. Also, select comparable properties that are from the same subdivision, neighborhood, or located in the same general area as the subject property. The most accurate information relative to the value of comparable property is available from your local township assessor's office.

1. **Property Index Number-** This is the number that is used to identify your property. It appears on your assessment notice as well as your tax bill.
2. **Street Address-** The common address used for your property.
3. **Neighborhood-** *This is a very important criterion and every effort should be made to supply this information.* In most instances, the assessor has your property in an assessment neighborhood. If you are not in a neighborhood or subdivision, please describe the area in which you live in.
4. **Lot size/Acreage-** Please indicate the size of the lot for example, "1.25 acres", or "75 X 125".
5. **Structure type/Style/Number of Stories-** *This is also a very important criterion.* This refers to the type of home in terms of story, height, and style. The Board of Review is looking for whether the structures are 2-story, 1 and a half story, ranch, tri-level, or bi-level raised ranch. This information can usually be gained from a street side view of the properties.
6. **Exterior-** The type of siding on the exterior of the house. For example, brick, wood siding, aluminum siding and stucco are common exterior types. There may be combinations such as "brick and frame" that are appropriate descriptions here.
7. **Year Built-** The approximate year the home was built.
8. **Living Area-** The **above ground square footage** of the structure, as measured from the **exterior** of the building. This is the standard used in the assessing/appraisal industry and is set by the American National Standard Institute
9. **Basement Area-** Please indicate if the basement is full basement, partial basement, crawl space, or no basement.
10. **Air conditioning-** This is a "yes" or "no" answer. The Board of Review only considers central air to be air conditioning.
11. **Fireplace-** Please indicate the number of fireplaces in the home.
12. **Garage-** Please indicate how many cars may be accommodated by the garage.
13. **Other-** This area is used for the appellant or assessor to note significant amenities that may affect the value of a parcel. For example, a second garage or an in-ground pool.
14. **Date of Sale-** This is the date of sale of the property.
15. **Sales price-** This is the amount paid for the property on the above sale date.
16. **Land Assessment-** This is the current assessed value for the land portion of your property. This can be found on the assessment notice, in the publication notice, or the county or township website.
17. **Building Assessment-** This is the current assessed value for the building portion of your property. This also can be found on the assessment notice, in the publication notice, or the county or township website.
18. **Total Assessment-** The total of both the land and the building assessments.
19. **Price Per Square Foot-** You can find the price per square foot by taking the building assessment from line 17 and dividing it by the living area on line 8. This result gives the Board of Review a picture of whether your property is being assessed in a uniform manner with like properties.