

COMPARABLE SALES/ASSESSMENT GRID

Subject Property	SUBJECT PROPERTY	COMP #1	COMP#2	COMP#3
Property Index # (PIN)				
Address				
Proximity to Subject				
Lot size				
Design/# of Stories				
Const. Type: FRAME/BRICK				
Age of improvement				
Size - Sq. Ft				
Condition of improvement				
# of bathrooms				
Basement type/sq. ft (crawl, slab, full, partial)				
Finished basement size				
Type of finished basement				
Central air conditioning				
Heating				
Fireplace/how many				
Garage attached, integral, or detached				
garage size sq. ft				
Any additional improvements/features				
Date of sale				
Sale price				
Land assessment				
Improvement assessment				
Total assessment				
farmland assessment				
farm building assessment				
This line for office use				
This line for office use				

See instructions on back.

Property Index # (PIN): This is the number given to property in the county for taxing purposes. You can find this using the county search option @logancountyil.gov from the assessor page by doing a parcel search by address. *The parcel number is 9 numbers separated by dashes as follows: 00-000-000-00

Address : if the building does not have an address (i.e... Farmland, garage only, etc.) please give a legal description or best location description that you can.

Proximity to Subject: how far from the subject property is the comp located.

Lot size: acreage, lot dimensions or lot size in square feet.

Design/# of Stories: describe designs (i.e... ranch, bi level, 1 story, 1.5 story, duplex, etc.)

Const. Type: FRAME/BRICK: indicate what type of construction such as frame with vinyl siding, brick, stucco, log cabin, etc.

Age of improvement : indicate year built

Size – Square feet: how many feet of living space (includes all space except basement, enclosed porches, or garage space)

Condition of improvement: Is the building in poor, average, good, or excellent conditions

of bathrooms indicate how many and weather full, or ½ baths.

Basement type/sq. ft (crawl, slab, full, partially finished, etc.)

Finished basement size: if finished how many square feet.

Type of finished basement: Is its recreational space (concrete floors, minimal wall finish) or living space: flooring/ carpet with finished walls

Central air conditioning: Does the improvement have central air

Heating: indicate what type of heat. (i.e. Gas, electric, geothermal....)

Fireplace/how many:

Garage attached or detached/ integral : indicate type of garage.

Garage square feet: total square feet of the garage.

Any additional improvements/features: does the house have enclosed porch, wrap around porch, decks, inground pool, any extra buildings (pole building, 2nd garage, shed, etc.) (this will not include fences, above ground pools, small removable garden sheds,)

Date of sale: comparable sales used should be within a few years of the year you are appealing about.

Sale price: the sale of your property and the comparable property should be fair sales. This means they were not sold under duress of foreclosure, sold to neighboring property owners or relatives, the property was advertised for sale, not an auction sale, etc.

For the final assessment value spaces, you will need to indicate the value the assessment office has on the subject property and comparable properties. You will find this on the county website by doing a parcel search from the assessor's web page. Be sure that you are looking at the values for the year you are appealing . *please note* Assessed values are 1/3 of market value.

Land assessment:

Improvement assessment

Total assessment

farmland assessment: fill these in if the parcel includes any farmland value

farm building assessment: fill this in if the parcel includes any farm building value

The last two lines are for the Board of Review do not write in these lines. If you have additional notes or need more space for additional comps. please use another grid sheet.