



# DeKalb County

## Board of Review Rules

2017

John Guio, Chairman

Robert Merriman, Member

Anthony Cvek, Member

Robin Brunschon, Clerk

## TABLE OF CONTENTS

ADMINISTRATIVE RULES .....	3
MEETINGS/HEARINGS .....	4
DECISIONS OF THE BOARD .....	5
FILINGANAPPEAL/SUBMISSIONOFFORMSAND EVIDENCE/FILINGDEADLINE .....	6
APPEALS BASED ON FAIR CASH (MARKET) VALUE .....	9
APPEALS BASED ON ASSESSMENT EQUITY .....	10
APPEALS BASED UPON INCORRECT PHYSICAL DESCRIPTION OF PROPERTY .....	10
APPEALS BASED UPON MATTER OF LAW .....	11
REDUCTIONS OF\$100,000 OR MORE INASSESSED VALUATION .....	11
CERTIFICATES OF ERROR .....	11
OMITTED PROPERTY .....	11
EQUALIZATION .....	12
NON-HOMESTEAD EXEMPTIONS .....	12
HOMESTEAD EXEMPTIONS .....	12
ADOPTION .....	12
FREQUENTLY ASKED QUESTIONS .....	13
OTHER RELEVANT INFORMATION .....	14

## Contact Information

Board of Review  
Administrative Building  
110 E. Sycamore Street  
Sycamore, IL 60178  
Phone: 815-895-7120

Clerk of the Board  
Robin L. Brunschon, CIAO  
110 E. Sycamore, Street  
Sycamore, IL 60178  
Email: [boardofreview@dekalbcounty.org](mailto:boardofreview@dekalbcounty.org)  
(questions only)

## Relevant Website Links

DeKalb County Website: [www.dekalbcounty.org](http://www.dekalbcounty.org)  
IL-DOR: [www.revenue.state.il.us/](http://www.revenue.state.il.us/)  
Property Tax Code: [www.itga.gov/legislation/ilcs/ilcs.asp](http://www.itga.gov/legislation/ilcs/ilcs.asp)  
IL General Assembly: [www.ilga.gov/](http://www.ilga.gov/)

The DeKalb County Board of Review (Board) consists of three members appointed by the County Board. (35 ILCS 200/6-5 & 6-25) The board has the authority to confirm, reduce or increase any assessment as appears just. The Board determines the correct assessment, prior to state equalization, of any parcel of real property which is the subject of an appeal according to the law, based on standards of uniformity, market value, correctness of facts, evidence, exhibits and briefs submitted to or elicited by the Board from an appellant, assessor and/or other interested parties.

The administrative functions of the Board are discharged by the Chief County Assessment Officer, who shall act as the Clerk of the Board. The Clerk shall also collect and analyze property transfers, property appraisals, and pursue such other means as the Board shall deem proper and necessary to aid the Board.

Prior to filing an appeal with the Board, it is strongly recommended that a taxpayer discuss his/her assessment with the Chief County Assessment Office or the Township Assessor's Office (see attached list for Assessors' names, phone numbers, and/or email addresses). Many times, the reason for the assessment can be made clear and the need for filing an appeal eliminated. If the taxpayer wishes to pursue an appeal, he/she should familiarize him/herself with the 2017 Rules of the Board.

The Board is required to make and publish reasonable rules "for the guidance of persons doing business with the Board and the orderly dispatch of business." (35 ILCS 200/9-5). For the 2017 assessment year, these rules are as follows:

#### **1. Administrative Rules**

- A. Severability. In any event any section, provision or term of this policy is determined by a court or other authority of competent jurisdiction to be invalid, that determination shall not affect the remaining sections or provisions which shall continue in full force and effect. For this purpose, the provisions of this policy are severable.
- B. Amendments. The rules may be amended from time to time; said amendments are effective upon their being conspicuously posted and prominently displayed.
- C. Failure to Follow Board Rules. Failure to follow any rule, in and of itself, may be grounds for the denial of any change in assessment.
- D. Authority of the Board, in connection with any hearing before the Board, the Board has full authority to:
  - i. Conduct and control the procedure of the hearing.
  - ii. Admit or exclude testimony or other evidence into the record.
  - iii. Administer oaths and affirmations and examine all persons at the hearing to testify or to offer evidence.

- iv. Require the production of any book, record, paper or document at any stage of the appeal process or at the hearing which is the foundation for any evidence or testimony presented in the appeal. The Board also may request a property inspection to clarify property characteristics and/or condition. Failure to produce a requested book, record, paper or document or failure to allow a property inspection within the prescribed time frame set by the Board may result in the confirmation of the assessment.
- v. Terminate a hearing and require an appellant, appellant's representative or witness to leave the proceeding, when an appellants or appellant's agent, attorney or witness engages in threatening, disruptive, vulgar, abusive or obscene conduct or language that delays or protracts a proceeding or refuses to leave a hearing room after the hearing has concluded.

## 2. Meetings/Hearings

- A. Location. Meetings of the Board shall be held at the DeKalb County Assessment Office, 110 E. Sycamore St., Sycamore, IL 60178. As workload dictates, meeting times may be changed by the board as necessary. Phone: 815-895-7120.
- B. Open Meetings. Meetings of the Board are open to the public, subject to exceptions cited by the Open Meetings Act (5 ILCS 120).
- C. Transcript. If a transcript of a hearing is desired, a court reporter will have to be obtained at the expense of either the appellant or attorney prior to the hearing. You must notify the DeKalb County Board of Review 5 days prior to your hearing, so arrangements can be made, if necessary, for a larger conference room. A certified copy of the transcript must be provided to the Board within fifteen (15) business days.
- D. Conduct of Meetings and Hearings. In any proceeding, the Board shall have full authority to:
  - i. Conduct and control the procedure of the hearing.
  - ii. Admit or exclude testimony or other evidence into the record pursuant to these rules
  - iii. Administer oaths and affirmations and examine all persons at the hearing to testify or to offer evidence.
  - iv. Require the production of any book, record, or document which is the foundation for any evidence or testimony presented in the appeal. The failure to produce such book, record, or document may result in the dismissal of the appeal.
- E. Testimony. In any proceeding, the Board shall have full authority to: Admit or exclude testimony or other evidence into the record. The appellant may represent him/herself or may be represented by any person who is admitted to practice as a counselor at law in this state. Accountants, tax representative, tax advisors, real estate appraisers, real estate consultants and others, not qualified to practice law, may testify at the hearing, but **may not** conduct questioning, cross-examination or other investigation at the hearing. Individuals who are not licensed and regulated as real estate appraisers &

brokers may not provide testimony or an opinion of valuation, and may be reported.

- F. **Hearing Format.** Hearings will be conducted in the following format: The appellant or his/her representative may present testimony regarding the assessment and shall be required to answer any questions of the Board. The Township Assessor or County Assessor (or representative) may also be present to give evidence concerning the property and its assessment. Each party may then present closing or rebuttal remarks.
- G. **Hearing Length.** Hearings are scheduled at (fifteen) 15-minute intervals. All presentation by the appellant and the assessor, along with questions that may be asked by the Board, must be completed within this time frame.
- H. **Audio or video recording.** Audio or video recording is permitted by any person at the hearing, but must notify the Board prior to the hearing. However, recording cannot disrupt a hearing nor are participants required to identify themselves to facilitate a recording.
- I. **Scheduled Hearings.** Scheduled Hearings are not re-scheduled due to time constraints of the property tax cycle. Board of Review schedules are posted on the county website and prominently displayed in the County assessments office.
- J. **Authorization to Represent Owner(s).** DeKalb County Board of Review requires this form to be filled out by the taxpayer's attorney, and that the attorney also provide their license number for every appeal that they file. The DeKalb County Board of Review will also require spouse/children of the owner(s) whose names do not appear as owner on the deed, to fill out this form and to state relationship to the owner. The form must include the name(s), the permanent index numbers, and owner's signature.

### **3. Decisions of the Board**

- A. **Hearing/Final Decision of the Board.** The Board will hear evidence at the hearing as to the assessed valuation in accordance with Board rules. If the appellant fails to appear at their scheduled hearing the Board reserves the right to dismiss the appeal. The appellant or his/her authorized attorney will be notified in writing of the Board's decision upon completion of all hearings for the county. No decisions will be released prior to that time.
- B. **Equalization.** All decisions of the Board are subject to equalization.
- C. **Illinois Property Tax Appeal Board.** All decisions of the Board may be appealed to the Illinois Property Tax Appeal Board as provided by statute. Forms and Filing information can be obtained from their website: [www.Dtab.illinois.gov](http://www.Dtab.illinois.gov) or by contacting them at: Property Tax Appeal Board, 402 Stratton Office Building, 401 Spring Street, Springfield, IL 62706, telephone 217-782-6076.

#### 4. Filing an Appeal/Submission of Forms and Evidence

- A. Submission of Appeal and Evidence. **You must submit the original and 3 copies of all evidence submitted (a total of 4 sets).** (Faxed or emailed forms will not be accepted).
- B. Standing to File an Appeal. Only the responsible taxpayer, owner of a DeKalb County Property (or attorney representing owner), a party with a beneficial interest or a taxing district impacted by the appeal may file with the Board. Any non-owner, such as an attorney or someone with a beneficial interest, filing an appeal must have written authorization by the owner of record. The authorization must accompany the original appeal form or it may be grounds for denial of any change of assessment. Any "taxpayer" who is not the owner of record or the beneficial owner via an Illinois Land Trust (such as a tenant who has been assigned the legal liability for property taxes) must, at the time of filing the complaint, provide a copy of the written instrument that transfers property tax liability from the owner to the taxpayer. Corporations must be represented by an attorney licensed to practice law in Illinois.
- C. Representation. Individual owners, individual taxpayers, or spouse/children of the owner(s) who have the authorization form filed, may represent themselves or retain an Illinois licensed attorney to represent them before the Board. If the taxpayer. Corporations, limited liability companies, limited partnerships and other similar entities shall be represented in an assessment appeal to the DeKalb County Board of Review by a person licensed to practice law in the State of Illinois(75ILCS 205/1), the DeKalb County Board of Review requires that attorneys provide their license number on each appeal. If a corporation, LLC or other similar entity files at Board of Review, a Certificate of Good Standing must accompany the complaint along with documentation stating the President, Secretary, or Agents name. These entities must be represented by an attorney licensed to practice law in Illinois.
- D. Assessment Appeal Cases Filed by Non-Attorney Agents. The DeKalb County Board of Review will not recognize an appeal filed by an individual or party that is not an owner, not the taxpayer for the subject property, nor an attorney licensed to practice law in the State of Illinois. This includes but is not limited to accountants, architects, engineers, property tax consultants, real estate appraisers and real estate brokers licensed by the State of Illinois. Those not qualified to practice law in the State of Illinois may appear at hearings before the Board but not in a representative capacity and, may not conduct questioning, cross-examination or other investigations at the hearing. Non-attorney agents associated with any given appeal may not obtain testimony at the hearing without the owner, taxpayer, or designated attorney present.
- E. Condominium Association Appeals. The Board of Managers of a Condominium Association that has been organized under the Illinois Condominium Property Act has the power to file an assessment complaint on behalf of all property owners in the Condominium Association, provided the filing was authorized by a "a two-thirds vote of the members of the board of managers or by affirmative vote of not less than a majority of the unit owners at a meeting duly called for such a purpose, or upon such greater vote as may be required by the declaration or bylaws" (See 765ILCS 605/10)). The DeKalb

County Board of Review requires that a signed copy of association board action be submitted with any appeal.

- F. Incomplete Appeal Forms. If the forms and/or evidence which are submitted to us Office are "incomplete or incorrect", the appeal will be submitted "as is". Please feel free to call our office, 815-895-7120 or come into the office prior to filing, if you should have any questions regarding your appeal or the evidence you are submitting. For purposes of this section an incomplete Appeal Form is defined as:
- i. A form that lacks sufficient information to identify the property in question
  - ii. A form that is not signed by the property owner or taxpayer; or
  - iii. A form that is signed by an attorney, but is not accompanied by a letter of authorization signed by the property owner
  - iv. All appeals on properties held In a Land Trust must be accompanied by a letter from the trustee disclosing the names of person(s) or entity(s) having beneficial interest in said property 765 ILCS 405). Failure to comply with this provision will (result in confirmation of the current assessment
  - v. All appeals on properties held by a Corporation/LLC must be accompanied by a "Certificate of Good Standing" listing the agent's name or print out "LLC File Detail Report" and "Management Type" from the website, [www.ilsos.gov/corporatellc/](http://www.ilsos.gov/corporatellc/)
- G. Requested Assessment. The requested assessment should reflect 331/3% of the appellant's estimated Fair Cash Value.
- H. Submission of Evidence. **At the time, the Appeal is filed** you must request that you be given an additional 10 business days following the deadline to get all your evidence to our office which would support the appellant's opinion of Assessed Value. There is a form that will require your signature and be time stamped with the date, you must have your evidence to the Board. The Board will make its decision based on the evidence submitted. The following items will be considered as evidence to substantiate your claim:
- i. A recent sale of the property (as of January 1st of the assessment complaint year)
  - ii. A recent sale of the property and a copy of the closing statement
  - iii. A minimum three sales of similar property (see 5 E), which should be submitted on the Comparable Sales/Assessment Equity Grid Analysis. Each sale must be as close to January 1<sup>^</sup>\* of the assessment year as possible.
  - iv. A minimum of three assessments of similar properties, which should be submitted on the Comparable Sales/Assessment Equity Grid Analysis. Each sale must be as close to January 1st of the assessment year as possible.
  - v. 3 years of income and expense records, if applicable

- vi. Any other information pertinent to the complaint
  - vii. Current picture(s) of subject and comparable properties
  - viii. Age of all buildings, subject & comparables
  - ix. Square footage of building(s) and amenities
  - x. Changes in the property in the past four years
  - xi. Lot size
  - xii. If you can obtain copies of the property record cards from your township assessor, much of the information you would need is included.
  - xiii. Additional exclusions may apply. Please contact the office for further assistance, if needed.
  - xiv. The Board of Review requires that the appellant submit evidence in advance of the hearing (within 10 business days after deadline if form is signed). Any evidence that the assessor would supply will be emailed to the appellant no later than 5 calendar days prior to the hearing, if and only if, an email address is provided.
- I. Appraisal Evidence. If a professional appraisal report is used as evidence, one original and three (3) copies must be submitted. To be considered, an appraisal must:
- i. Be prepared in conformance to the Uniform Standards of Professional Appraisal Practice as currently adopted by the Appraisal Standards Board.
  - ii. Be signed by the appraiser(s)
  - iii. Be presented in its entirety, including all exhibits, with no missing pages
  - iv. Have an appraisal report dated January 1, 2017. [An appraisal report developed for another purpose (other than assessment appeal) may be submitted as evidence, however, the further the valuation date is from January 1, 2017, the less consideration the appraisal report will receive.]
  - v. Appraisal testimony offered to prove the valuation asserted by any party shall not be accepted at the hearing unless an appraisal report was filed with the appeal.
  - vi. You **do not** have to use the Comparable Sales/ Assessment Equity Grid Analysis with a complete appraisal.
- J. Other Evidence. Other evidence may consist of, but is not limited to the following:
- i. Listing contract of the Subject property
  - ii. Sales contract and closing statement showing the purchase price and closing date of the property in question.
  - iii. A complete (final) sworn contract's affidavit of costs of new construction.



- K. Disclosure of Rental Data Required. When an assessment appeal for an income-producing property is based on fair cash value, the income and expense data of the property must be submitted as evidence.
- L. Facsimiles/Emails. Faxed or emailed forms **will not** be accepted.
- M. Properties with Multiple Parcel Numbers. A separate appeal form must be filed for each and every parcel number.
- N. **Filing Deadline. Fully completed appeal forms must be filed with the Clerk of the Board on or before 30 calendar days after the date of publication of the current year assessment list. (35ILCS200\16-55).** It is the responsibility of the appellant to see that their mailing bears the correct postmark. You may only submit evidence after the filing deadline if you requested an additional 10 business days at the time of filing. (See section 4 H).
- O. Copies. One original and three copies of each document must be submitted. (a total of 4 sets).

#### **5. Filing an Appeal/Submission of Forms and Evidence**

- A. Definition. Fair cash Value: is defined as "the amount for which a property can be sold in the course of business and trade, not under duress, between a willing buyer and a willing seller." (35 ILCS 200/1-50) Fair cash value is considered synonymous with market value.
- B. Market Value. The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of the specified date and the passing of title from seller to buyer under conditions whereby: 1) buyer and seller are typically motivated; 2) both parties are well Informed or well advised, and each acting in what he or she considers his or her own best interest; 3) a reasonable time is allowed for exposure in the open market; 4) payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
- C. Evidence Considered. If comparable property sales are submitted as evidence for the appeal, it preferable to use the three (3) most comparable. Additional comparables may be included at the discretion of the appellant. Each comparable property should be on the Comparable Sales/Assessment Equity Grid Analysis.
- D. Photographs. The appellant is urged to provide actual photographs of the Subject property and all comparable properties. Please identify the address and/or parcel number of each photograph and submit one (1) copy with the appeal.
- E. Comparable properties. Comparable properties should be located near the subject property and/or in the same subdivision when possible. Comparable properties should be similar in size, construction, quality, age, style and condition to the Subject Property. A Comparable Sales/Assessment Equity Grid Analysis should be completed if you are not providing an appraisal. Each sale must be as close to January 1st of the assessment year as possible.

F. Applicable Sales. Comparable property sales shall be based on the definition of Fair Cash Value as noted above. The Illinois Department of Revenue specifies criteria for determining if a recent sale is a reliable indication of a property's Fair Cash Value and is a "valid sale". The Board recognizes these criteria as reasonable; therefore, unless clear and convincing evidence is provided to the contrary, the Board will only accept sales that meet the Illinois Department of Revenue criteria. Based on the practice of the Illinois Department of Revenue, the following transactions typically do not meet the definition of Fair Cash Value. Authority of the Board, in connection with any hearing before the Board, the Board has full authority to:

- i. Sales should be valid, arms-length transactions and close to January 1<sup>st</sup> of assessment year
- ii. Preferably, sales should not include: foreclosures, sale in lieu of foreclosures, or sales where the buyer or seller is a financial institution or government agency.

## **6. Appeals Based upon Assessment Equity**

- A. Definition. Real property assessments shall be valued uniformly as the General Assembly shall provide by law (Art.9, Sec 2, Illinois constitution of 1970). An inequitable assessment is one that values one property at a higher level than the assessment of similar properties.
- B. Burden of Proof. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence.
- C. Evidence Considered. If comparable properties are submitted as evidence for the appeal, and they must be included with the original appeal (or within the 10 business day window provided for in 4 H), and should be on the Comparable Sales/Assessment Equity Grid Analysis. Additional comparables may be included at the discretion of the appellant.
- D. Comparable Properties. Comparable properties should be located near the Subject property and/or in the same Subdivision. They should be similar in size, construction, quality, age, style, and condition to the Subject property.
- E. Photographs. The appellant is urged to provide actual photographs of the Subject property and all comparable properties. Please identify the address and/or parcel number of each photograph and submit one (1) copy with the appeal.

## **7. Appeals Based upon Incorrect Physical Description**

- A. Definition. An incorrect physical description of the property includes, but is not limited to a substantial difference in the size of the site, size of the improvements, physical features, and location attributes. The incorrect physical description must have been relied upon by the assessor in the evaluation of the property.
- B. Evidence. Appeals shall include a copy of the property record card for the Subject, a statement highlighting the incorrect data, and competent evidence (such as a plat of

survey, photograph, or construction documents) of the correct data.

- C. Access to Property. No taxpayer or property owner shall present for consideration, nor shall the Board accept for consideration, any testimony, objection, motion, or other evidentiary material that is offered to refute the physical description of the property if the property owner or taxpayer denied a written request to inspect and examine the property.

#### **8. Appeals Based upon Matters of Law**

- A. Matters of law included such factors as preferential assessment and farmland valuation.
- B. Evidence. Appeals alleging an incorrect application of law shall include a brief citing of the law(s) in question, as well as copies of any legal opinions and /or judicial rulings regarding the law in question.

#### **9. Reductions of \$100,000 or more in Assessed Valuation**

Pursuant to 35ILCS 200/16-55, if an appellant is requesting a reduction in assessed value of \$100,000 or more, the Board must notify each respective taxing district. It is therefore required that appellants supply their requested assessment total in the appropriate place on the appeal form.

#### **10. Certificate of Error**

- A. Error in Fact. A request for a certificate of error, when presented to the Board, must be accompanied by evidence of proof or "error in fact". Failure to present proper evidence will cause non-concurrence by the Board.
- B. Deadline. All requests for Certificate of Error must be filed with the Board before judgment or order of sale is entered in any proceedings to collect or to enjoin the collection of taxes.

#### **11. Omitted Property**

- A. Authority. The Board has the authority to place an assessment on omitted property (35 ILCS 200/9-265)
- B. Notice. If the Board initiates proceedings designed to place omitted property on the tax rolls, the Board shall give at least ten (10) days written notice to the parties concerned advising them of the Board's proposed action.

## 12. Equalization

Authority. Subject to the restrictions of the property tax code, the Board has the authority to increase or reduce the entire assessment, the assessment of any class, and/or the assessment of any township, or part thereof.

## 13. Non-Homestead Exemptions

- A. Applications. Applications for Non-Homestead Exemptions must be filed on forms furnished by and in accordance with Illinois Department of Revenue (IL=DOR) requirements.
- B. Notification of Units of Government. If the request for exemption would reduce the assessment by \$100,000 or more, the applicant or agent for the applicant must notify the units of government in their jurisdiction. A copy of the letters showing notification of each Unit of Government must be submitted with the application at the time of filing.

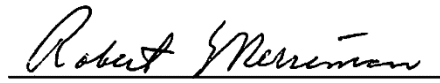
## 14. Homestead Exemptions

There are numerous homestead exemptions available to homeowners which can result in a reduction of the equalized assessed value. Contact the Chief County Assessment office for eligibility and forms.


## 15. Adoptions

These rules are adopted for the 2017 session of the DeKalb County Board of Review and effective as of 10th day of October, 2017.

  
\_\_\_\_\_  
John Guio, Chairman

  
\_\_\_\_\_  
Robert Merriman, Member

  
\_\_\_\_\_  
Anthony Cvek, Member

  
\_\_\_\_\_  
Robin Brunschön, Clerk

## Frequently Asked Questions

- 1) When do I have to file?
  - a) You have 30 calendar days from after the date of publication of the current year assessment list.
  - b) You must request an additional 10 business days at the time you present your complaint in order to submit any evidence after the deadline.
  
- 2) Under what grounds can I appeal my assessed value to the Board of Review?
  - a) Inaccurate Fair Cash (Market) Value (See Section V for details)
  - b) Inequitable assessment compared to other similar properties (Section VI for details)
  - c) Incorrect physical description of the property. (See Section VII for details)
  - d) Matters of Law. (See Section VIII for details)
  - e) The amount of taxes will not be considered by the Board when determining the appropriate assessed value.
  
- 3) How can I obtain Information on comparable properties?

Residential property information is available on the DeKalb County website. ([www.dekalbcountv.org](http://www.dekalbcountv.org)) Click on the "Assessments Office, Chief County". From there you will be able to search the "Sales Listing" and also be able to do an "Assessment and Property Tax Search". Information is also available in the Chief County Assessment Office at 110 E. Sycamore St., Sycamore, IL 60178.
  
- 4) How many copies of documentation are necessary when submitting the appeal form?

Please submit one (1) original and three (3) copies of all documents, (a total of four sets of documents) including the appeal form.
  
- 5) When will I receive notification from the Board on my appeal?

Final Decision of the Board (following hearing). The Board will hear evidence at the hearing as to the assessed valuation in accordance with board rules. The owner or his/her authorized attorney will be notified in writing of the Board's Final Decision upon completion of all hearings for the county. No decisions will be released prior to that time. The timeframe for this process varies each year based on the volume of hearings requested, but it will be no later than March 15 of the year following the assessment year.
  
- 6) If I do not agree with the Board's decision, can I appeal it?

Yes, decisions can be appealed to the Illinois Property Tax Appeal Board (PTAB) within 30 days of the Final Decision being sent. Appeal forms are available at the County Assessment office, or on the PTAB website at <http://www.ptab.illinois.gov/>

## Other Relevant Information

### When preparing an assessment appeal please remember:

- a) Fair Cash Value is not the highest or lowest selling price of a property, but the most probable selling price.
- b) When comparing properties in your area, use only similar properties. For example properties with the same story type, design, size, age, condition, etc.
- c) Assessed Values are required by law to be based upon the three prior years of actual sales transactions. For example, 2017 assessed values are based upon sales occurring during the 2016, 2015, and 2014 calendar years.

### Filing Checklist

- Did you completely fill out all applicable sections of the appeal form and attach all supporting evidence?
- Did you sign and date the appeal form?
- If you are filing for a parcel and you are neither the owner nor taxpayer, did you include a letter of authorization signed by a property owner or taxpayer?
- Did you include all evidence you want the Board to consider? At the time you submit your complaint, you may complete a "Request for a 10 Day Extension for the Submission of Evidence". Upon completion of this form, you will receive a 10 extension, **but in no other circumstance. (You will you not be able to file new evidence at the hearing.)**
- Did you bring your complaint to the Chief County Assessment office or mail on or before the deadline?
- Did you include the original and 3 copies of all documentation and supporting evidence?
- Did you include the **APPELLANT'S CLAIM OF ASSESSED VALUE AS OF JANUARY 1, 2017?**

**DEKALB COUNTY BOARD OF REVIEW**  
**ADMINISTRATION BUILDING**  
**110 E SYCAMORE ST., SYCAMORE, IL 60178**  
**TELEPHONE: (815) 895-7120**

BOR DOCKET NO.: \_\_\_\_\_  
 100K? \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_  
 DOCKETED BY: \_\_\_\_\_  
 (FOR OFFICE USE)

**RESIDENTIAL ASSESSMENT APPEAL FOR 2017 ASSESSMENT YEAR**

County Property Index Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Property Address: \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Appellant's Name (Owner) \_\_\_\_\_

Attorney **and license number** or Agent for Appellant (if applicable) \_\_\_\_\_

Mail to \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

**If represented by an agent, a separate Authorization Form is required (See attached form)**

**Do you own contiguous or multiple parcels?**  Yes  No

**PLEASE SELECT THE TYPE OF HEARING YOU WOULD LIKE: *If neither box is checked or if both boxes are checked, the Board of Review will NOT schedule a hearing.***

- I would like the Board of Review to make its decision based on the evidence provided (no oral hearing necessary).
- I would like to present my case in person at a hearing. (Note: Location, date, and time will be determined by the Board of Review. Due to time restrictions, the hearing day or time cannot be rescheduled)

In your opinion, what is the market value of your property as of January 1st? \$ \_\_\_\_\_

Was there a Board of Review appeal or State appeal filed on this parcel in the previous year?  Yes  No

**THE APPELLANT'S CLAIM OF ASSESSED VALUE MUST BE COMPLETED IN ORDER TO PROCESS THE APPEAL.**

**2017 EQUALIZED ASSESSED VALUE**

Farm Land:	_____
Farm Bldg:	_____
Urban Land:	_____
Urban Bldg:	_____
Total:	_____

**APPELLANT'S CLAIM OF ASSESSED VALUE AS OF JANUARY 1, 2017**

Farm Land:	_____
Farm Bldg:	_____
Urban Land:	_____
Urban Bldg:	_____
Total:	_____

Are you requesting a decrease in assessed value of \$100,000 or more?  Yes  No

**This appeal is based on (Check one or more boxes.):**  Comparable Assessments  Comparable Sales  Recent Sale  
 Recent Construction Costs  Recent Appraisal  Other \_\_\_\_\_

**SECTION I – RECENT SALE INFORMATION**

*Complete this section if your residence was recently purchased*

Full Consideration (Sale Price) \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Recorded Document Number \_\_\_\_\_ Date Recorded \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Was this a Contract Sale?  Yes  No. *If Yes, provide complete copy of contract.*

**SECTION II – RECENT CONSTRUCTION INFORMATION ON YOUR RESIDENCE**

If your residence was constructed or remodeled within the past two (2) years a detailed listing of all costs must be provided.

Date Construction completed: \_\_\_\_\_

**OATH:** I have read and understand the DeKalb County's Board of Review Rules. (<http://dekalbcounty.org/BoardofReview/pdfs/RulesProcedures.pdf>)  
 I do solemnly confirm that, to the best of my knowledge, the statements and facts set forth in the foregoing appeal are true and correct.

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Original Signature)

**DEKALB COUNTY BOARD OF REVIEW  
2017 ASSESSMENT APPEAL**

**Comparable Sales/Assessment Equity Grid Analysis**

This form was developed to assist the taxpayer when filing an appeal based on Fair Cash Value or Assessment Equity. When completing the grid ,  
use only properties that are similar to the subject property in size, story type, age, condition, etc.

**It is not necessary to complete this grid if you are submitting an appraisal report.**

	Subject (your property)	Comp #1	Comp #2	Comp #3
Parcel Number				
Address				
Proximity to Subject				
Lot Size				
Design/Number of Stories				
Exterior Construction				
Age of Property				
Condition of Property				
Number of Bathrooms (full bath/half bath)				
Number of Bedrooms				
Living Area (Square Feet) (at or above grade)				
Basement (Y or N); Walk-out/Look out (Y or N) Finished Area (Sq Ft)				
Air Conditioning				
Fireplace				
Garage or Car Port				
Other Improvements				
Date of Sale				
Sale Price				
Sale Price Per Square Foot				
Land Assessment				
Building Assessment				
Total Assessment				
Assessment per sq foot= (Bldg Asmnt/Bldg sq ft)				



**AUTHORIZATION TO REPRESENT OWNER(S) OF  
REAL PROPERTY BEFORE THE  
DEKALB COUNTY BOARD OF REVIEW**

The undersigned person(s) hereby grants authority to

\*\*\*

\_\_\_\_\_  
Full Name (and attorney license number if applicable)

to represent them in the Assessment hearing(s) before the DeKalb County Board of Review

for the 2017 assessment year for the following parcels.

Permanent Index Numbers:

\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

\_\_\_\_\_  
Owner's Signature  
(need original signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature  
(need original signature)

\_\_\_\_\_  
Date

\*\*\* Only a taxpayer, owner of property (or attorney representing owner), a party with a beneficial interest or a taxing district impacted by the appeal may file an appeal with the Board of Appeal.

**REQUEST FOR A 10 DAY EXTENSION FOR THE**  
**SUBMISSION OF EVIDENCE**

(10 BUSINESS DAYS)

**APPEAL FORM MUST BE COMPLETED AND INCLUDED WITH THIS REQUEST**

I have submitted a complaint on parcel number(s):

\_\_\_\_\_

\_\_\_\_\_

I am requesting a 10 (business) day extension to provide the evidence for my complaint. This extension is 10 business days from the date of deadline, November 27, 2017.

**This appeal is based on (Check one or more boxes.):**

- Comparable Assessments     Comparable Sales     Recent Sale     Recent Construction Costs
- Recent Appraisal     Other \_\_\_\_\_

We need four copies (original and three copies) of all evidence.

The evidence must be in our office or postmarked by, December 11, 2017, and must be accompanied with a copy of this statement.

\_\_\_\_\_

Complainant

\_\_\_\_\_

Complainant

**EMAIL ADDRESS:** \_\_\_\_\_ (if you wish to receive TA evidence, you must provide an email address)

\*\*Must be brought to the Assessor's office by the date above or postmarked by the date above. If past the due date, the board of review would have the right not to accept the evidence as presented.

**MAIL OR BRING TO:**

DeKalb County Office of Assessments  
110 E. Sycamore St.  
Sycamore, IL 60178

DeKalb County  
Chief County Assessment Office  
110 East Sycamore Street  
Sycamore, IL 60178  
(815)895-7120



---

## **Board of Review Filing Checklist**

- Completed all applicable sections of appeal form
- Signed and dated appeal form
- If represented by attorney, license number must be included on appeal form
- If filing for a parcel and are neither owner nor taxpayer, letter of authorization signed by owner or taxpayer is included
- Included all evidence for board to consider
- If necessary, when submitting complaint complete a "Request for a 10 Day Extension for the Submission of Evidence"
- Included the Appellant's claim of assessed value as of January 1, 2017
- Submitted the original and 3 copies of all documentation and supporting evidence to Chief County Assessment office or by mail on or before deadline.
- For Formal Hearings:** If the township assessor wishes to submit evidence to the Board of Review to prove their case, they must forward this evidence to you 5 days prior to the hearing. This needs to be done either by mail or email.

Please submit your email address: \_\_\_\_\_.

**FILING SUBMISSION DEADLINE: November 27, 2017**