

Docket No. _____

FARM APPEAL
Boone County Board of Review
1208 Logan Avenue
Belvidere, IL 61008
(815)544-2958
(815)544-3365 – Fax

For Assessment Year 2009

SECTION I

This form must be completed and submitted to the Boone County Board of Review within (30) thirty days of the publication of the current assessments by the Boone County Supervisor of Assessments in the Belvidere Daily Republican according to the Illinois Property Tax Code. **ALL EVIDENCE MUST BE SUBMITTED WITH THIS FULLY COMPLETED FORM AT THE TIME OF SUBMITTING THE APPEAL.** A separate appeal must be filed for each parcel.

SECTION II AND III MUST BE COMPLETED FOR THE BOONE COUNTY BOARD OF REVIEW TO CONSIDER THE APPEAL.

SECTION II

Appellant Information

Last Name _____
First Name _____
Address Line 1 _____
Address Line 2 _____
City _____
State, Zip _____
Telephone _____

Information on Attorney for Appellant

Last Name _____
First Name _____
Firm Name _____
Address Line 1 _____
Address Line 2 _____
City _____
State, Zip _____
Telephone _____

2a Property ID No. (P.I.N.) _____ Township _____

Property Address _____

2b The assessments of the property for the year as made by the: (1 P.I.N. only)

	<u>Assessor</u>	<u>County Assessment Office</u>	<u>Appellant's Claim</u>
Farmland			
Homesite			
Residence			
Farm Bldgs.			
Total			

NOTE: This information for the Assessor and County Assessment Office columns is available from the Township Assessor or County Assessment Office.

Which of the following assessments are you contesting? Farmland Homesite Residence Farm Buildings

2c Date _____ Signature _____
Attorney or Appellant Only

2d This appeal is based on (you must check one or more boxes):

- Recent Sale – Complete Section IV Assessment Equity – Complete Section V
- Comparable Sales – Complete Section VI Recent Construction – Complete Section VII
- Contention of Law – Submit Legal Brief Recent Appraisal
- Farmland Assessment Classification Productivity Flooding – Complete Section V

NOTE: IF AN APPRAISAL IS SUBMITTED SECTIONS III THROUGH VII DO NOT NEED TO BE COMPLETED.

Section III – Description of Property

Farm Residence/Buildings

Outside dimensions of house _____ Square Footage _____

Construction: Frame Brick Masonry Stucco Steel Other _____

Design/No. Single Two One and Split
 Stories: Story Story one-half Level Other _____

Foundation: Slab Crawl Full Partial Finished Unfinished

Garage: None Attached Detached One-car Two-car Three-car Dimensions _____

Age: _____ No. of Fireplaces _____ Central Air Yes No

Other Improvements: _____

Subject Parcel(s)

Tillable Land _____	Acres	Permanent Pasture _____	Acres	Woodlands _____	Acres
Wasteland _____	Acres	Homesite _____	Acres	Other _____	Acres
Total Acres _____					

Section IV – Recent Sale Data

Generally, the price of a recently sold property is considered the best evidence of value. The more proximate in time the sale occurs to the assessment date of your appeal, the more relevant the evidence becomes in establishing the market value of the property. You must submit a valid settlement statement, sales contract and Real Estate Declaration for recent sale consideration.

Read carefully and answer all questions.

Full Consideration(sale price): \$ _____ Date of Sale: _____

Consideration Paid for: Residence&Homesite \$ _____ Farm Buildings \$ _____ Farmland \$ _____

From whom purchased: _____

Is the sale of this property a transfer between related parties or related corporations? Yes No

Sold by: Owner Realtor Auction Other: _____

Name of Realtor firm: _____ Agent: _____

Was the property advertised for sale? Yes No How long a period? _____

If so, in what manner? local paper multiple listing other: _____

Was this property sold in the settlement of an installment contract a contract for deed a foreclosure?

Was the seller's mortgage assumed? Yes No If yes, specify amount \$ _____

If renovated, amount spent before occupying \$ _____ Date Occupied: _____

Section V – Farmland Assessment

Classification:

If you are contesting the use classification you should submit: (1) photographs of the subject acreage; (2) an aerial photograph of the subject property; (3) an acreage classification breakdown.

Productivity:

If you are contesting the productivity numbers assigned to your farmland you should submit: (1) a soil survey map of your farm identifying the distribution of the soil types; (2) identify the use classification of the acreage in the parcel; and (3) identify the productivity index ratings and numbers of acres for each soil type identified.

Flooding:

If you are contesting the debasement for flooding you should submit: (1) an aerial map identifying the acreage affected by the flooding; (2) a soil survey identifying the affected acreage; (3)the productivity index of the soils affected by the flooding; and (4)a ten-year history of yield losses attributed to the flooding of the affected acreage.

Section VI – Comparable Sales/Assessment Grid Analysis

An appraisal which establishes the market value of the subject property under appeal as of the assessment date may also be submitted in place of completion of this section.

Evidence of recent sale of property comparable to the subject property, including the dates of sale, the prices paid, and a property record card or description of each sale showing how it compares to the subject property may also be submitted.

Evidence of assessments of property similar to the subject property, including the current assessment of each property, the property record card for each comparable property, or description of each property demonstrating its comparability to the subject property may also be submitted.

NOTE: Provide at least three comparables. All comparables should be similar to the subject in size, design, age, amenities, and location. Photographs of the comparables should be submitted.

	Subject	Comp#1	Comp#2	Comp#3
Property Index Number (P.I.N)				
Address				
Proximity to Subject				
Assessment Class				
Total Land Sq. Ft.				
Design/Style				
Age of Property				
Construction				
Living Area Sq. Ft.				
Basement Area Sq. Ft.				
Finished Basement Area Sq. Ft.				
Air Conditioning (Yes or No)				
Fireplace(s)				
Garage or Carport Sq. Ft.				
Site Improvements				
Date of Sale				
Sale Price				
Sales Price/Sq. Ft. (SalesPrice/Impr. Size)				
Land Assessment				
Improvement Assessment				
Total Assessment				
Impr. Assessment per Sq.Ft. (Impr. Assessment/Impr. Sq. Ft.)				

Section VI – Recent Construction Information

Submit evidence of recent construction of the residence or farm building(s) including the price paid for the homesite, construction costs of the building(s), and include all labor costs. Include the complete and final statement from the general contractor.

Note: If the appellant provided any labor or acted as the general contractor, evidence of the value of this service should be included with the evidence of the other construction costs.

The building was constructed, or remodeled, an addition added, or other building erected on _____

Date Land Purchased: _____

Total Cost: Land \$ _____ Improvement(s) \$ _____

Does this amount include all costs incurred for the construction, such as contractor’s fees, architectural or engineering fees, landscaping of homesite and/or building permits? Yes No

You must supply a Contactor’s Affidavit or a written summary of the total cost to the Boone County Board of Review.

Date the occupancy permit was issued. _____

Date the building was inhabitable and fit for occupancy or intended use: _____

Date the remodeling was completed: _____

Date the addition or other building(s) was completed: _____

Did owner, or a member of the owner’s family, act as the general contractor? Yes No

If yes, what was the estimated value of the service? \$ _____

Was any non-compensated labor performed? Yes No

If yes, please describe and provide estimated value of labor. _____

Note: A Contractor’s Affidavit/Statement or documentation of the total cost must be submitted to the Boone County Board of Review.

Section VII – Recent Photograph of Subject Property and Comparable Properties

