

What do I need to file an assessment complaint?

If you have proof of the value of your property you will want to bring it with you when you come to file your complaint.

If you have purchased your property recently that purchase price is considered solid evidence of its value. You may bring your settlement sheet, a contract for purchase or an appraisal report.

If you have refinanced your property and had an appraisal done as part of that refinance process that is also considered good evidence of value of the property.

Other good resources include, but are not limited to;

- Realtors
- Appraisers
- Your Township Assessor
- Websites such as;
Realtor.com
Zillow.com
Trulia.com
co.champaign.il.us/propsearch

You may also bring in photographs to show repairs needed or deferred maintenance and an estimate of how much it detracts from your home's value.

Champaign County Board of Review
co.champaign.il.us/boardofreview
Phone – (217) 384-3758
Email – bor@co.champaign.il.us

To learn more about the property tax system you may wish to visit:

<http://www.iltax.com/Publications/LocalGovernment/PTAZ1004.pdf>

Assessment Complaints may be filed with the Board of Review between **July 1 and September 10, 8:00 a.m. to 4:00 p.m.**

Visit the Champaign County Website

<http://www.co.champaign.il.us>

Champaign County Board of Review
Brookens Administrative Center
1776 E. Washington St.
Urbana, IL 61802
Phone - (217) 384-3758
Email - bor@co.champaign.il.us

Champaign County Board of Review

Your Property Assessment



LEARN ABOUT YOUR TAXES...

Property taxes are based on one third of the market value of your property.

Property taxes provide funding for local schools, the county, municipalities, park districts, library districts, fire protection, townships and other special districts.

Unlike income taxes or sales taxes, property taxes are “ad valorem” based on the value.

Your property tax bill begins with the work of your elected or contracted township assessor. It is the assessor’s job to place values on the properties within the jurisdiction.

The Illinois statutory level of assessments is 33 1/3%. Farmland assessments are based upon economic value. Assessments are supposed to be uniform throughout the jurisdiction.

<http://www.co.champaign.il.us/boardofreview>
email - bor@co.champaign.il.us
phone - (217) 384-3758

How do I know if my assessed value is correct?

First you must have some idea of the market value of your home or property. An assessment of any property other than farmland or farm buildings is 33 1/3% (or 1/3) of market value. Market value is defined as the price a willing seller would accept from a willing buyer. You also need to know the assessed value of your property.

You may also wish to compare your assessed value with the others in your neighborhood. Assessment uniformity means that similar properties should have similar assessments. The assessed value of your property should be similar to other neighborhood properties that are similar to yours in size, style, age, etc.

Example: If Market Value is \$150,000.
one third (or assessed value) is \$50,000.



What if I disagree with my assessed value?

You should first contact your township assessor for an explanation of your assessed value. You may be able to come to an agreement on the proper assessment. If not, you should file an assessment complaint with the Board of Review on forms available from the Board of Review office.

The assessed value of your property should be similar to other neighborhood properties that are similar to yours in size, style, age, etc.

**Champaign County
Brookens Administrative Center
1776 E. Washington St
Urbana, IL 61802**

<http://www.co.champaign.il.us/boardofreview>
email – bor@co.champaign.il.us
phone – (217) 384-3758

Public Information
Distribution of exact copies is permitted