

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 Boone County Journal 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**

