
HOW TO APPEAL YOUR PROPERTY TAX ASSESSMENT





The Purpose of An Appeal:



WHAT YOU ARE APPEALING:

- The Assessed Value of Your Home / Property

If the assessed value goes down → Your equalized assessed value may decrease, which can lower your future property tax bills depending on tax rates and local levies



WHAT YOU ARE NOT APPEALING:

- Your Tax Bill Amount
- Government Entity Budgets



STEP 1: **TALK TO** **TOWNSHIP** **OR** **COUNTY** **ASSESSOR**



Call or visit your township/county assessor



60-70% of issues are resolved here with NO formal appeal



Bring photos, measurements, or your closing statement



Do this EARLY – they get busy after notices go out



STEP 2: COLLECT EVIDENCE AND DATA



The #1 reason appeals are denied: NO EVIDENCE
Best evidence (ranked):



1. You bought the house in 2022–2025 → bring closing statement + PTAX-203



2. Professional appraisal as of Jan 1, 2025



3. 3–6 recent sales of VERY similar homes



4. List of similar homes assessed lower than yours (equity grid)



5. Photos showing damage or errors on the property card



STEP 3: OBTAIN OFFICIAL PROPERTY RECORD CARDS



Go to your county or township assessor's office (or county GIS site)



Print the official card for YOUR house AND every comparable you use



Many counties **REJECT** printouts from the county website – get the real ones!



STEP 4: FILL OUT THE CORRECT FORM



Download the current form from your county website:



Residential → PTAX-230



Commercial → Commercial packet



Farm → PTAX-227



You **MUST** write the exact dollar amount you want the assessed value to be (not just “lower it”).



BE AWARE OF TIMELINES



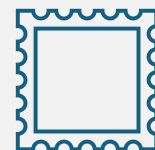
Appeal deadlines are typically 30 days from the date of the notice



Submit form + ALL evidence at the same time



Most counties now accept online filing



Keep copies + proof of mailing (certified mail or timestamp)



NEXT STEPS AFTER APPEAL IS FILED:



BOARD OF REVIEW HEARS YOUR
EVIDENCE



IN PERSON HEARING CAN
USUALLY BE REQUESTED



DECISION PROVIDED
WITHIN DOCUMENTED TIMELINE



NEXT STEPS IN THE APPEAL PROCESS:



You have 30 days to appeal an unfavorable ruling to the **Illinois Property Tax Appeal Board (PTAB)**



Free to file



PTAB Process can take multiple years



Or pay your taxes and file a tax objection lawsuit (more expensive)



COUNTY ASSESSOR CONTACT LIST:

County	City	Phone	Email	Address	Link
Bureau	Princeton	815-875-6478	ccao@bureaucounty-il.gov	700 S. Main St., Ste. 12, Princeton, IL 61356	http://www.il-ccao.org/ccao/bureau-county/
Ford	Paxton	(217) 379-9430	sfoa@fordcounty.illinois.gov	200 W. State St., Room 104, Paxton, IL 60957	https://fordcounty.illinois.gov/supervisor-of-assessments/
Grundy	Morris	(815) 941-3269	assessments@grundycountyil.gov	111 E. Washington St. Morris, IL 60450	http://www.il-ccao.org/ccao/grundy-county/
Iroquois	Watseka	(815) 432-6978	mmccammon@co.iroquois.il.us	1001 E. Grant St., Watseka, IL 60970	https://iroquoiscountyil.gov/offices/assessments/
LaSalle	Ottawa	(815) 434-8233	assessor@lasallecountyil.gov	707 E. Etna Rd., Ottawa, IL 61350	https://www.lasallecountyil.gov/165/Assessments
Livingston	Pontiac	(815) 844-7214	srenken@livingstoncountyil.gov	112 W. Madison St., Pontiac, IL 61764	https://www.livingstoncountyil.gov/departments/supervisor_of_assessments/index.php
Marshall	Lacon	(309) 246-2350	mcsupervisor@mchsi.com	122 N. Prairie St., P.O. Box 328, Lacon, IL 61540	https://marshallcountyillinois.gov/directory/assessor/
McLean	Bloomington	309-888-5130	assessor@mcleancountyil.gov	115 E. Washington St., Room 302, Bloomington, IL 61701	https://www.mcleancountyil.gov/76/Assessor
Peoria	Peoria	309-672-6910	cjones@peoriacounty.gov	324 Main St., Room 301, Peoria, IL 61602	https://www.peoriacounty.gov/502/Supervisor-of-Assessments
Putnam	Hennepin	(815) 925-7238	pcassessor@putnamil.gov	120 N. 4th St., P.O. Box 242, Hennepin, IL 61327	https://putnamil.gov/government/supervisor_of_assessments/index.php
Tazewell	Pekin	(309) 477-2275	assessments@tazewell.com	11 S. 4th St., McKenzie Bldg., Ste. 410, Pekin, IL 61554	https://tazewell-il.gov/assessments/
Will	Joliet	(815) 740-4648	dbutalla@willcountyillinois.com	200 E. Court St., Suite 200, Kankakee, IL 60901 (main office; district-specific)	https://www.willcountysoa.com/
Woodford	Eureka	(309) 467-3708	assessor@woodfordcountyil.gov	115 N. Main St., Room 101, Eureka, IL 61530	https://www.woodford-county.org/197/Supervisor-of-Assessments

THANK YOU!

