

FYI FOR ALL APPEALS

- All communication pertaining to the hearing and assessment appeals will be through email, if no email is provided USPS will be used.
- Assessment appeals may be filed for issues of property value only. Amount of taxes and exemptions are **NOT** valid reason to file an assessment appeal. {RE: pg. 5}
- ALL assessment appeals **MUST** be on the required forms, with each parcel having its own appeal form. {RE: pg.5- sec. 2}
- Only the property owner or their attorney may file an assessment appeal. The township assessor may not file on your behalf. {RE: pg.5- sec. 3}
- All commercial property (Partnerships, LLCs and Corporation) **MUST** be represented by an Illinois licensed attorney. (RE: page 5-6)
- Evidence should be provided; Decisions are based on relevant evidence. {RE: pg.7- sec. 7}
- Failure to attend the hearing could result in the dismissal of your assessment complaint. {RE: pg. 8 sec. 3}
- All appeals will be sent a proposed decision, after review by the Board.
- Appellants wishing to go to Property Tax Appeal Board **MUST** have and attend a hearing for final decision. A Final decision is required to go to PTAB. {RE: pg.9- sec. 8-9}
- Jump drives are **NOT** accepted as evidence.

2025 Real Estate Assessment Appeal
Assessment-appeals@jacksoncounty-il.gov
Jackson County Board of Review
900 Walnut St, Murphysboro, IL 62966
618-687-7226

DEADLINE: November 24, 2025

PARCEL NO: _____

TAXPAYER NAME: _____

PHONE NO: _____

EMAIL: _____

RECEIVE TEXTS: **YES** **NO**

PROPERTY ADDRESS: _____

MAILING ADDRESS: (IF DIFFERENT) _____

****** REQUIRED BY ALL CORPORATIONS, LIMITED
LIABILITY COMPANIES AND LIMITED**

**ALL FURTHER CORRESPONDENCE WILL BE SENT
TO THE ATTORNEY.
ADDRESS:** _____

PARTNERSHIPS****

ATTORNEY NAME: _____

ATTORNEY'S PHONE NO. _____

CONTACT TO SET HEARING WILL BE VIA EMAIL

Property Type: Residential-Owner Occupied Residential-Rental Commercial Industrial Vacant Land

Reason for Assessment Complaint (required) check all that apply

Factual Error –Assessment is based on a property record card description that contains a discrepancy. (ie: Bathrooms, square footage of home, farmland, condition of home.)

Overvaluation–The assessment is greater than 33.3% of fair market value. (Comparable sales/EAV property comparison grid must be completed and/or an appraisal dated January 1, 2023, or newer.)

Equity– The property's equalized assessed valuation (EAV) is greater than the EAVs of other comparable properties in the neighborhood. (Comparable EAV comparison grid must be completed.)

Is the property currently listed for sale? No Yes **LISTED PRICE \$** _____

Owner's Estimate of **Market Value** of the property as of January 1st: \$ _____

MUST BE CURRENT YEARS VALUES

SECTION REQUIRED	Land	Building	Total
2025 assessed value			
Requested assessed value			*

*Requested assessed value = owner's estimate of market value from above multiplied by .3333

Is change requested for more than \$100,000? YES (***REQUIRES HEARING***) NO

*******DO YOU WISH TO HAVE 30 DAYS NOTICE OF A HEARING?** YES NO*****

NOTE: IF AN APPRAISAL IS SUBMITTED- THIS SECTION DOES NOT NEED TO BE COMPLETED.

LOT SIZE: (sq. ft. or acres) _____ AGE OF STRUCTURE/ YEAR BUILT _____

CONSTRUCTION: _____ frame brick other Brick Trim (Sq. Ft.) _____

DESIGN/ NO. STORIES: -single two - one and one-half split-level

FOUNDATION: -slab _____ (sq.ft.) -crawl _____ (sq.ft.)- Basement _____ (sq.ft.)

unfinished - finished - living space rec space (sq.ft.) _____

ATTIC: - unfinished - finished - storage _____ (sq.ft.)- living _____ (sq.ft.)

GARAGE: none _____ (sq.ft.) frame masonry attached detached

CAR PORT: _____ (sq.ft.) attached detached

Pole frame building (sq.ft.) _____

Other buildings (please list) _____

Driveway: _____ (Sq.Ft) - Concrete - Asphalt Brick

Concrete paving _____ (Sq.Ft) - Deck _____ (Sq.Ft.)

In-Ground Pool: _____ (Sq.Ft) -Concrete - -Vinyl-lined

Porch: _____ (Sq.ft.) - Open- Enclosed - Frame Masonry

Air Conditioning - Central _____ Window Unit None

Number of bathrooms _____ full _____ half _____

Number of Bedrooms _____

No. of Fireplaces _____ No. of stacks _____

Please describe and provide photos of any deterioration/obsolescence that is the basis of your complaint: _____

Purchase Price (sale price) \$ _____

Number of parcels in sale _____ Date purchased _____

Amount spent on renovation since purchase \$ _____

How much do you think the property would sell for today? (\$ amount) _____

SOLD BY: Owner Realtor Auction Other Foreclosure

Was the property advertised for sale? Yes No

Was the sale between family members or related corporations? YES NO

I swear or affirm that:

I am the record owner for the above-listed property, or the duly authorized attorney for the owner/taxpayer and that the statements made and the facts set forth in the foregoing complaint are true and correct.

I have read the rules of the Board of Review, and I have completed all the required pages.

Signature _____

*** MOST APPEALS WILL RESULT IN A HEARING AT THE DISCRETION OF THE BOARD OF REVIEW ***

Property Comparison Grid

Complete this grid if your appeal is based on overvaluation or equity. Information necessary to complete this form is available from the Assessor's office, the Jackson County Assessor's website and from your own firsthand knowledge of comparable properties. Provide at least three comparable properties. Note: the comparable properties should be similar to the subject property in size, design, age, amenities and location. Grid should be filled out to the extent of information available on the comparable property record cards. Please include copies of the property record cards or print the information gathered from online sources used to complete the comparable grid.

A complete appraisal may be submitted in lieu of completion of this form.

Subject property	Comparable #1	Comparable #2	Comparable #3
Parcel Number			
Address			
Proximity to subject			
Lot/Land size			
Design/Number of stories			
Frame/ Brick			
Year built			
Condition			
Square feet			
# Bathrooms			
Foundation style- crawl, slab, basement-finished or unfinished			
Air conditioning			
# Fireplaces			
Garage or carport sq. ft. detached or attached			
Porches- open /enclosed			
Deck			
Patio			
Additional buildings			
In-ground pool			
Paved driveway			
Date of sale <small>*Required for overvaluation appeal</small>			
Sale price <small>*Required for overvaluation appeal</small>			
Total assessed value <small>*Required for all appeals</small>			
Land assessment <small>*Required for equity appeals</small>			
Building assessment <small>*Required for equity appeals</small>			

If using comparable properties, the grid must be completed in full. Failure to do so will result in minimal consideration given.