

Appeal Information

The 2024 Assessment Appeal 30-day window for Grant Township will be September 19 - October 21. **(Grant Township office will be closed Monday, October 14th.)**

Property owners that decide to appeal must do so electronically. Property owners can appeal their assessment on their own through the **Lake County Board of Review**. No attorney is required for a residential appeal.



Appeals can be done in a few minutes by using the new **SmartFile E-Filing Portal**. This system allows you to electronically file most applications related to your property's assessment, and to change your mailing address. The first time you use the system, you need to select "new user" and create an account. You will enter an email and a password to register. Then check your email. A message will be sent with instructions to activate your account.

There are 6 reasons to appeal your assessment:

1. Factual error - review your property characteristics, available at IMSLake.org to check for any errors
2. Recent Purchase of Property - if you purchased your home in 2024
3. Recent Appraisal- a recent real estate appraisal as of the January 1, 2024, lien date
4. Recent Sales Comparables - you will need to populate a grid of comparable sales at IMSLake.org
5. Equity of Assessment Comparables - you will need to populate a grid of equity comparables at IMSLake.org
6. Matter of Law and Other – upload a legal brief or your own text describing the issue

Remember, you are not appealing your taxes, you are appealing the **full fair cash value** placed on your property. Please contact the Grant Township Assessor's office at 847-546-8880 if you have questions regarding the valuation of your property, or how to appeal.



COME JOIN US FOR
UNDERSTANDING YOUR ASSESSMENT AND TAX BILL

Lake County Treasurer Holly Kim along with Wauconda Township Assessor Kristin Carlson and Grant Township Assessor Lisa LaMantia will explain how tax bills and assessments are determined and answer your questions.

Sat. Nov 9th
10-11am
Volo Village Hall
500 S. Fish Lake Rd



RSVP by Nov 8th: 847-740-6982