

2026 Assessment Appeal Period - August 13 – September 14

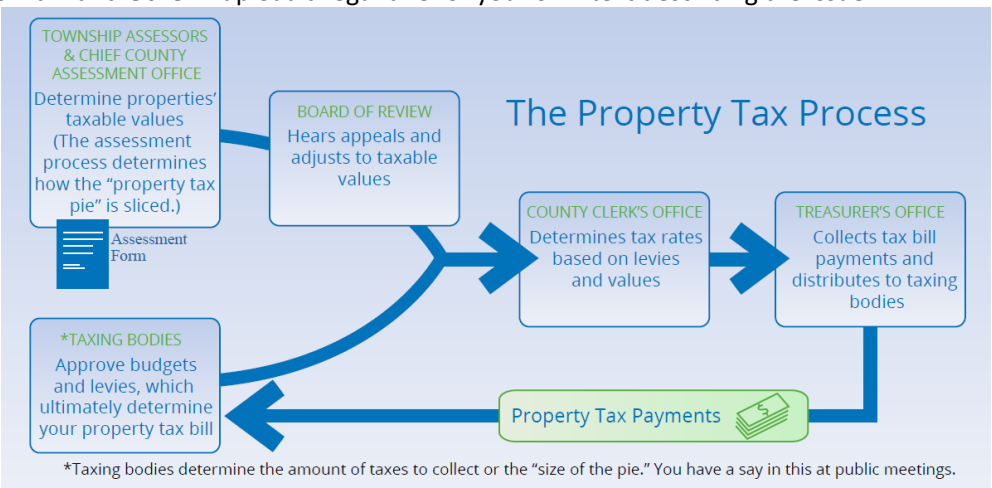
The 2026 property assessment blue notices for Grant Township will be mailed to all property owners. Only changes other than the township equalization factor will be published on Thursday, August 13th in the Lake County Journal. After assessments are published, a property owner has 30 days to appeal their assessment. The last day to file an appeal is Monday, September 14th. Our 2026 township equalization factor is 1.0578%.

APPEAL INFORMATION

Property owners that decide to appeal must do so electronically. Individual owners or individual taxpayers may represent themselves **OR** retain an Illinois licensed attorney to represent them before the Board. 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.

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 2026
3. **Recent Appraisal-** a recent real estate appraisal as of the January 1, 2026, 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. **Feel free to call us at 847-546-8880 to answer any of your questions or concerns.**

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