

EVERYTHING YOU WANTED TO  
KNOW ABOUT THE ILLINOIS  
PROPERTY TAX SYSTEM

# ASSESSED VALUE

- Non-Farm property is assessed at 33.33% of market value.
- Effective date of value is January 1.
- The township assessor calculates the market value by using sales data from the prior 3 years.

# EQUALIZATION

- Determine current year's median level via sales ratio study.
- Add current median level to the 2 prior median levels and divide by 3 to determine three-year average.
- If average is not 33.33%, apply appropriate factor. Factor can be either positive or negative.

# ASSESSMENT NOTICE

An assessment notice is mailed to those properties that have had a change made by the township assessor.

Andrew Nicoletti  
 Chief County Assessing Official  
 111 W. Fox St Yorkville, IL 60560  
 ( 630 ) 553-4146

## Notice of Revised Assessment

Parcel Number : 11-11-111-111  
 NAME  
 ADDRESS

Date of Notice: October 14, 2010  
 Published in the: KEND CNTY RECD  
 Price per Copy: \$0.75

Township : Kendall Township  
 Michael Hardecopf

ASSESSMENT COMPLAINTS MUST BE FILED WITH THE BOARD OF REVIEW WITHIN 30 DAYS FROM THE DATE OF PUBLICATION OF THE ASSESSMENT LIST.

Publication Date: October 14, 2010  
 Final Filing Date: November 15, 2010  
 Notice Number:

(630) 553-6525

Year	Farm Land	Farm Buildings	Home Site	Buildings/Structures	Totals
Equalized Value Assessed 2009	0	0	21,447	55,516	76,963
Assessed Value As of Jan. 1, 2010	0	0	20,610	53,018	73,628
Supv. of Assmts. Assessment As of Jan. 1, 2010	0	0	20,610	53,018	73,628
Supv. of Assmts. Equalized As of Jan. 1, 2010	0	0	20,185	51,926	72,111

Percent of Change: -4.33% Fair Market Value: 216,355

Reason for Change: REVALUATION, CAMA IMPORT, New Level

All assessments are determined, by law, to be 33 1/3% (1/3) of market value except farmland (Farmland is based on productivity.) Market value is the estimated fair cash value of your property, if exposed on the open market, between a willing buyer and seller, for a reasonable time period. The 2010 assessed values shown above are based upon sales transactions from 2007, 2008, 2009 and includes a local equalization factor of 0.9794.

### STEPS TO REVIEW AND APPEAL YOUR PROPERTY'S ASSESSMENT

1. A detailed property description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office during regular business hours.
2. If you believe that the fair market value of your property is incorrect or not uniform with comparable properties in your area, you should first contact your township assessor before filing with the board of review.
3. If you are not satisfied with the informal review with your township assessor, you may appeal your assessment to the Board of Review. Appeal forms are available on-line at [www.co.kendall.il.us](http://www.co.kendall.il.us) or at the Supervisor of Assessments office during regular business hours.
4. The Board of Review will give you written notice of its final decision on the assessed value, publish a list of final assessment changes in the newspaper, and certify assessed values (after equalization by the Board of Review) for the county clerk to extend taxes. You can determine from the notice if you want to file a further appeal to the State Property Tax Appeal Board.

TOWNSHIP AND COUNTY EQUALIZATION FACTORS: (THIS DOES NOT APPLY TO FARMLAND OR FARM BUILDINGS) Your current year's assessed value is subject to equalization, through multipliers, either by Kendall County Supervisor of Assessments, the Kendall County Board of Review, or the State of Illinois, or all three. The Supervisor of Assessments and the Board of Review's township multipliers are assigned in order to make assessed values, within townships, uniform throughout Kendall County. The State of Illinois's county multiplier is assigned to make assessed values between counties uniform throughout the State of Illinois. PLEASE NOTE : any state multiplier issued is only reflected on the tax bill : it does not reflect on your assessed value

### \*\* Your Current Assessment \*\*

(minus) - Home Improvement Exemption ( if applicable )  
 (times) x State Multiplier ( if applicable )  
 (equals) = Your State Equalized Assessment  
 (minus) - Owner Occupied/Senior Citizen Exemptions (if applicable)  
 (equals) = Your taxable Assessment  
 (times) x Your tax rate  
 (equals) = Your tax bill

\*\*Please be advised that there are a variety of exemptions available for qualifying properties.

**HOMESTEAD OWNER-OCCUPIED**      **DISABLED PERSON**  
**HOMESTEAD SENIOR CITIZEN**      **SENIOR ASSESSMENT FREEZE**  
**HOMESTEAD IMPROVEMENT**      **DISABLED VETERANS**  
**HOMESTEAD VETERANS** (Home must conform to HUD requirements)

For eligibility requirements, please call (630) 553-4146 (Assessment Office)

# ASSESSMENT APPEAL PROCESS

- Have 30 days from the date of publication of the assessment roll for township.
- Most common bases for appeal are uniformity and market value.
- Hearing scheduled before the county board of review. Can request to have the BOR review evidence without appearing at a hearing.
- Appellant may file with the Illinois Property Tax Appeal Board if not in agreement with local BOR decision.

# TAX RATE CALCULATION

- Local taxing bodies submit their levy requests to the County Clerk's office.
- The Property Tax Extension Limitation Law limits the levy increase to the lesser of CPI or 5%.
- Divide the levy by the total EAV = tax rate
- Add applicable tax rates for taxing district to obtain total tax rate.

# TAXBILL CALCULATION

- Total EAV – applicable exemptions X tax rate = total taxes due.

<u>Taxing Body</u>	<u>% of Rate</u>	<u>Rate</u>	
COUNTY	5.14%	0.74765	
FIRE DISTRICT	5.22%	0.75922	
FOREST PRESERVE	1.21%	0.17551	
JR COLLEGE	3.85%	0.56005	
LIBRARY	2.12%	0.30805	
TOWNSHIP	0.84%	0.12179	
TWP ROAD DISTRICT	1.50%	0.21801	
SCHOOL DISTRICT	51.95%	7.56342	
CITY	4.67%	0.67947	
<b>TOTAL RATE</b>		11.13317	

- \$50,000 X .1113317 = \$6,119.66

# AVAILABLE EXEMPTIONS

- General Homestead (\$6,000)
- Senior Homestead (\$5,000)
- Senior Assessment Freeze  
(Gross Household Income < \$65,000)
- Disabled Person (\$2,000)
- Disabled Veteran (30%-49% = \$2,500. 50%-69% = \$5,000. 70% or Greater = Tax Exempt)



# TAXBILL DISTRIBUTION

