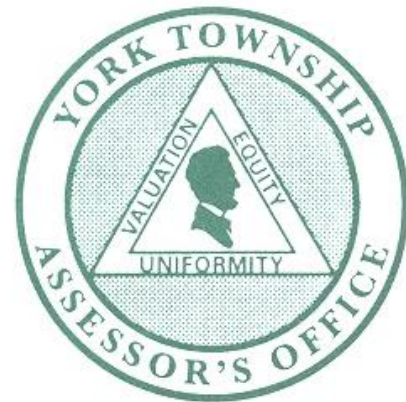
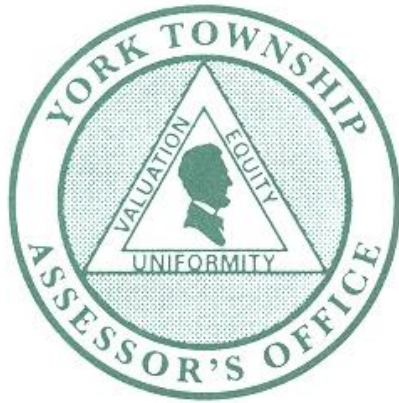


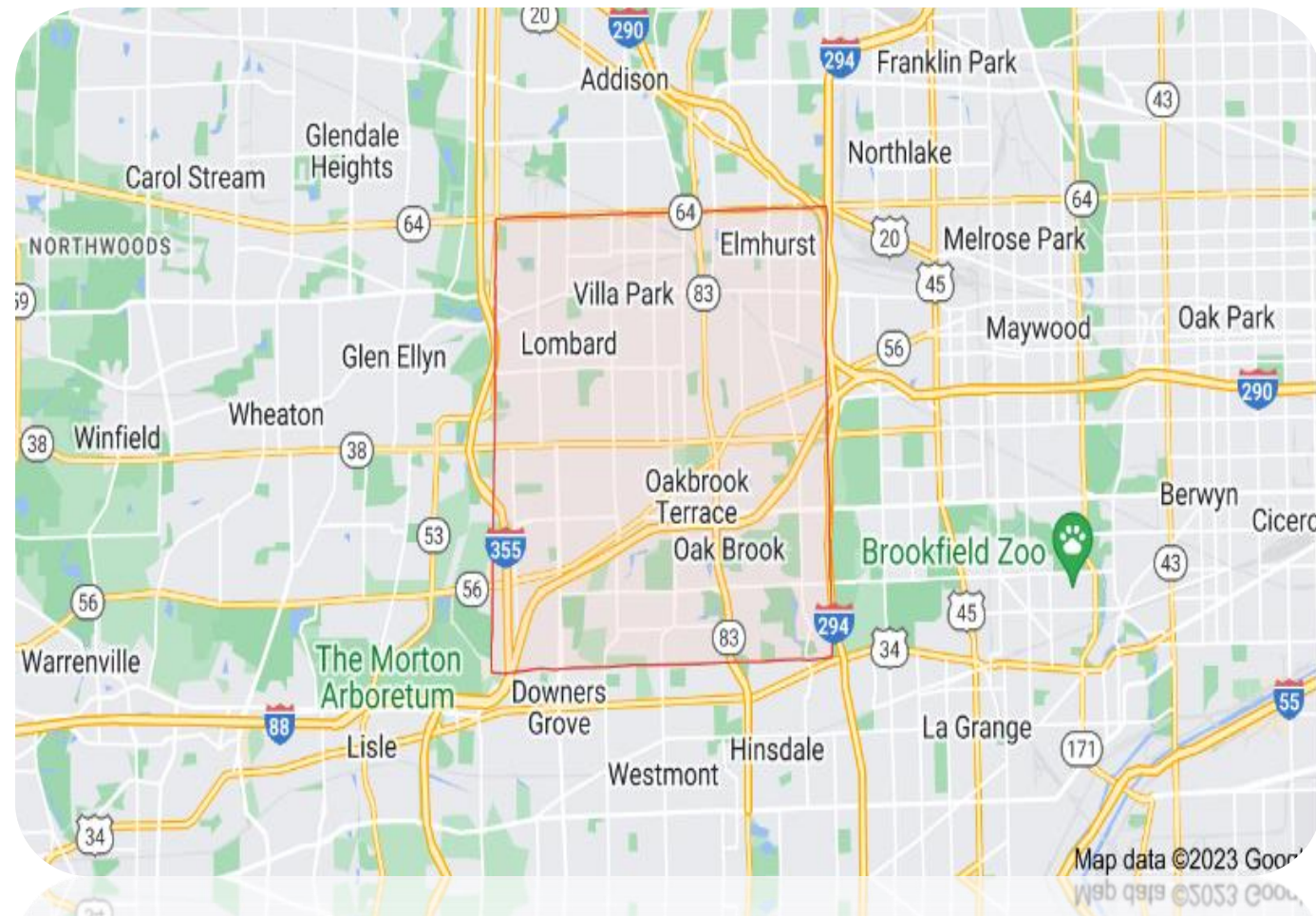
Presentation of Assessment Process

Deanna Wilkins
York Township Assessor
1502 S. Meyers Rd.
Lombard, Illinois 60148
630.627.3354
www.yorkassessor.com





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Assessment Process

- Assessment - Mass Appraisal Methodology
 - Date of valuation is ALWAYS January 1st
 - Land is valued by size, use, utility, and location
 - Buildings are valued by size, use, condition, and location
 - Determine a median level of assessment based on market value
 - ✓ 3-year sales-ratio study
 - ✓ In a **declining market**, assessments may be higher than sales until the ratio study “catches up” with the current market
 - ✓ In an **increasing market**, assessments may be lower than sales until the ratio study “catches up” with the current market
 - Inspect, measure, and value all New Construction
 - Continuously monitor, analyze, and quantify market trends for each area and each property type

York Township Assessors Office
Deanna Wilkins, Assessor

Filter Criteria	Sale Count:	33	NBHD(s):	121	Living Area Range:	0 - 0	Compulsory Sales:	Exclude All Compulsory Sales
	Sales Period:	1 / 2020 - 12 / 2022	Style(s):	All	Property Class(es):	All	Assessors Excluded:	Remove Assessors Excluded Sales
	Deed Type(s):	All					SOA Excluded:	Show SOA Excluded Sales

Parcel Number	NBHD	Style	Model	Living Area	Year Built	Sale			Assessment			Level of Assessment
						Sale Date	Sale Price	Deed	Land	Building	Total	
06-12-106-001	121	2 Story		2,115	1926	9 / 2022	\$705,000	W	114,090	64,560	178,650	.2534
06-12-107-009	121	2 Story		3,277	1994	8 / 2020	\$865,000	W	119,040	174,190	293,230	.3390
06-12-108-005	121	2 Story		2,363	1929	12 / 2020	\$625,000	W	96,170	115,710	211,880	.3390
06-12-108-033	121	1 1/2 Story		2,250	1925	4 / 2021	\$564,900	W	74,650	111,320	185,970	.3292
06-12-109-015	121	2 Story		3,010	1971	7 / 2020	\$537,000	W	82,370	105,310	187,680	.3495
06-12-113-044	121	2 Story		3,136	1994	9 / 2020	\$765,000	W	106,090	155,900	261,990	.3425
06-12-114-001	121	2 Story		2,306	1911	4 / 2022	\$749,900	W	84,890	114,750	199,640	.2662
06-12-114-015	121	2 Story		2,994	1940	7 / 2020	\$725,000	W	107,440	145,950	253,390	.3495
06-12-115-004	121	2 Story		4,166	2005	7 / 2020	\$1,121,600	W	119,040	258,390	377,430	.3365
06-12-115-005	121	2 Story		3,837	2005	8 / 2022	\$1,175,000	W	97,620	267,250	364,870	.3105
06-12-116-016	121	2 Story		3,150	1962	5 / 2021	\$780,000	T	143,150	115,480	258,630	.3316
06-12-116-025	121	2 Story		9,456	2012	9 / 2021	\$3,300,000	W	183,900	875,780	1,059,680	.3211
06-12-117-017	121	2 Story		3,778	2011	10 / 2021	\$1,192,500	W	107,990	252,260	360,250	.3021
06-12-117-029	121	2 Story		5,292	2008	6 / 2021	\$1,400,000	T	109,050	384,610	493,660	.3526
06-12-118-011	121	2 Story		1,878	1935	10 / 2021	\$675,000	W	140,250	97,460	237,710	.3522
06-12-118-027	121	2 Story		3,858	1999	6 / 2021	\$1,100,000	T	141,270	223,470	364,740	.3316
06-12-111-021	121	2 Story	N	3,754	2017	3 / 2021	\$1,250,000	W	109,310	299,180	408,490	.3268
06-12-114-004	121	2 Story	N	3,502	2015	8 / 2021	\$1,190,000	W	77,300	325,940	403,240	.3389
06-12-118-010	121	2 Story	N	4,586	2021	12 / 2020	\$1,729,000	W	131,720	459,310	591,030	.3418
06-12-108-022	121	1 1/2 Story	R	2,479	1919	4 / 2021	\$730,000	W	130,860	113,860	244,720	.3352

Summary Information

Median Level of Assessment (LOA):	0.3316	Land Factor Applied:	1
Coefficient of Dispersion (COD):	7.1576	Building Factor Applied:	1
Price-Related Differential (PRD):	1.0015		

Assessment Process

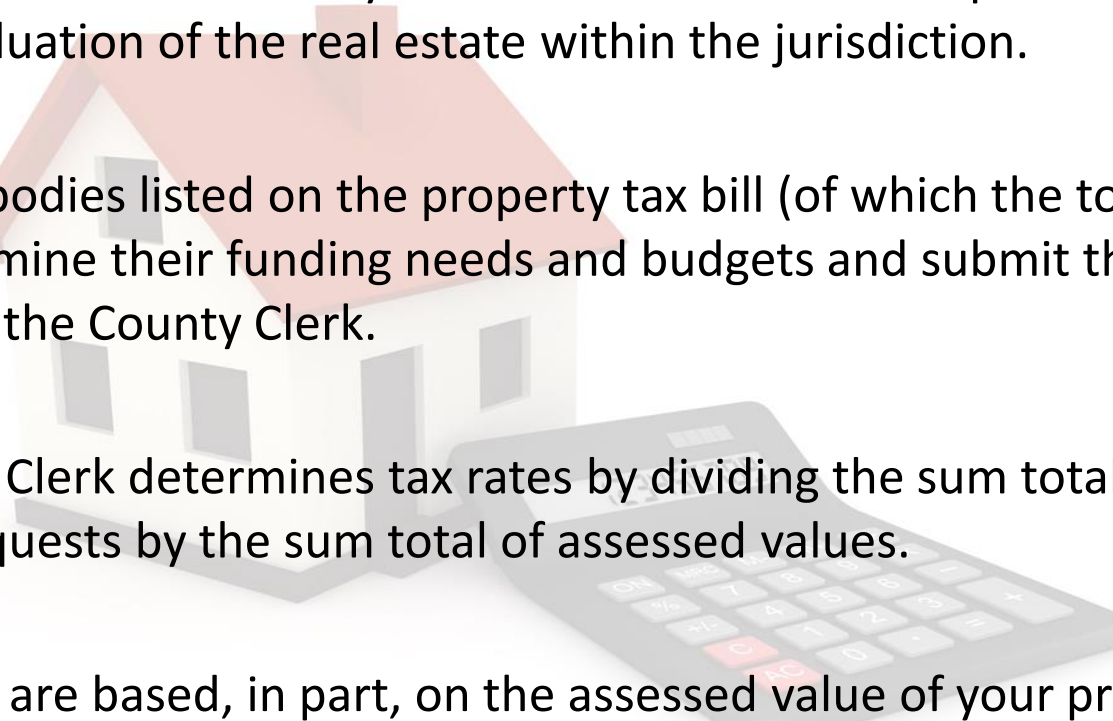
- *General Assessment Year (2023)*
 - Performed once every 4 years
 - Defined by “**all**” –
 - Real Estate
 - Publishing
 - Mailing
 - 30-day appeal period begins with the publication date
- *Normal Assessment Years (2024, 2025, 2026)*
 - Performed in non-General Assessment years
 - Defined by “**only**” –
 - Real Estate
 - Publishing
 - Mailing
 - 30-day appeal period begins with the publication date

Taxes

- Assessment Facts
- Overview of Tax Billing Process
- Tax Rate Comparison Scenario
- Allocation of Tax Dollars
- Exemptions for Property Owners
- Assessment Appeals

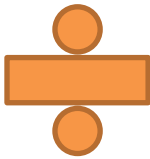


Assessment Facts

- The Assessor doesn't TAX anyone. Our office is ONLY responsible for the accurate valuation of the real estate within the jurisdiction.
 - The taxing bodies listed on the property tax bill (of which the township is one), determine their funding needs and budgets and submit their requests to the County Clerk.
 - The County Clerk determines tax rates by dividing the sum total of revenue requests by the sum total of assessed values.
 - While taxes are based, in part, on the assessed value of your property, the actual tax dollars you pay are calculated by multiplying the Net Taxable Value (Equalized Assessed Value less Exemptions) by the Tax Rate.
- 

TAX LEVY

This is the total dollar amount requested by each taxing body



TOTAL ASSESSED VALUE

This is the total dollar amount of ALL the real estate in the township



**Tax
Rate**



**Your Assessment
x Your Local Tax Rate
= Your Tax Bill**

Overview of the Tax Billing Process

This is why the “rate” matters:

Tax Rate Comparison Scenario

- Potential property taxes of a single-family home, valued at \$450,000, and located in:

*Oak Brook

*Downers Grove

*Oakbrook Terrace


*Elmhurst

*Villa Park

*Lombard



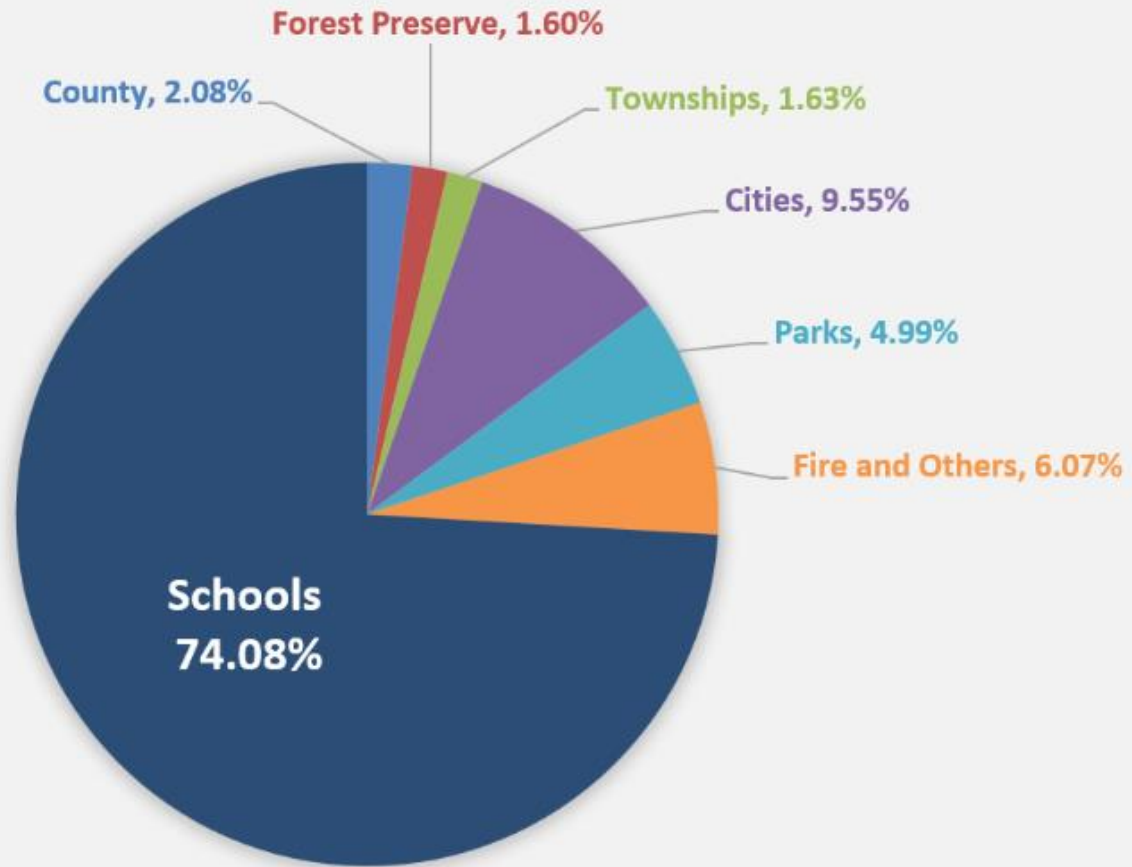
Property Tax Bill Comparison

Property Type	Property Location	Market Value	Assessed Value	Local Tax Rate	Property Tax Amount*
Single-family home 	Oak Brook	\$450,000	\$150,000	3.6689%	\$5,283.22
	Downers Grove	\$450,000	\$150,000	5.5819%	\$8,037.94
	Oakbrook Terrace	\$450,000	\$150,000	5.7262%	\$8,245.74
	Elmhurst	\$450,000	\$150,000	6.0699%	\$8,740.66
	Villa Park	\$450,000	\$150,000	7.6607%	\$11,031.42
	Lombard	\$450,000	\$150,000	7.9396%	\$11,433.02

*Assumes residential exemption (\$8,000) ONLY.

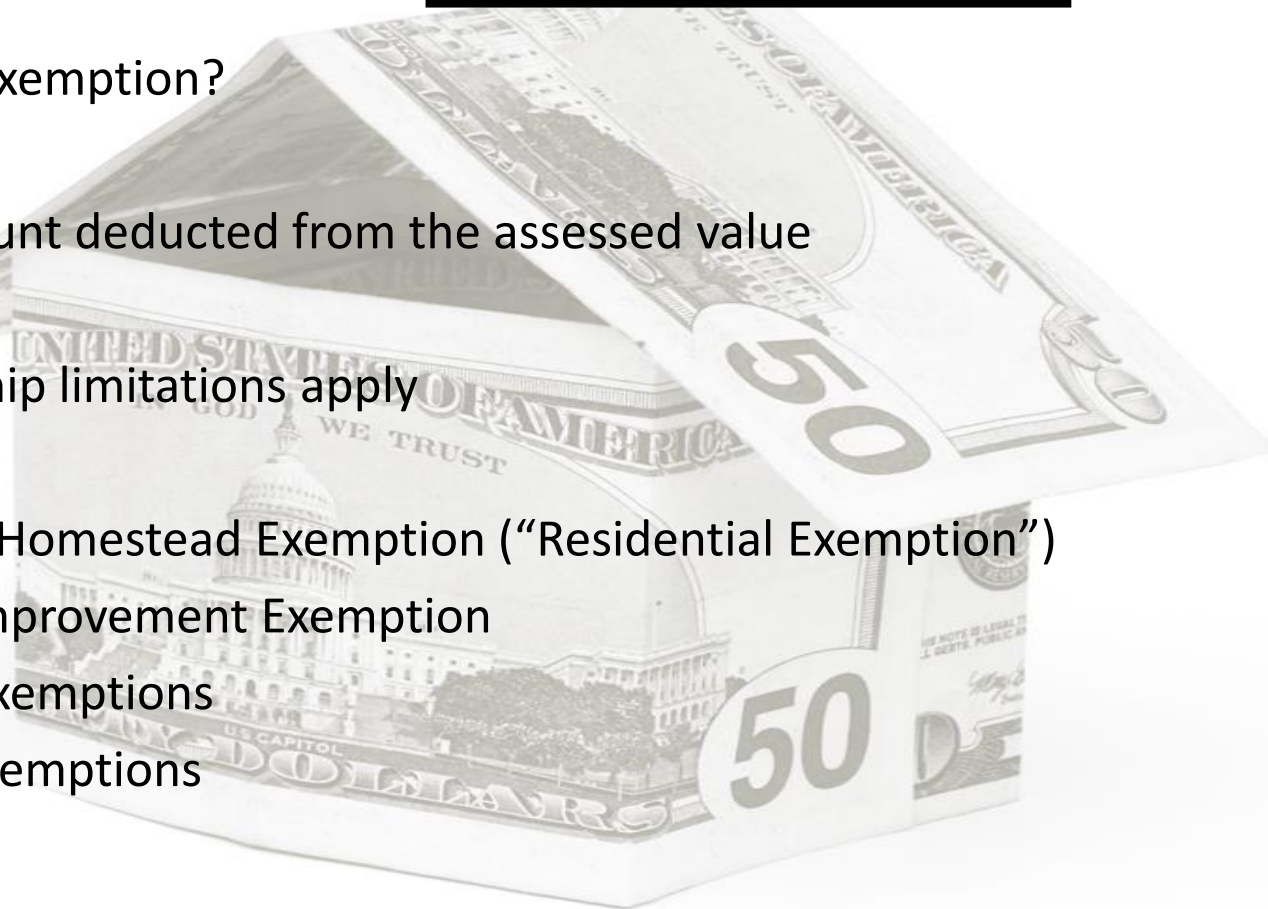
All properties located in York Township. Aggregate rates by municipality indicated above.

DISTRIBUTION OF 2022 DUPAGE COUNTY REAL ESTATE TAXES PAYABLE 2023



WAYS TO REDUCE YOUR TAX BURDEN - EXEMPTIONS

- What is an Exemption?
 - Set amount deducted from the assessed value
 - Ownership limitations apply
 - General Homestead Exemption (“Residential Exemption”)
 - Home Improvement Exemption
 - Senior Exemptions
 - Other Exemptions

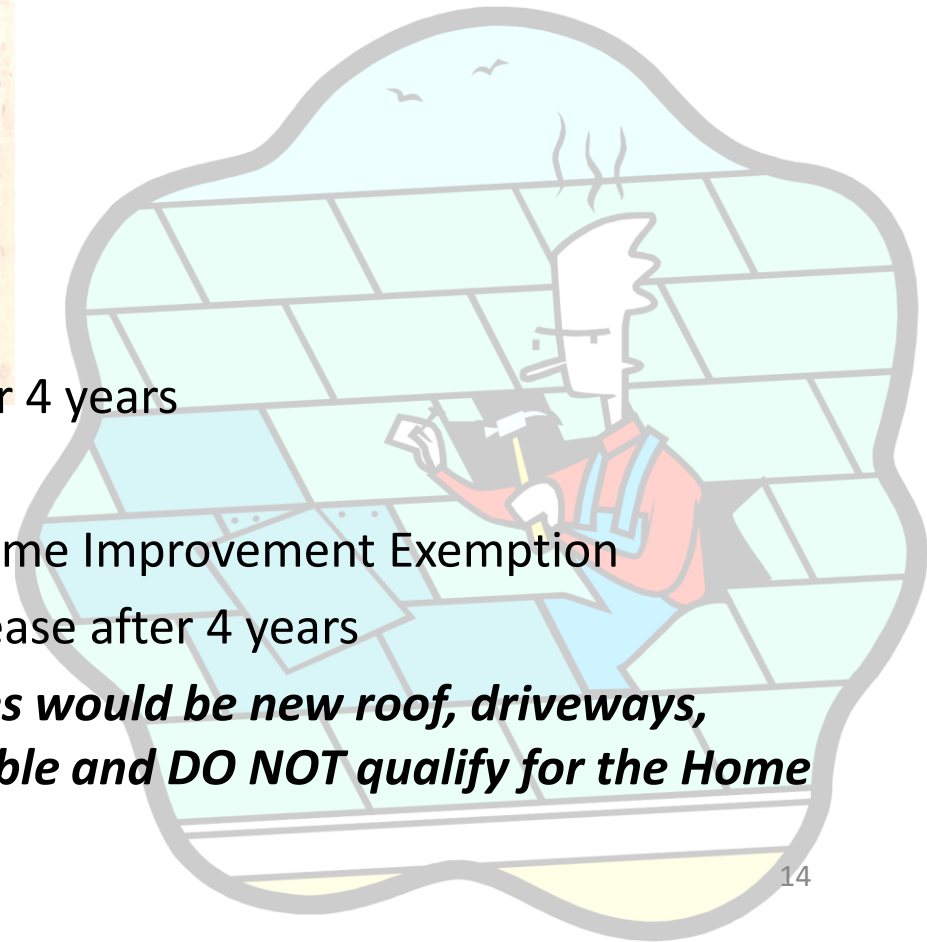


Homeowners Property Assessment Exemptions

- General Homestead Exemption (“Residential Exemption”)
 - \$8,000 exemption (2023 pay 2024)
 - ✓ Increased from \$6,000 (2022 pay 2023)
 - Owning and occupying your property
 - Primary residence only
 - Own and occupy property on January 1st of the current assessment year

- Home Improvement Exemption

- Up to \$25,000 assessed value (1/3 of market value) or \$75,000 market value
- Requires a Building Permit
- Assessable value
 - Additions
 - Additional Baths
 - 3 Season Porches, etc.
- 4-year exemption
- Improvement Value not added for 4 years
- Homeowner responsibilities
 - *Always* ask if property has Home Improvement Exemption
 - Total assessed value will increase after 4 years
- ***Maintenance & Repair: Examples would be new roof, driveways, windows. These are not assessable and DO NOT qualify for the Home Improvement Exemption.***



Senior Assessment Exemptions

- Senior Citizens (65 years of age or older) as of January 1st of the assessment year
- ***Senior Citizens Homestead Exemption (“Senior Exemption”)***
 - \$8,000 exemption (2023 pay 2024)
 - ✓ Increased from \$5,000 (2022 pay 2023)
 - 65 years of age or older
 - Own and occupy property as of January 1st of assessment year
 - Apply during the year when the Senior will turn 65
 - Requirements:
 - Proof of Ownership: “recorded” Warranty Deed, “recorded” Release of Mortgage, Title Policy, etc.
 - Proof of Age: valid Driver’s License or Birth Certificate

Senior Assessment Exemptions

- Senior Citizens (65 years of age or older) as of January 1st of the assessment year
- ***Senior Citizens' Real Estate Tax Deferral***
 - The Senior Citizens' Real Estate Tax Deferral program provides tax relief for qualified senior citizens by allowing them to defer \$5,000 of their property tax on their principal residence.
 - The deferral is similar to a loan against the property's market value. The deferred amounts are borrowed from the State of Illinois, who then pays \$5,000 of the current year's tax bill. To ensure repayment, a six percent (6%) simple interest rate is charged on the deferred amounts and a lien is filed on the property.
 - Deferred amounts must be repaid within one year of the settlement of the estate or at the time the property is sold or title is transferred.

Senior Assessment Exemptions

- Senior Citizens (65 years of age or older) as of January 1st of the assessment year
- ***Senior Citizens' Real Estate Tax Deferral (continued)***
 - The annual qualifications for the program are:
 - Be 65 years old by **June 1st** of the assessment year (Different from Senior Exemption date)
 - Have a total combined annual household income of no more than \$55,000
 - Have owned and occupied the property or other qualifying property for at least the last three years
 - Have no delinquent property taxes or delinquent special assessments on the property
 - Have adequate insurance against fire and casualty loss
 - Own the property, or share joint ownership with your spouse, or be the sole beneficiary, or you and your spouse be the sole beneficiaries of a land trust

- ***Low-Income Senior Citizen's Assessment Freeze Exemption***

- 65 years of age or older
- Annual Household Income less than \$65,000
 - Based on **TOTAL HOUSEHOLD** Gross Income
 - Includes **ALL** Social Security, Wages, Interest & Dividend Income, Pensions, IRAs, etc.
- Must live in primary residence on **January 1st for two years**
(i.e.: if filing for 2023, must have lived in primary residence on **January 1** of 2022 and 2023).
- Requirements:
 - Previous year's Federal 1040 Income Tax forms
 - Previous year's Social Security 1099 forms

Example - Assessment Freeze Example

****This exemption freezes the **assessed value**, not the property taxes****

Parcel #06-01-215-020

(Receiving the exemption since 2000 – Freeze value = \$75,420)

Tax Year	2021	2020	2019
Assessed Value	\$169,450	\$165,740	\$157,570
Residential Exemption	\$6,000	\$6,000	\$6,000
Senior Exemption	\$5,000	\$5,000	\$5,000
Senior Freeze Exemption	\$94,030	\$90,320	\$82,150
Net Taxable Value	\$64,420	\$64,420	\$64,420
Tax Rate	6.0699%	5.9709%	6.1597%
Total Tax Due	\$3,910.24	\$3,846.46	\$3,968.08

Same property **without** Senior Assessment Freeze Exemption:

Tax Year	2021	2020	2019
Assessed Value	\$169,450	\$165,740	\$157,570
Residential Exemption	\$6,000	\$6,000	\$6,000
Senior Exemption	\$5,000	\$5,000	\$5,000
Senior Freeze Exemption	\$0	\$0	\$0
Net Taxable Value	\$158,450	\$154,740	\$146,570
Tax Rate	6.0699%	5.9709%	6.1597%
Total Tax Due	\$9,617.76	\$9,239.38	\$9,028.28

Other Exemptions

A cartoon illustration of a man in a suit jumping joyfully with his arms outstretched, surrounded by falling dollar bills. The man is depicted in a dynamic, mid-air pose, suggesting a state of triumph or celebration. Numerous dollar bills are shown falling around him, some appearing to be caught in his outstretched hands. The background is plain white, making the man and the falling money the central focus of the image.

- Persons with Disabilities Homestead Exemption
- Veterans with Disabilities Exemption for Specially Adapted Housing
- Veterans with Disabilities Standard Homestead Exemption
- Returning Veterans' Homestead Exemption

ONCE THE PROPERTY TAX BILL IS ISSUED,
YOUR OPTIONS ARE LIMITED...

HOWEVER,
IF YOU DISAGREE WITH THE ASSESSOR'S
VALUATION OF YOUR PROPERTY

You have the right to
appeal!

Appeal Facts

- Strictly speaking, appealing the assessment is **NOT** the same as appealing your taxes. While taxes are based, in part, on the assessed value of your property, the actual tax dollars you pay are calculated after funding requirements of local taxing bodies are given to the County Clerk.
- Getting a lower assessment from either the Board of Review or Property Tax Appeal Board MAY NOT mean a lower tax bill. If tax rates increase more than the amount of any assessment relief granted, you may actually see an increase in your tax bill. Generally speaking, however, an assessment lowered as a result of appeal usually will generate a lower tax bill.

Appeal Timeline

- The Assessor's Office typically completes their annual assessment work between late summer and fall. The statutory completion date for assessments is no later than November 15th of the current assessment year.
- Upon completion of the assessments, the “books” are turned over to the DuPage County Supervisor of Assessments for final review.
- Once the review by the Supervisor of Assessments has been completed, assessment notices are mailed to taxpayers for ONLY those valuations that have been changed by the Township Assessor's Office. These changes are also published in your local newspaper. The time-frame to file an appeal is 30 days from the date of publication.

Filing Your Appeal:

✓ Informal Appeal

- Township Assessor

✓ Formal Appeal

- Board of Review (BOR)
- Property Tax Appeal Board (PTAB)

FIRST STEP: SEE YOUR TOWNSHIP ASSESSOR

❖ Informal Appeal:

- Speak with the staff regarding your assessment (at the local office)
- Verify accuracy of property data, including available exemptions
- Reason for Appeal – Recent sale?
 - Closing statement (within last year)
 - HUD – 1 Settlement statement
- Reason for Appeal - Recent appraisal?
 - Completed within last 1½ years
 - Refinance appraisals adjusted to market
 - Appraisals cost +/- \$350 – consult local realtor first
- Reason for Appeal - Equity/Uniformity Argument?
 - Your property is not assessed equitably when compared to like properties (most time-intensive for the homeowner)

YOU CAN ALSO APPEAL TO THE DUPAGE BOARD OF REVIEW

❖ Formal Appeal:

- Present evidence to Board of Review (at DuPage County).
 - “Quasi-judicial” proceedings allow for oral testimony in addition to prepared evidence
 - The same evidence presented to the local Assessor can also be presented at the Board of Review
 - Recent sales contract or HUD-1 Settlement statement can be used as evidence of market value for this hearing
 - Appeal form designed to assist taxpayer in filing either a “market-value” or “equity” (uniformity) appeal. Instructions and forms available on the web at: <http://www.dupageco.org/SOA/> under Appealing an Assessment

BOARD OF REVIEW RESIDENTIAL APPEAL FORM (pg. 1)

RETURN TO:
DUPAGE COUNTY BOARD OF REVIEW 421 N. COUNTY FARM RD., WHEATON, IL 60187 630-407-5888
RESIDENTIAL REAL ESTATE ASSESSMENT APPEAL FOR YEAR 2021

_____-_____-_____- (ONE PARCEL PER FORM) APPEAL NO. _____
PERMANENT PARCEL NUMBER _____
Pending PTAB docket number (if applicable) _____

THE FILING OF THIS APPEAL IS NOT A PROTEST OF TAXES. THIS IS AN APPEAL OF THE PRESENT ASSESSMENT OF THE BELOW DESCRIBED PROPERTY AS PLACED BY THE TOWNSHIP ASSESSOR AND/OR SUPERVISOR OF ASSESSMENTS.

PROPERTY ADDRESS _____ DATE _____

OWNER NAME _____ HOME/CELL # _____

(attys/agents fill in at bottom)

OWNER ADDRESS (if different from above) _____ BUS PHONE _____

(attys/agents- fill in your info in bottom section)

CITY OR VILLAGE /ZIP CODE _____ EMAIL _____

The Assessment is HIGHER ☐ / LOWER ☐ than the assessment of comparable properties FAX # _____

☐ Property is assessed at more/less than 1/3 of its MARKET VALUE. CLASS: ☐ Single Family Residence ☐ 2 to 6 APTS ☐ VACANT

☐ The assessment is greater than 1/3 of recent SALE PRICE. STATUS: ☐ OWNER OCCUPIED ☐ RENTED-MO RENT \$ _____

(Please attach copy of Closing Statement) ☐ CONDO ☐ TOWNHOME

☐ Uniformity OTHER _____

WHAT DO YOU THINK A FAIR MARKET VALUE OF YOUR HOME SHOULD BE? PROPOSED PROPERTY ASSESSMENT
\$ _____ DIVIDED BY 3 = _____
(Please Fill In - Your opinion of value as of January 1, 2021) (Please Fill In - What you think your assessment SHOULD be as of January 1, 2021)

IF YOU ARE APPEALING UNIFORMITY, RESIDENTIAL GRID SHEET (PAGE 2) MUST BE FILLED OUT AND SUBMITTED WITH APPEAL

PLEASE SUBMIT 2 COPIES OF APPEAL AND 2 COPIES OF EVIDENCE

Oath: I do solemnly affirm that the statements made and the facts set forth in the foregoing complaint are true and correct to the best of my knowledge.

OWNER'S SIGNATURE _____

- 1- ☐ I DO NOT wish to be heard. I request the Board make a decision based upon the evidence submitted. I understand that by not being heard I will only receive by mail the Final Decision of the Board of Review and that I PRESERVE ALL RIGHTS to seek relief at the Illinois Property Tax Appeal Board.
- 2- ☐ I DO WISH to be heard. I will be notified of a date and time.

REGARDLESS OF YOUR CHOICE, ALL APPEALS ARE TREATED EQUALLY.

IF REPRESENTED BY AN ATTY/AGENT, OWNER'S SIGNATURE OR SEPARATE LETTER OF AUTHORIZATION IS REQUIRED 2 COPIES OF AUTHORIZATION MUST BE SUBMITTED WITH THIS FILING.

ATTORNEY or AGENT'S NAME _____ ATTORNEY or AGENT'S SIGNATURE _____

FIRM NAME/ADDRESS _____ (Street Address) _____ (City) _____ (State) _____ (Zip) _____ (Phone) _____

2021 PRESENT ASSESSMENT (as of January 1, 2021) (PLEASE FILL IN YOUR 2021 ASSESSMENT)	EMAIL ACTION OF BOARD OF REVIEW
LAND _____	LAND _____
BUILDING _____	BUILDING _____
TOTAL _____	TOTAL _____
PRO-RATE _____	PRO-RATE _____
NEW CONSTR/DESTRUC _____ / _____	NEW CONST/DESTR AMT _____ / _____ (OFFICE USE ONLY)

MEMBER _____ MEMBER _____ MEMBER _____
(REV 2020) Page 1 of 2

BOARD OF REVIEW RESIDENTIAL APPEAL FORM (pg. 2)

RESIDENTIAL COMPARISON GRID

page 2 of 2

Please complete the Residential Comparison Grid if your appeal is based on uniformity or excessive market value. Information necessary to complete this form is available from your local township assessor, and from your own first hand knowledge of comparable properties. A copy of your information will be sent to your local township assessor.

****MINIMUM 3 COMPARABLES, MAXIMUM 5 COMPARABLES****

	SUBJECT PROPERTY	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
1	Permanent Parcel Number			
2	Street Address			
3	*Neighborhood (as Assigned by assessor)			
4	Total Land square footage			
5	**Structure Type/Style/ Number of Stories			
6	Exterior Construction			
7	Age of Property			
8	Number of Bathrooms (full and half)			
9	Living Area (square feet) Per assessor's property record card			
10	Basement area (square feet)			
11	Finished Basement Area (yes or no, or percentage of finished area)			
12	Air Conditioning			
13	Fireplace			
14	Garage (square feet Or number of cars)			
15	Patio or Decks			
16	Other (pool, etc)			
17	Date of Sale			
18	Sale Price (within last 3 years)			
19	Sale Price per square foot (sale Price divided by living area from Line 9.)			
20	Market Value Per Assessor			
21	Market Value per Sq. Ft. (Market Value divided by living area (line 9))			
22	Land Assessment			
23	Building Assessment			
24	Total Assessment			
25	Building Assessment per square foot (bldg asmt from line 23 divided by living area from line 9)			

*Either the neighborhood name, number, subdivision name, or development name will be sufficient. This is a VERY important characteristic.

**This is a VERY important category of information.

(revised 2013)

WHAT IF I DON'T AGREE WITH THE BOARD OF REVIEW'S DECISION?

❖ Formal Appeal - continued

- Present evidence to the State of Illinois Property Tax Appeal Board (P.T.A.B. – Springfield)
 - Also “quasi-judicial” proceedings allow for oral testimony in addition to prepared evidence
 - You may submit the same evidence presented at the local Board of Review or present new evidence
 - Appeal form designed to assist taxpayer in filing either a “market-value” or “equity” (uniformity) appeal
 - Appeal forms (5 pages) and rules (2 pages) are available on the web at: <http://www.ptab.illinois.gov/>
 - E-filing now available – statutory time limits apply

In closing...

Thank you for giving us the opportunity to talk about the
Property Tax Assessment process with you.
Please feel free to call us at any time with any questions.

*The Assessor and staff are
happy to assist you!!*

**REMEMBER . . .
THE TOWNSHIP ASSESSOR WORKS FOR YOU!!**

You can also visit us at our website:

www.yorkassessor.com

Thank you for reading
through our slide presentation.
If you have any questions, our
office is always willing
to help understand the
assessment process.

Deanna Wilkins
York Township Assessor

