

NOTICE TO FRANKLIN TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2018

Valuation date (35 ILCS 200/9-95): January 1, 2018
Required level of assessment (35 ILCS 200/9-145): 33.333
Valuation based on sales from (35 ILCS 200/1-155): 2015-2017

Publication is hereby made for equalized assessed valuations for real property in this township in accordance with 35 ILCS 200/12-10 as completed by the assessor, and/or made, revised or corrected and equalized by the Supervisor of Assessments of DeKalb County for 2018. As required by 35 ILCS 200/9-210 and 35 ILCS 200/10-115, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

Other Land and Improvements:	1.0258
Farm Homesite and Dwelling:	1.0258
Residential:	1.0258
Commercial:	1.0258
Industrial	1.0258

Questions about these valuations should be directed to:

Pauline Ruchti
221 E. Railroad St.
P.O. Box 153
Genoa, IL 60135
(815) 784-3400

Office hours are: BY APPT

Property in this Township, other than farmland and coal, is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over-assessed. If the resulting value is less than the fair cash value of your property, you may be under-assessed. You may appeal your assessment to the Board of Review.

Pursuant to 35 ILCS 200/10-115, the farmland assessments for the 2018 assessment year will increase by 10% of the preceding years' median cropped soil productivity index as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a \$26.46 per acre increase for each soil productivity index. Farmland, Farm Buildings, and Wind Farms have an equalization factor of 1.000

If you believe your property's fair cash value is incorrect or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken:

1. Contact your township assessor's office to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file a complaint with the DeKalb County Board of Review. For the Complaint Appeal Packet and the Rules & Procedures of the DeKalb County Board of Review, call (815)895-7120 or visit <http://www.dekalbcounty.org/BoardofReview>
3. The final filing deadline for your township is 30 days from this publication date unless the deadline falls on a weekend or holiday, then it is the next work day. After this date, the Board of Review is prohibited by law from accepting assessment complaints for properties in this township. For more information on complaint deadlines, call (815)895-7120 or see Publications and Deadlines at: <http://www.dekalbcounty.org/BoardofReview>

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (815) 895-7120. Your property tax bill will be calculated as follows:

$$\begin{aligned} \text{Final Equalized Assessed Value} - \text{Exemptions} &= \text{Taxable Assessment}; \\ \text{Taxable Assessment} \times \text{Current Tax Rate} &= \text{Total Tax Bill}. \end{aligned}$$

All equalized assessed valuations are subject to further equalization and revision by the DeKalb County Board of Review as well as equalization by the Illinois Department of Revenue.

Robin L. Brunshon, CIAO-I, Chief County Assessment Officer, DeKalb County, Illinois

01-01-400-006	BRICKYARD PROPERTIES LLC	24,737
01-02-300-009	HILL, ROBERT A & LYNN M	51,432
01-05-300-013	COX, DAVID S FAMILY TRUST &	56,086
01-05-300-015	TORREY, THOMAS P & KATHRYN M	148,394
01-08-100-001	REHN TRUST 2015	124,237
01-08-300-006	LEE FAMILY REV TRUST 2012	72,389
01-08-300-009	Craglow, Renee	52,820
01-12-300-011	ACKLEY, BRANDON P & STEPHANI	104,139
01-12-400-013	HIRSCH ENTERPRISES LLC SRS H	19,215
01-14-200-004	MAYNARD, PATRICIA M & WILLIA	31,944
01-17-100-007	KINGSBURY, RICHELLE H & THO	88,833
01-17-100-010	ANGEL, ALICE M REV DEC TRUST	60,995
01-19-326-006	SOMORA, JUDITH E	44,991
01-20-200-004	TUTT, BRADLEY & CHARLENE	72,607
01-22-300-004	IL DEPT OF NATURAL RESOURCES	3,668
01-23-100-006	DEKALB COUNTY FOREST PRESERVE	29,075
01-25-102-001	NORTHERN FS INC	46,402
01-25-200-010	SWANSON, ROBERT C	67,849
01-26-177-001	KIRKLAND SAW MILL	8,937
01-26-209-002	ENGELBRECHT, DAVID N	4,875
01-26-230-011	BRUCH, TONDA R	34,657
01-30-200-007	HARRIS, ZEBHARYAH C	63,923
01-31-400-010	AGRELIANT GENETICS, LLC	167,632