

NOTICE TO GENOA 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): 33.33%
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 200/12-10as 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:	1.0409
Farm Homesite and Dwelling:	1.0409
Residential:	1.0409
Commercial:	1.0409
Industrial	1.0409

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

03-05-100-006	MADEY, MARK L TRUST	129,198
03-05-400-008	ENGEL, MARK C & RACHAEL A	77,504
03-09-200-003	JPG PROPERTIES LLC	76,852
03-12-400-004	BRUHA, ELIZABETH & KINER,	109,672
03-12-400-006	BECKER, ROBERT C JR & CONNIE	63,536
03-13-100-015	ATKINSON, JULIE A & BRIAN	57,975
03-13-300-011	HUMENIAK, ALEXANDER O TRUST	111,636
03-13-300-012	HUMENIAK, ALEXANDER O TRUST	32,492
03-18-151-008	SCHWEITZER, KEVIN J & LAURA	89,041
03-18-152-005	PAUSTIAN, CHASE	85,685
03-18-202-007	LEMON, FRED E & JOAN E	64,582
03-19-328-002	JICTB INC	13,093
03-19-378-002	BRISCOE, BARBARA E & ROBERT	14,655
03-19-383-010	FISHER, STEPHEN A & BONNIE	38,392
03-19-401-033	PETERS, JASON & TAMMY	62,969
03-19-430-007	CASTORO GENOA LLC	960,353
03-19-454-010	PLEASANT HILL CONSTRUCTION IN	8,735
03-19-454-023	CITY OF GENOA	8,806
03-19-462-004	HODGSON, KENNETH W	40,896
03-19-478-019	ARMSTRONG, ERIC E & SAVANNA	60,996
03-19-480-006	ROOD, DAVID	29,612
03-19-480-008	SHIPLEY, JOHN M	36,920
03-19-483-004	MAILLEFER, MATTHEW H	32,324
03-19-483-020	NORRIS, BRADLEY A	45,134
03-19-484-006	JDT INC	34,318
03-19-485-007	WILSON, JACOB J & ZULMA	38,819
03-20-357-005	STROUD, GLENN JR & MARK	35,062
03-20-357-027	CITY OF GENOA	10,836
03-20-360-003	ARCHLAND PROPERTY II LP	167,806
03-24-200-001	EHORN, RICHARD G & VALERIE A	211,815
03-27-400-003	HIRSCH, JAMES J & PRISCILLA	78,188
03-29-102-027	ARCHLAND PROPERTY II LP	22,978
03-29-106-016	WIENKE, BETH A & WIENKE, TH	39,561
03-29-126-004	KEARNEY, DIANA M TRUST 102	1,726
03-29-126-005	DGOGGENOAIL8162017 LLC	999
03-30-101-025	SCHUBBE, JUDY A & SCHUBBE,	48,362
03-30-174-011	CLARKSON, CRAIG A & BRENDLE,	53,057
03-30-177-013	MEYER, ROBERT P & KILEY M	49,096
03-30-178-011	BEAULIEU, RONALD L & KAREN	55,738
03-30-206-009	BALL, RICHARD E & RONDA K	51,186
03-30-230-007	SHIPLEY, JOHN	37,882
03-30-232-006	HIRSCH ENTERPRISES LLC	23,840
03-30-302-015	LYNCH, TY A & TAMMY M	51,271
03-30-304-017	MASTERS, JUSTIN T	59,511
03-30-304-018	SHARPMACK, MATTHEW S & CYNTH	59,722
03-30-305-017	SZYCHLINSKI, ANDREW & NANCY	35,831
03-30-305-018	SCHOENFELD, JOHN D & CAROL	29,616
03-30-305-019	KALLA, DIANE TRUST	33,455
03-30-305-020	STEWART, KYLE A & ALEXIS J	33,455
03-30-306-005	PETERS, VINCENT E & MUIR, MI	60,880
03-30-376-030	DANDER, WALTER J & COLLEEN	92,924
03-30-400-036	CITY OF GENOA	3,633
03-30-400-037	DANDER, WALTER J & COLLEEN	3,302
03-31-200-012	JOHNSON, BERNARD C & JEANNI	17,755
03-31-232-012	SINCLAIR, MATTHEW J & PAMELA	85,619
03-31-234-005	LANKFORD, JESSICA M & MARK	96,501
03-34-100-005	ZIEGLER, ROBERT & CHERYL	130,832
03-35-100-021	JUDD, FRANK & ERIKA	53,711