

**DEKALB COUNTY
CHIEF
ASSESSMENT OFFICER
2014
ANNUAL REPORT**



**Robin L. Brunschon, CIAO-I
Chief County Assessment Officer
May, 2015**

Chief County Assessment Officer
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May 5, 2015

DeKalb County Board
200 North Main Street
Sycamore, IL 60178

On January 23, 2015, The Office of Assessments certified the completed 2014 assessment roll to the County Clerk, having processed 442 Board of Review instruments, of which 143 were taxpayer-generated assessment appeals. In 2014, the Illinois Department of Revenue applied a state equalization factor of 1.0000 to the tax bills in DeKalb County.

The 2014 assessment year presented another year of overall decrease in the assessment base. However, preliminary sales ratio results indicate that the assessment base is starting to stabilize in the 2015 Quadrennial Assessment year. All indications from the calculated tentative equalization factors for DeKalb County Township will be close to 1.0, which will be confirmed by the Department of Revenue.

As we start out the 2015 year, Midwest Real Estate Data shows that from January 1, 2014 to January 1, 2015, the average residential residence (detached single family) sales price rose 3.73% (\$143,162 to \$148,507). The average residential attached single family residence (condo and townhomes) sales price rose 20.32% (\$102,128 to \$122,885). The increase for all residential properties was 10.64%.

The Commercial and Industrial markets still remain sluggish in DeKalb County. According to Roger Hopkins, a consultant, we have had some commercial stores leaving DeKalb County, looking to go to bigger established markets. Lack of residential growth has and continues to affect the commercial growth in DeKalb County. On a positive note, the Hampton Inn has been doing very well with high occupancy rates. The new Dunkin Donuts and Jersey Mikes are up and running and appear to be a success. Along with the new Culvers, West Lincoln Highway is starting to thrive. At the end of 2014 and the beginning of 2015, there have been multiple sales transactions of multi-family complexes selling very well near NIU's campus.

Compared to 2013, residential and farm new construction growth were up, commercial growth went down and industrial remained the same, as illustrated on page 23.

Farmland assessments increased by 10% in 2014 as certified by the Department of Revenue. However, Public Act 98-0109 will take affect for the 2015 assessment year. We have added at the end of my report this year "Legislative Changes to Farmland Valuation Informational Bulletin" to help understand the changes for 2015.

This year's report has a new "Statistics Report", located on page 27. My goal has been to complete Board of Review and submit my year end reports to the Department of Revenue earlier than they have been in the past. If you will note on the spreadsheet, that is something I have accomplished. Since my arrival to DeKalb County, I have made many changes in the Assessment Office, and the staff has been doing some cross training. This has helped my Department to roll to the new assessment year earlier than ever and has been as asset to the local taxing bodies.

I would like to thank my staff in the DeKalb County Assessment Office for going above and beyond. They are always willing to take on whatever the task may be and to do whatever it takes to get the job done. The year 2014 was no exception in difficulties. The elevator was out of service several times last year. Even with the workload of the employees in my Main Office, they would take turns working at the make shift office that I had set-up in the lobby of the Administration Building so we could take care of the taxpayers who could not take the stairs. This was during our "Senior Freeze" enrollment, so it had to be done. In addition I would also like to showcase my Mapping Department for helping with establishing legal descriptions for the new Enterprise Zone, which was a tremendous cost saving for the County. Time after time, my staff and I are always putting the needs of the taxpayers of this fine County first.

I would like to thank the DeKalb County Assessor's and their staffs and the Board of Review members for their continued hard work during the 2014 assessment year.

A handwritten signature in cursive script that reads "Robin L. Brunschon". The signature is written in black ink and is positioned above the printed name and title.

Robin L. Brunschon
DeKalb County Assessor

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Chief County Assessment Officer

2014 Assessment Year

Timeline

- ❖ Senior Deferral reminder cards mailed January 17, 2014.
- ❖ Computers rolled to the 2014 year on February 6, 2014.
- ❖ Farmland values updated on Property Tax System February 20, 2014.
- ❖ Assessors annual meeting held February 28, 2014. Workbooks distributed and DUE on **July 1, 2014.**

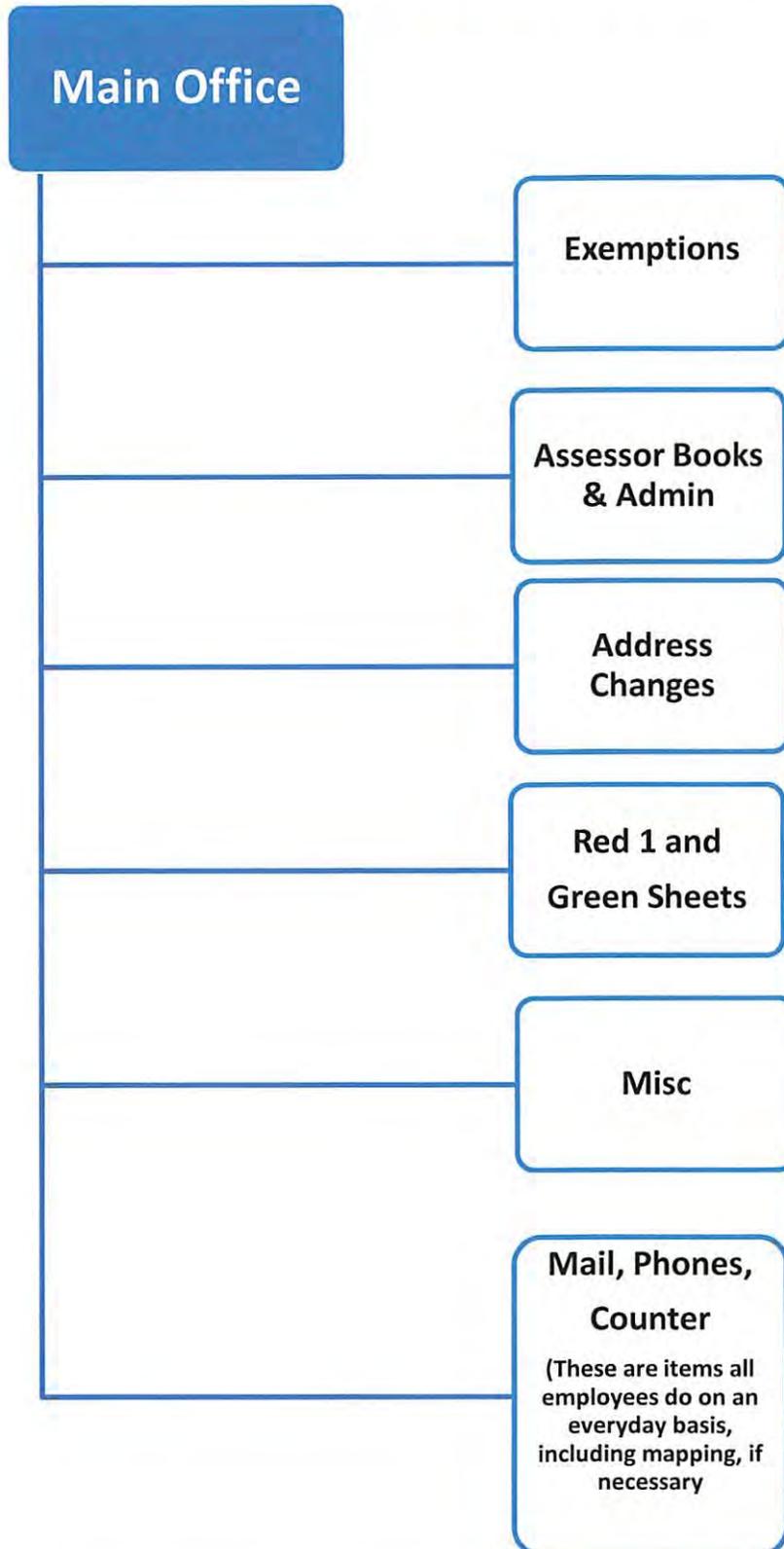
| Date Returned | Township |
|---------------|-------------------------------------|
| 4/29/2014 | Clinton |
| 6/27/2014 | Victor/Somonauk |
| 7/1/2014 | Shabbona/Paw Paw |
| 7/2/2014 | Sycamore |
| 7/7/2014 | Sandwich |
| 7/9/2014 | Afton/Pierce |
| 7/11/2014 | Squaw Grove |
| 7/14/2014 | South Grove/Mayfield |
| 7/14/2014 | Genoa (submitted electronically) |
| 7/14/2014 | Franklin (submitted electronically) |
| 7/15/2014 | Malta/Milan |
| 7/15/2014 | DeKalb |
| 7/29/2014 | Cortland |
| 7/31/2014 | Kingston (submitted electronically) |

- ❖ Sent out Fraternal & Veterans exemptions on January 10, 2014.
- ❖ Sent out Exempt Renewals on January 10, 2014.
- ❖ Senior Assessment Freeze applications mailed March 28, 2014.
- ❖ Sent out Second Notice for Exempt Renewals on July 30, 2014.
- ❖ Farmland Assessment Committee meeting and hearing on June 17, 2014 to review 2015-year farmland values.
- ❖ There were 30 new Disabled Persons and Veterans exemptions and 398 renewals mailed out June 16, 2014. We tried to email in 2013, and many did not reply. We had many more C of E's because of this. In 2014 they were all mailed.
- ❖ Parcel assessment changes were published in local papers on September 24 and October 23, 2014 (Chronicle and the Sandwich Record).
- ❖ Board of Review complaint forms were due October 24 and November 24, 2014.
- ❖ Tentative abstract was mailed to Department of Revenue on October 30, 2014.
- ❖ 143 complaint forms were filed, and 8 cancelled before hearings were scheduled.
- ❖ Board of Review notices sent for Mapping Department proposed changes (45) and other proposed changes (252) in November and December, 2014; and January, 2015.
- ❖ January 23, 2015 - Abstracts and PTAX forms given to County Clerk Tax Extension for forwarding to the Department of Revenue.
- ❖ January 23, 2015 the Board of Review adjourned. Final Decisions were mailed on January 26, 2015.

| | TOWNSHIP | NEWSPAPER USED | PUBLICATION DATE | DEADLINE TO FILE COMPLAINT | ASSESSOR'S DEADLINE | MUTLIPLIERS |
|----|-------------|-----------------|------------------|----------------------------|---------------------|-------------|
| 01 | Franklin | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 02 | Kingston | Chronicle | 10/23/2014 | 11/24/2014 | 12/5/2014 | 0.9930 |
| 03 | Genoa | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 1.0015 |
| 04 | South Grove | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 05 | Mayfield | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 06 | Sycamore | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9812 |
| 07 | Malta | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 08 | DeKalb | Chronicle | 10/23/2014 | 11/24/2014 | 12/5/2014 | 0.9520 |
| 09 | Cortland | Chronicle | 10/23/2014 | 11/24/2014 | 12/5/2014 | 0.9650 |
| 10 | Milan | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 11 | Afton | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 12 | Pierce | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9719 |
| 13 | Shabbona | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 14 | Clinton | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 15 | Squaw Grove | Chronicle | 10/23/2014 | 11/24/2014 | 12/5/2014 | 0.9940 |
| 16 | Paw Paw | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9716 |
| 17 | Victor | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 18 | Somonauk | Chronicle | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9717 |
| 19 | Sandwich | Sandwich Record | 9/24/2014 | 10/24/2014 | 11/7/2014 | 0.9655 |

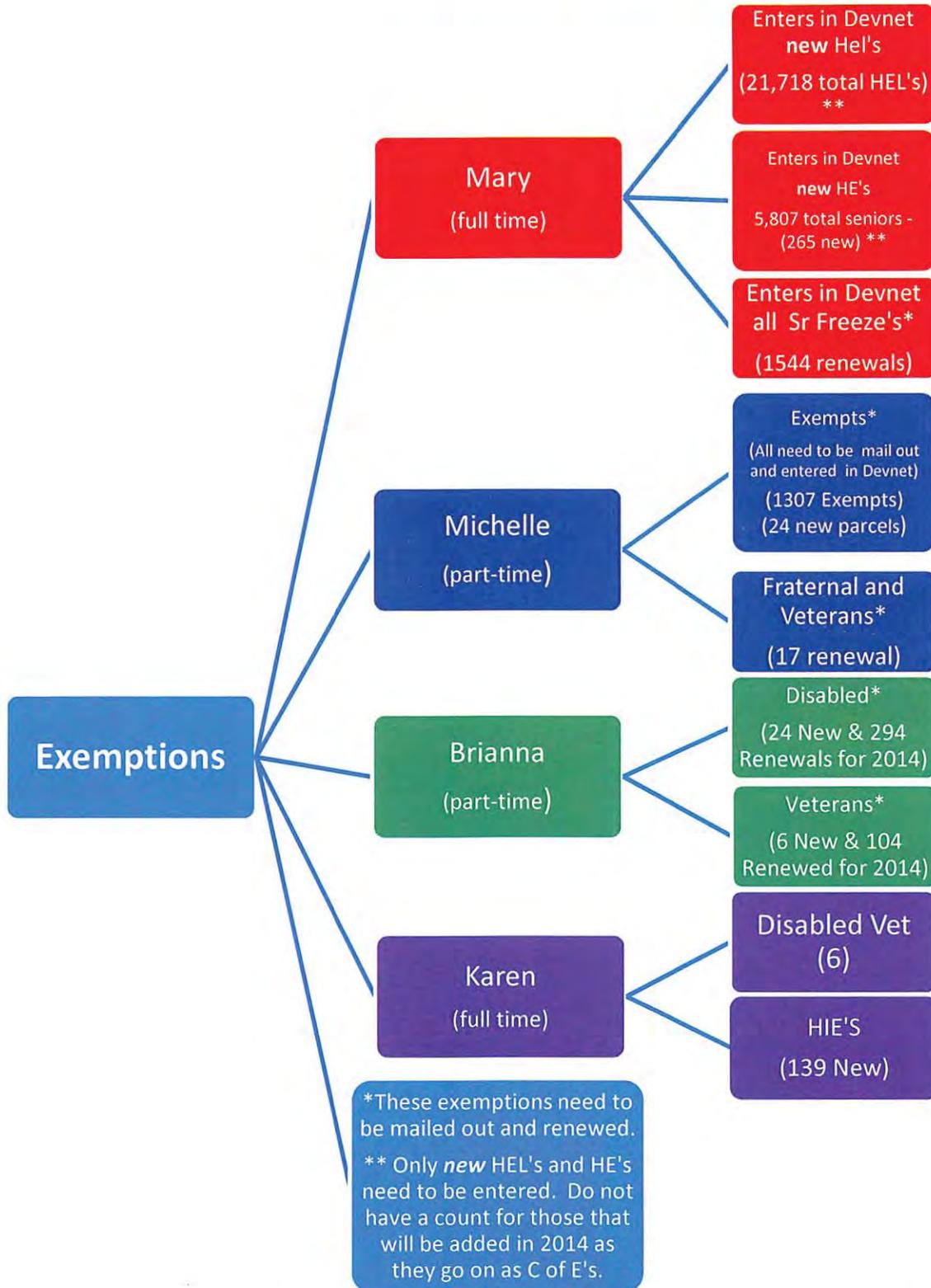
Main Office

Main Assessment Office



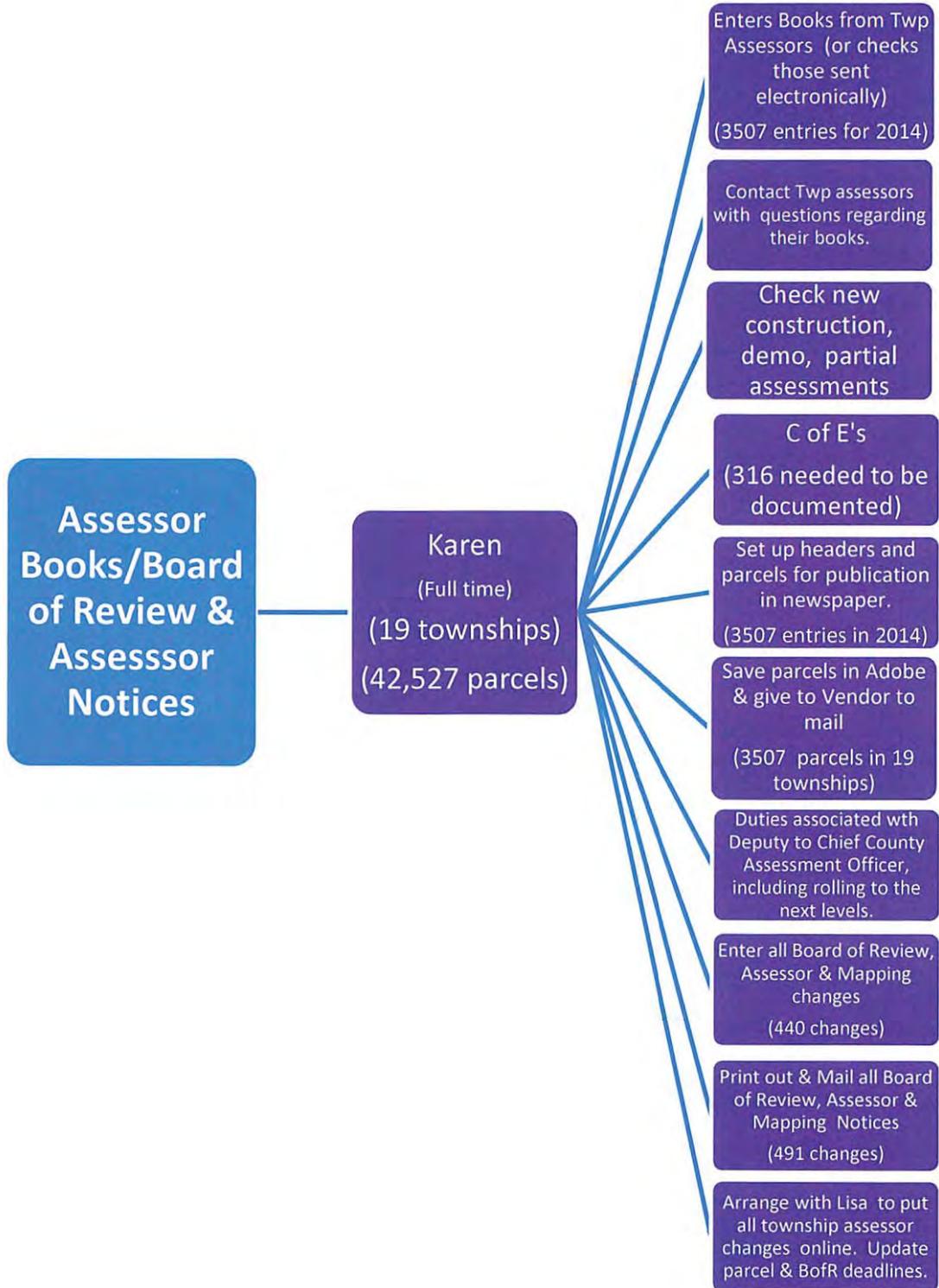
Please note that in the following pages are listed the items that certain individuals are responsible for completing. In most instances all employees are trained to help when needed.

EXEMPTIONS

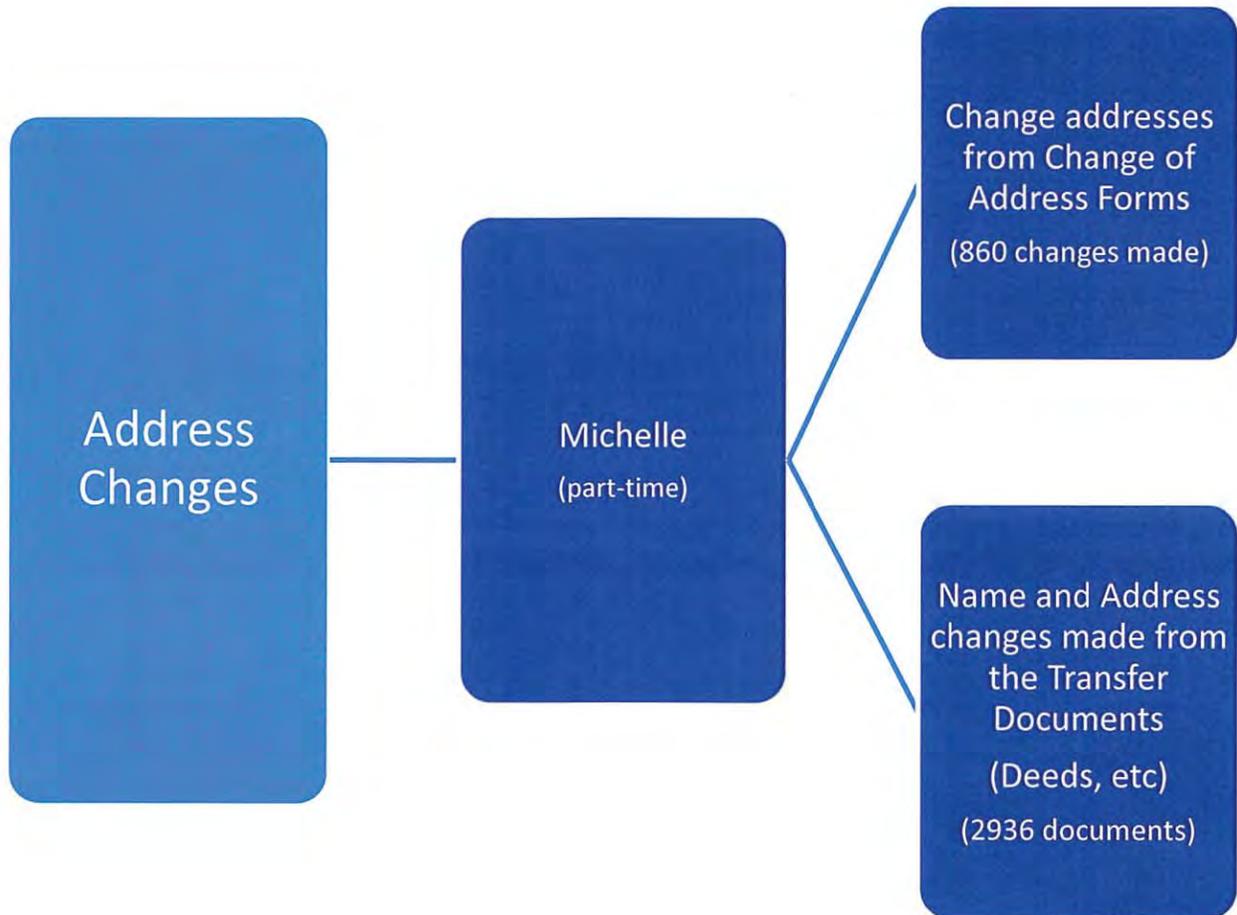


Not only do the new exemptions need to be put on the computer, but old exemptions need to be documented and removed the following year.

ASSESSOR BOOKS/BOARD OF REVIEW

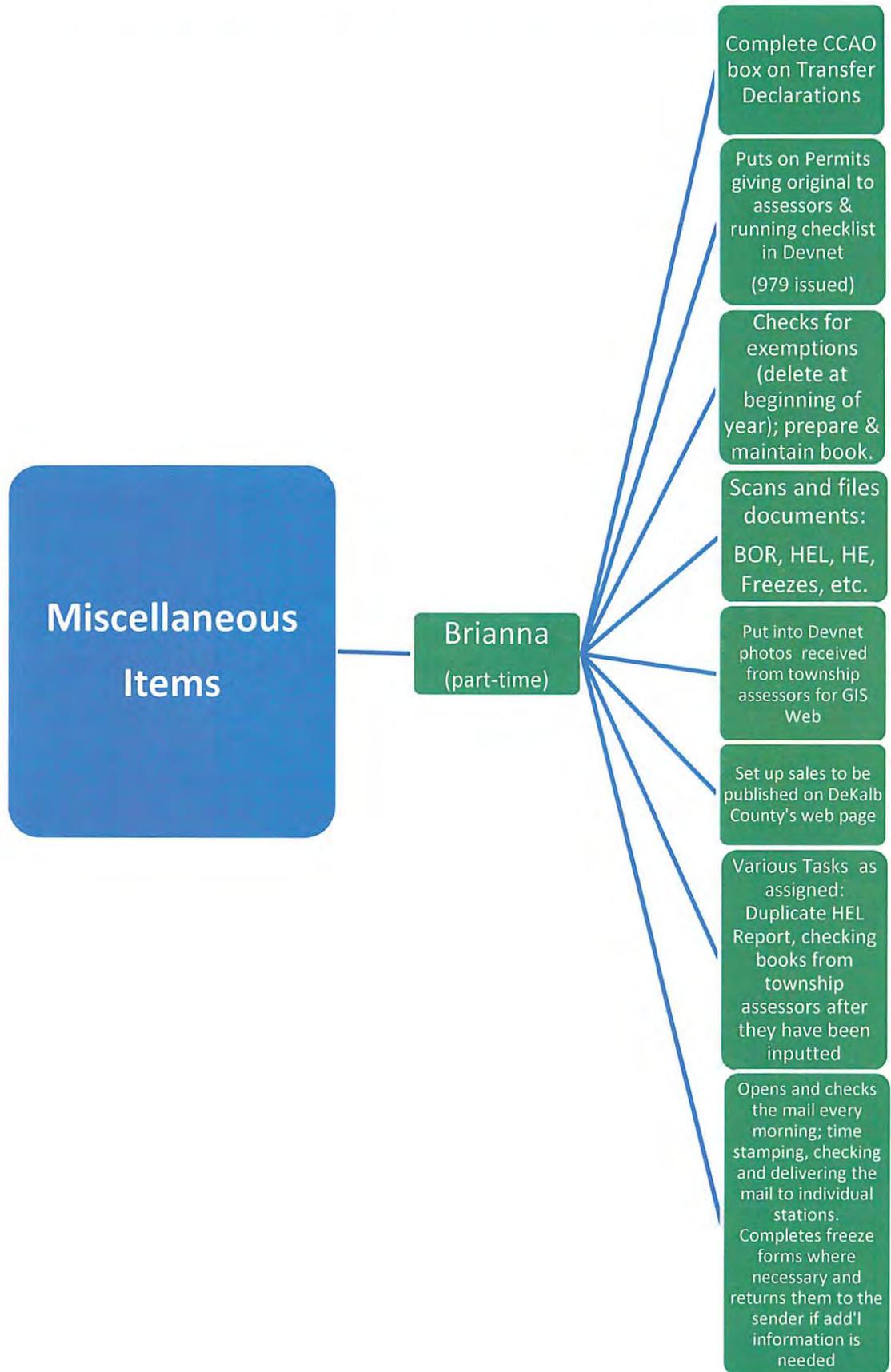


ADDRESS CHANGES



There were a total of 3,796 address changes made in 2014. These address changes were made from Change of Address Forms and Transfer Documents (Deeds, etc.).

TRANSFER DECLARATIONS & MISCELLANEOUS



RED 1

Red 1

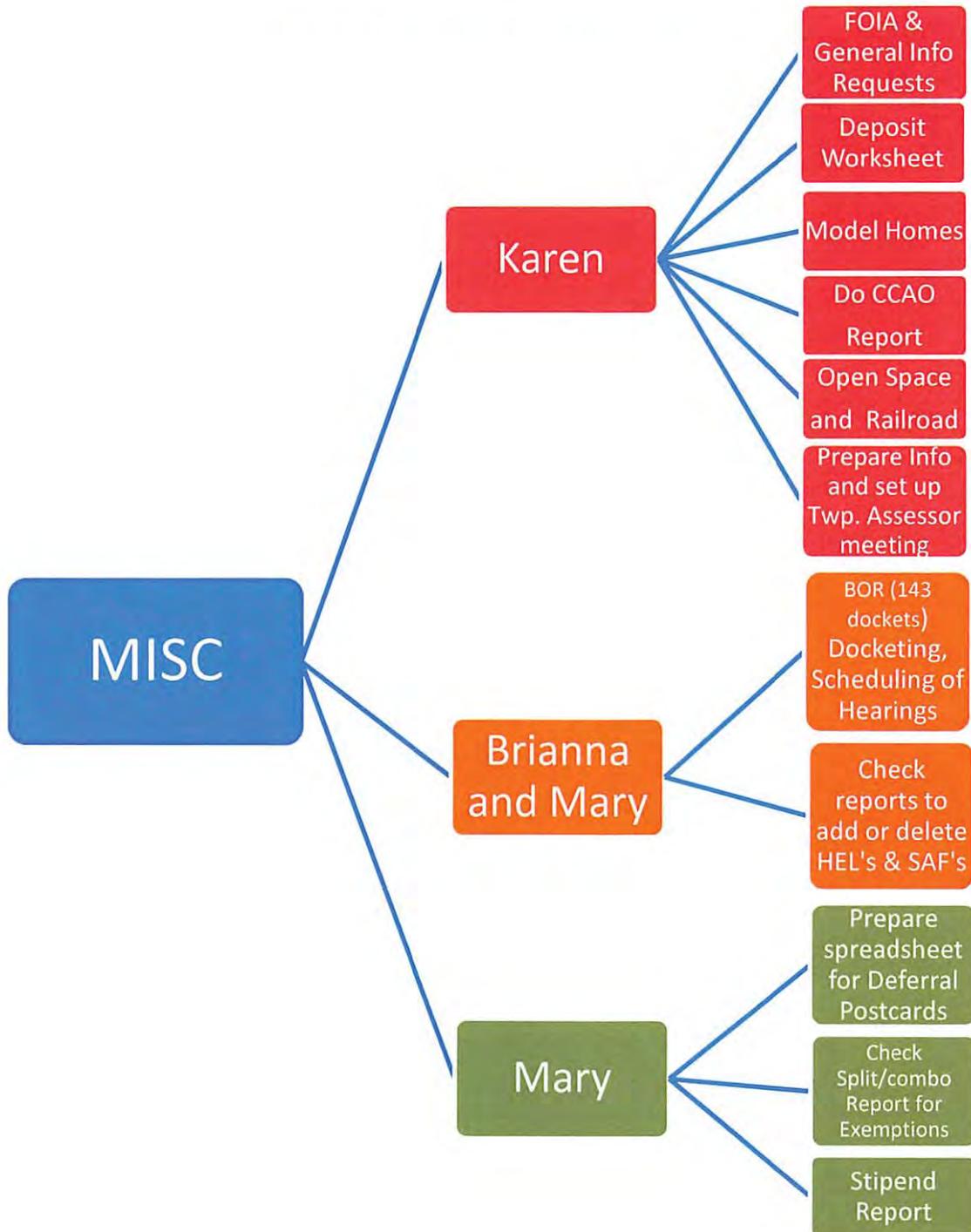
Christopher
(part-time)

- Give Transfer Declaration a tab number
- Check for exemptions (delete or mail out); prepare spreadsheets, check ownership
- Separate out Sheriff's Deeds, & enter into Spreadsheets
- Enter all sales into Red1
- Dump sales into Devnet; run import reports; Edit sales in Devnet; and recheck all parcels.
- Manually enter non-RETD Sheriff's deeds into Devnet and recheck all these parcels, delete exemptions.
- Make 1 copy of Sheriff's deeds and transfer declarations for office books. Scan transfer declarations for Twp assessors. Hard copies for Twps 04,05,07 & 10.
- Monthly-run sales report for county website. All sales are being put on website to which all will have access.
- Update sales Binder & Office books; Email all sales to twp assessors
- Transmit sales to Dept of Revenue; Mail original copy to Dept of Revenue
- File Deeds

2014
Total Sales 1605
Sheriff's deeds 275*

*So far in 2014 we received 33 sheriff's sales that were written in 2013, which are included in the totals.

MISCELLANEOUS



All employees need to check the previous year's Certificates of Error to make sure they are correctly changed on the current year.

Mapping Department

Mapping Department (2 Staff Members)

Parcel Numbers

Retire & Assign Parcel Numbers

Documents and Processing

Conveyances

Subdivision Plats

Annexations

Dedications/Vacations

Divisions

Combinations

Leasehold Documents

Facilitate correction of Conveyances with errors

Daily

Processing documents

Updating Base Map

Data Entry

Phones

Map requests

Assist Assessors Office, Township Assessors & General Public as needed

Farm Land & Farm Preferential Programs

Assessment and maintenance of farm cards

Assignment of Pollution Control Parcels

Forestry Management

Conservation Stewardship

Transition Percentage

Vegetative Filter Strips

Map Production

Print maps as requested

Annual Updated Page Set printing

Custom

Reports/Tracking

Monthly Completion Notification to GIS

Current Year Document Report

Annexation Report to Tax Extension

Street Index & Subdivision Index

Daily Document Count

Parcel Control Book

Map Page Inventory

Updated Map Pages Listing

Farm Sales – Median Value

Contribute to CIAO Annual Report

Cell Tower Listing

Maintain Mapping Worksheet Files

Invoicing for reports and map sales

Annually update Farm Assessment Cards for publication on County web site

PTAB tracking document

Annual Wind Tower Assessment

Mapping Department's responsibility is to maintain and update the county's cadastral map system for assessment purposes. We perform a variety of duties including farmland and farmland preferential assessments. State pollution control parcel numbers are assigned and tracked by our department.

Conveyance documents from the Records Office are printed, interpreted, labeled for data entry and if necessary, we work to resolve complex mapping & title conflicts with attorneys and title companies

The "life" of an assessment parcel begins in the Mapping Department. We are responsible for the creation of child parcels from the parent parcels and combinations of two or more parcels. Map maintenance is performed in house allowing us to turnover changes monthly to the GIS department for upload to the online GIS map.

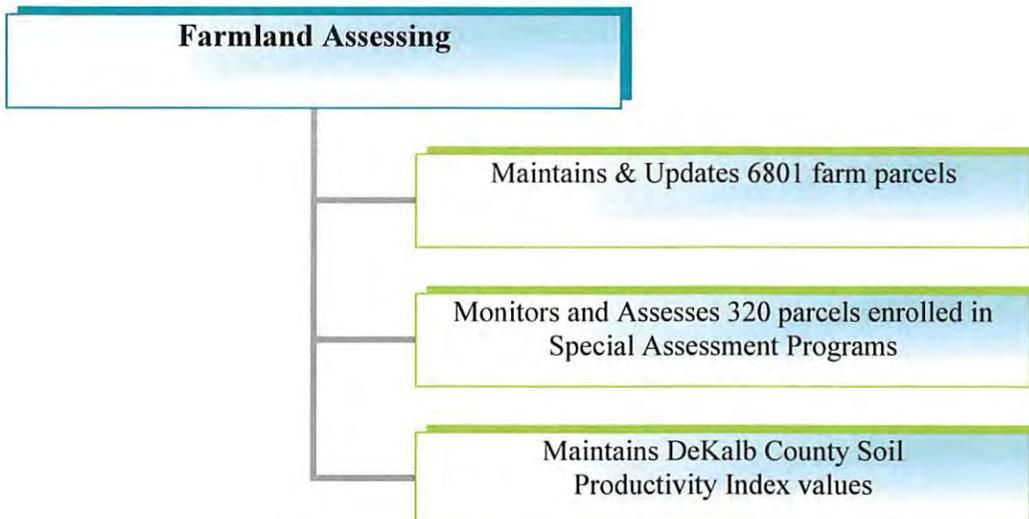
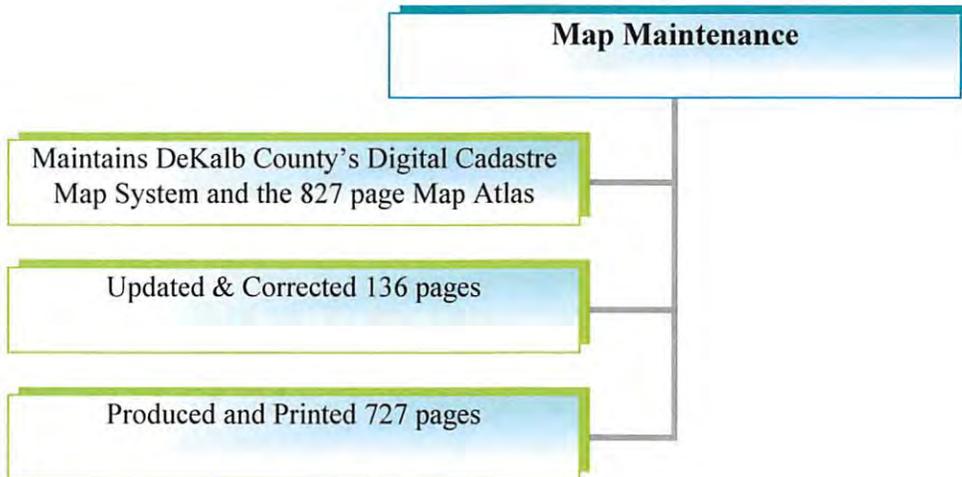
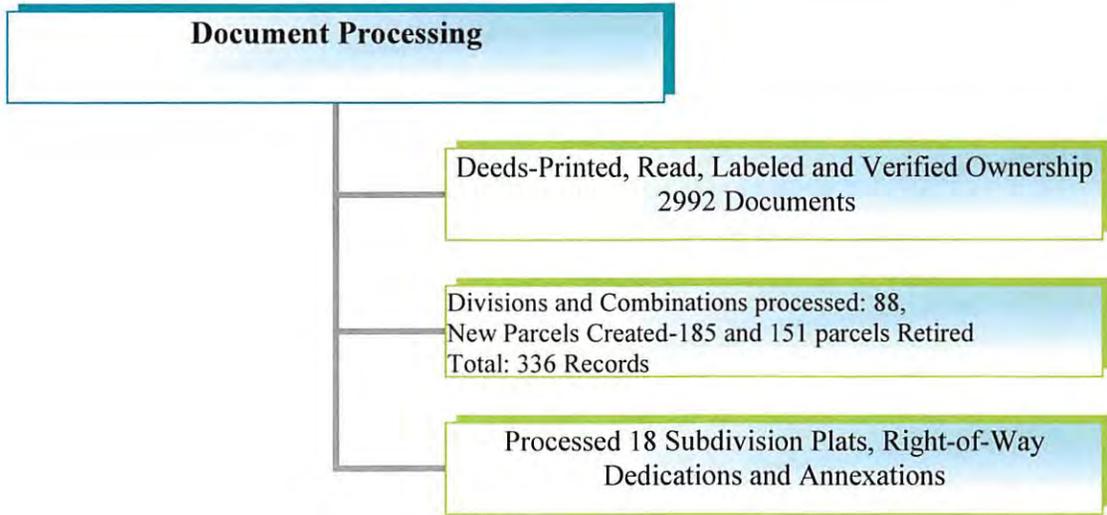
In 2014, there was an average of 12 documents per day. Those documents created mapping changes on 108 update map pages and corrections or adjustments made on 28 pages. Changes include all boundary line adjustments generated from conveyances, owner requests, road right of way dedications, subdivision plats, annexations and vacations.

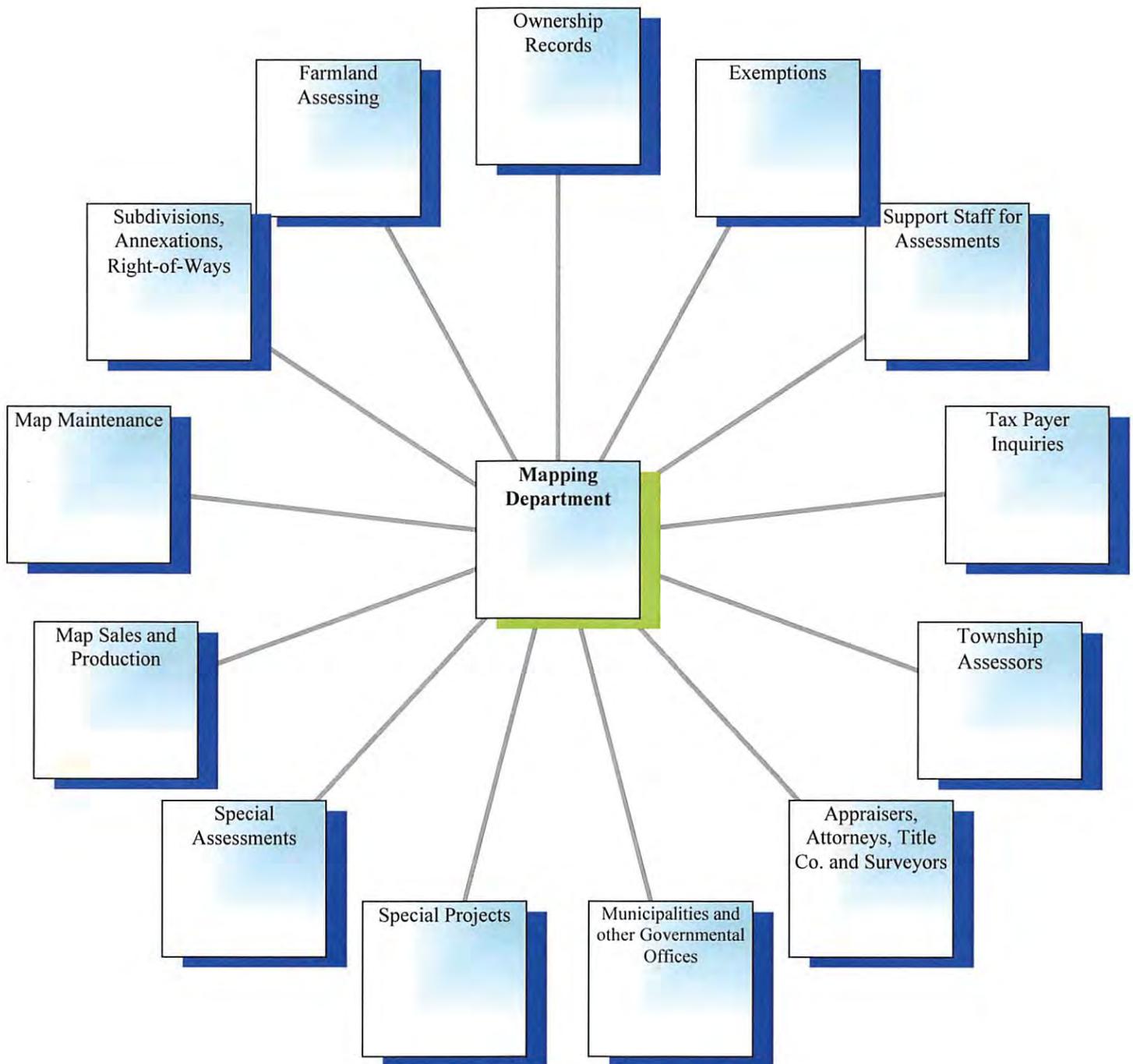
We have been working with municipalities of Genoa, Sycamore, DeKalb & Sandwich, Tax Extension and GIS to ensure parcels are coded within their jurisdictions. The process includes finding and mapping "vintage" annexation documents and updating the base maps as needed.

We work closely with a variety of end users for instance title companies, surveyors, utility companies, township assessors and the general public helping with property location, verifying tax numbers, interpreting documents and providing maps.

Several County departments require information and maps generated by this department also. For example, we produce custom and or exhibit maps for States Attorney, Public Defender, Sheriff Department, Attorneys, Public Building Commission, the County Board Coordinator and local government agency's. Planning & Zoning requests custom maps for their hearings. We verify the creation year of parcels, provide historical maps and notify P&Z if we notice new buildings without a building permit noted on parcel(s). We also provide municipalities with buffer zone maps and parcel listings for their zoning hearings.

Mapping Department





DEKALB COUNTY BOARD OF REVIEW

February 7, 2014 THROUGH January 23, 2015

➤ Exemptions

- 161 New Home Improvement Exemptions granted
- 265 New Senior Exemptions granted
- 1796 Senior Assessment Freeze Exemption applications reviewed and approved
- 24 Exempt Property Petitions reviewed and recommendations sent to the Illinois Department of Revenue
- 30 New Veterans & Disabled Persons Exemptions

➤ Certificates of Error

- 316 Certificates of Error issued in 2014 against the 2013 year*

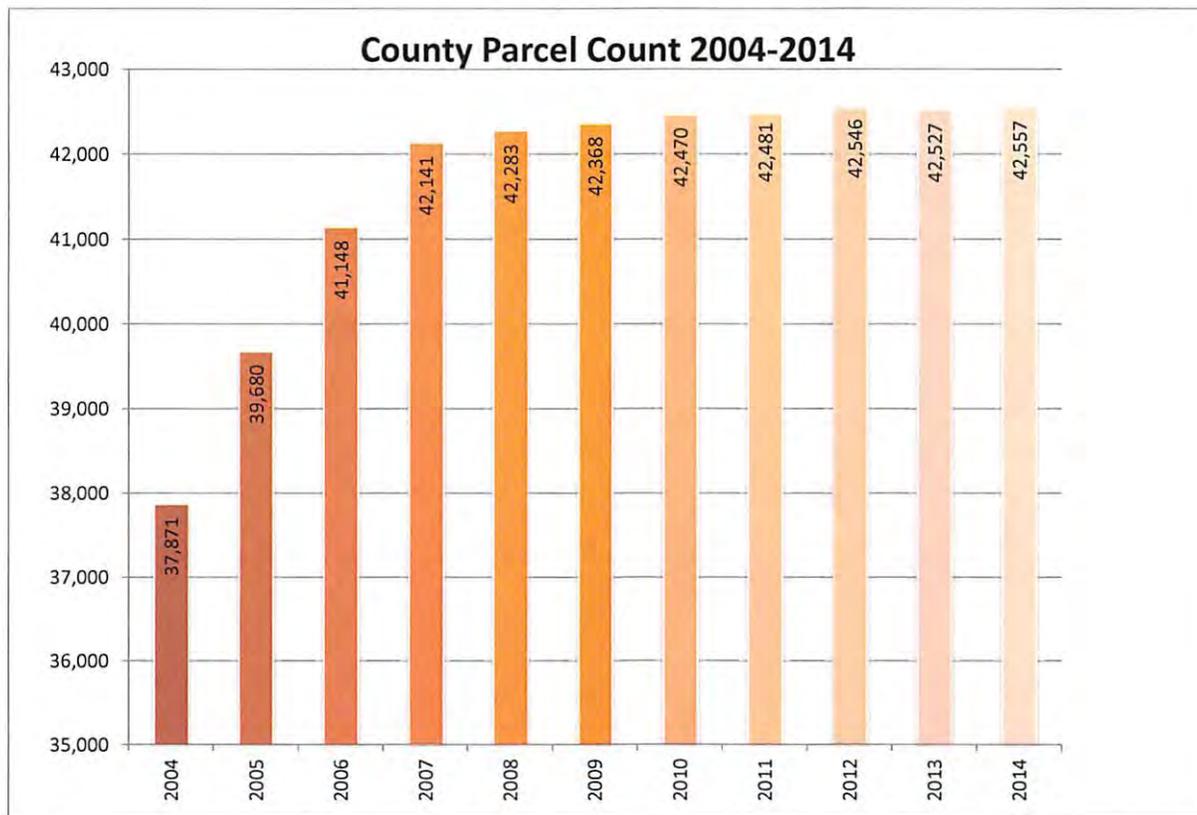
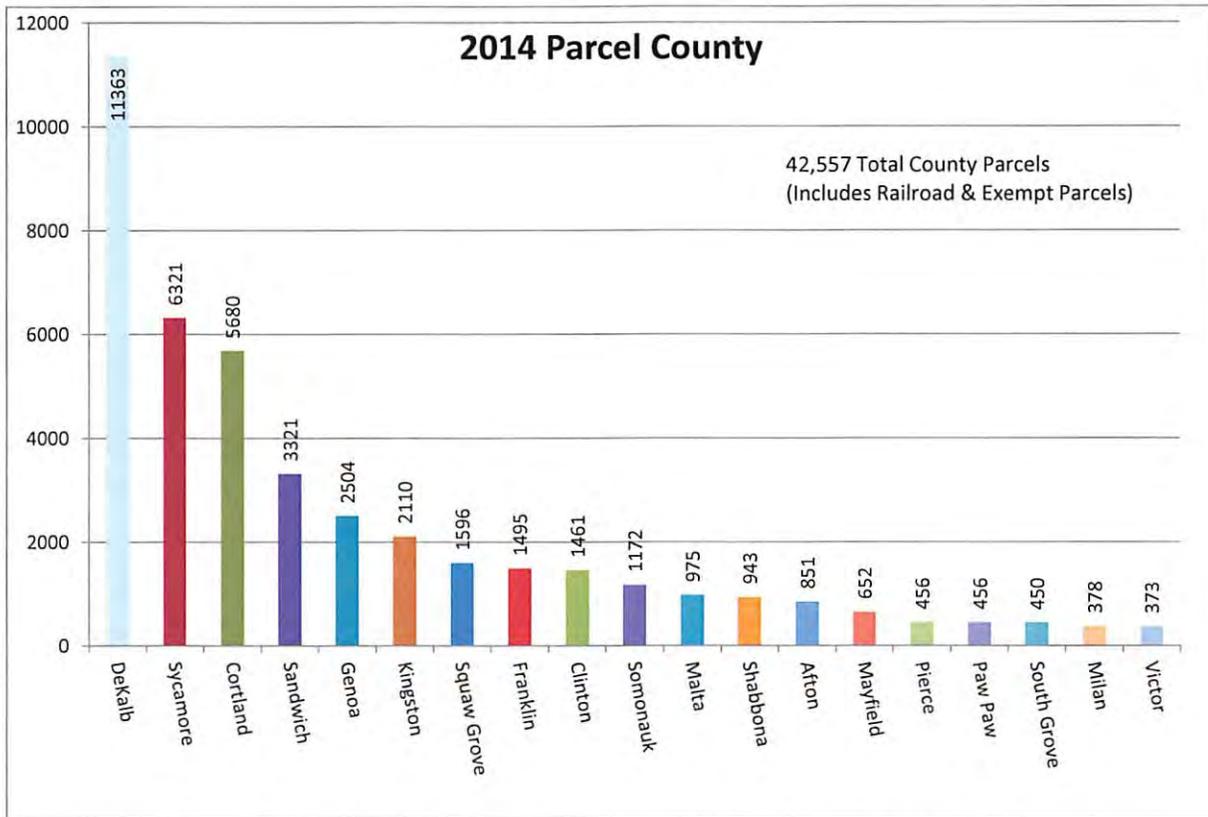
➤ Assessment Complaint Forms

- 143 Complaint forms filed and docketed on 150 parcels for the 2014 assessment year
 - Of Parcels Scheduled:
 - 42 Confirmed Assessments
 - 101 Reduced Assessments
 - 7 Removed prior to hearing

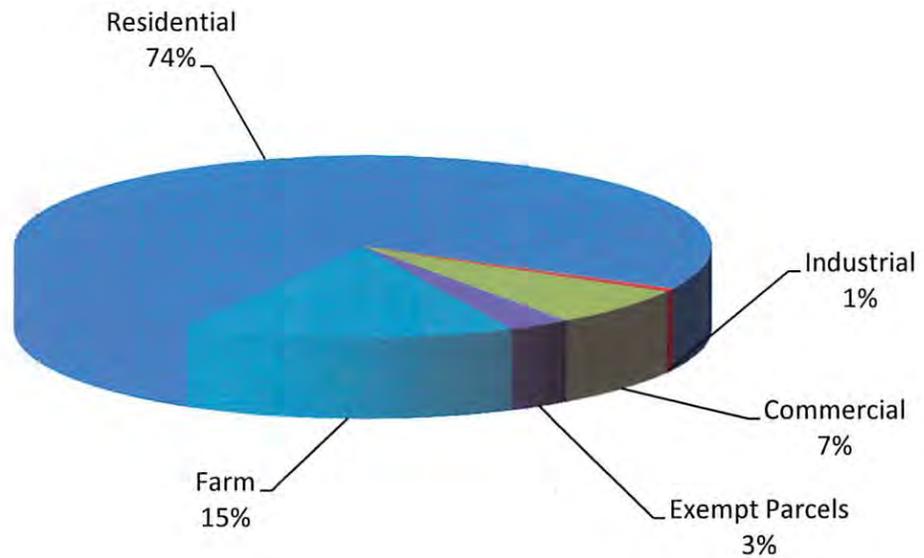
➤ Assessment Changes

- 297 Assessment changes made on the Board's own Motion (includes Mapping Department changes)

*Certificates of error are issued for those not filing for exemptions in a timely manner (79%), for properties granted exempt status by the Department of Revenue after the Board of Review adjournment, and for assessor and/or clerical errors.

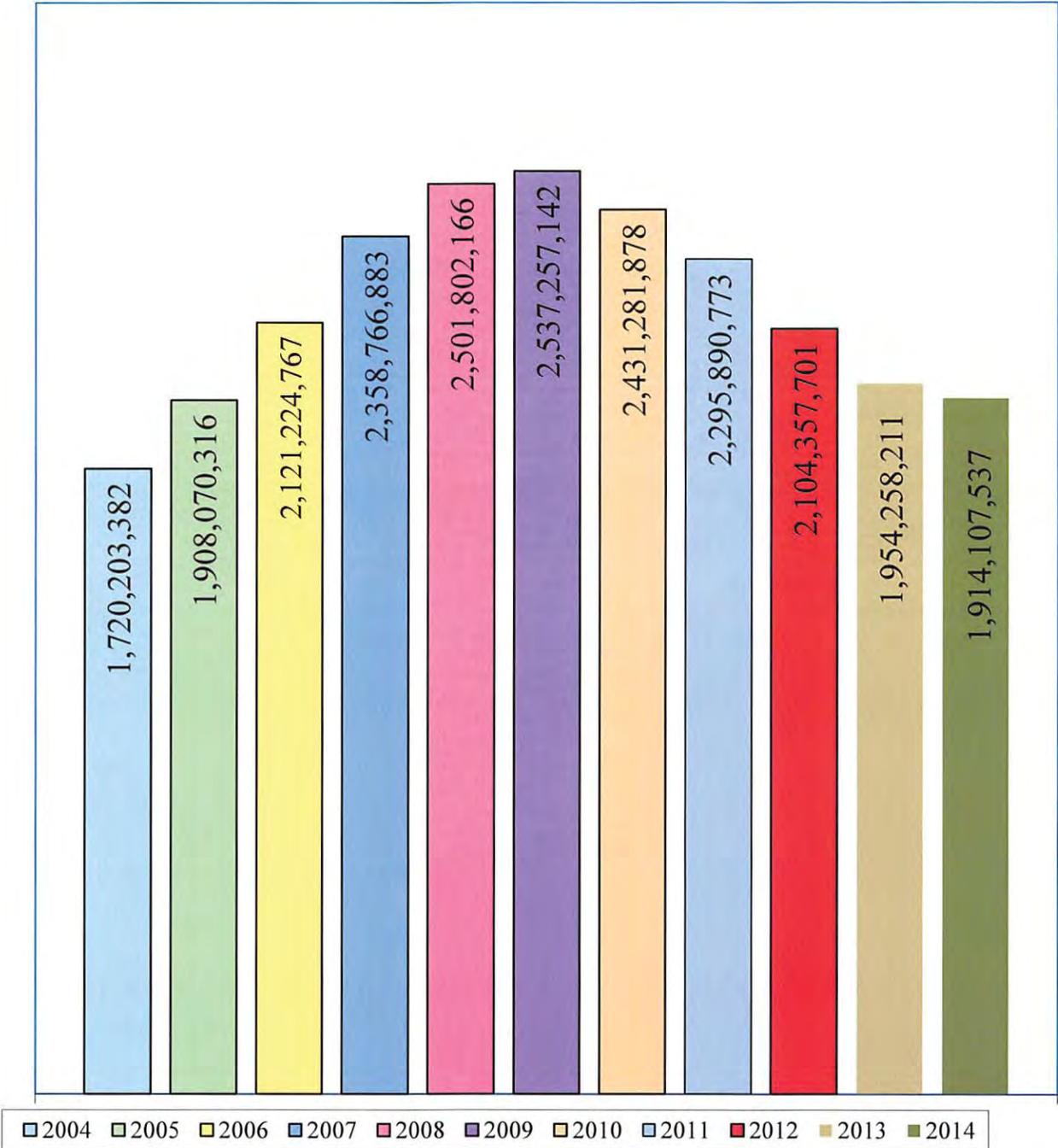


**Percentage of Parcels According to Use
2014**
**(Wind Turbine Land and Wind Turbines are
included in Commercial)**



■ Residential ■ Industrial ■ Commercial ■ Exempt Parcels ■ Farm

Equalized Assessed Value 2003-2014



This is the raw Estimated Assessed Value, not subtracting exemptions.

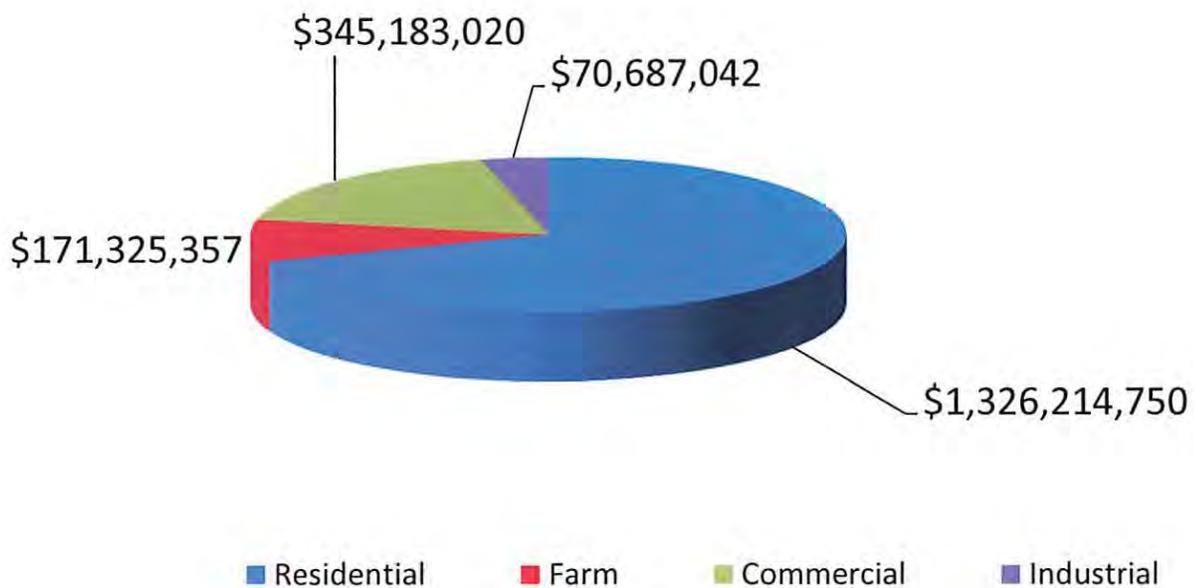
Equalized Assessed Value 2006-2014

Values are coming from the
Assessment office

| | | | |
|---|----------------------|-------------------------|---------------------------------|
| 9 | 1,914,107,537 | | |
| | 2014 | Exemptions: 166,849,450 | Less Exemptions: 1,747,258,087 |
| 8 | 1,954,258,211 | | |
| | 2013 | Exemptions: 169,461,656 | Less: Exemptions: 1,784,796,555 |
| 7 | 2,104,357,701 | | |
| | 2012 | Exemptions: 170,567,440 | Less Exemptions: 1,933,790,261 |
| 6 | 2,295,890,773 | | |
| | 2011 | Exemptions: 180,337,575 | Less Exemptions: 2,115,553,198 |
| 5 | 2,431,281,878 | | |
| | 2010 | Exemptions: 188,533,845 | Less Exemptions: 2,242,748,033 |
| 4 | 2,537,257,142 | | |
| | 2009 | Exemptions: 196,411,181 | Less Exemptions: 2,340,845,961 |
| 3 | 2,501,802,166 | | |
| | 2008 | Exemptions: 183,576,885 | Less Exemptions: 2,318,225,281 |
| 2 | 2,358,766,883 | | |
| | 2007 | Exemptions: 163,143,570 | Less Exemptions: 2,195,623,313 |
| 1 | 2,121,224,767 | | |
| | 2006 | Exemptions: 151,293,697 | Less Exemptions: 1,969,931,070 |

TOTAL EAV 2014
(RR-locally assessed - not included)
(Wind Turbine Land and Wind Turbines
are included in Commercial)

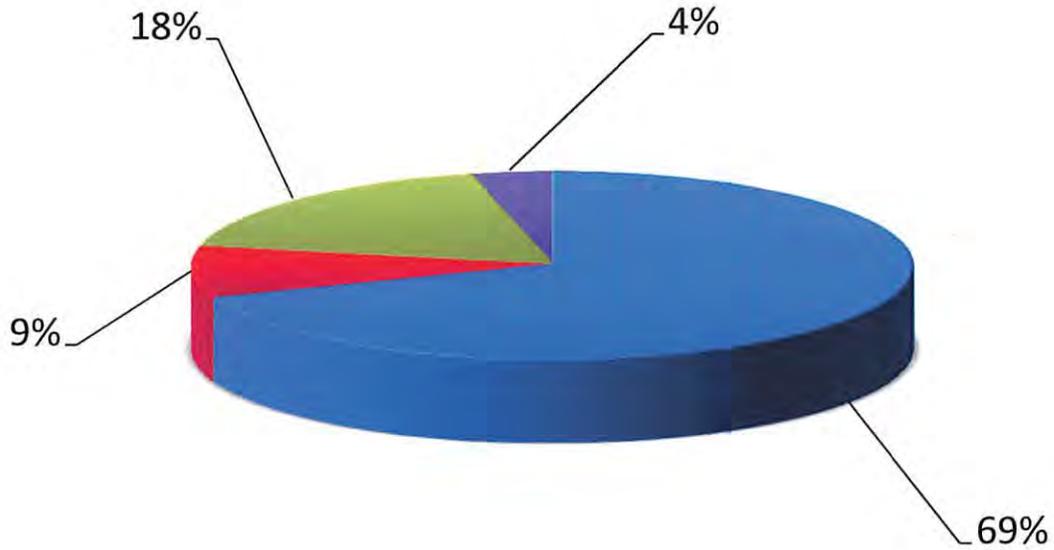
Assessed Value
According to
Use



This is the raw Estimated Assessed Value, not subtracting exemptions (Homestead, Senior Homestead, Senior Freeze, Home Improvement, Disabled and Veterans exemptions) in the amount of \$166,945,187. The exemption figure is less than last year because the total assessments went down decreasing the Senior Freeze exemption amount.

TOTAL EAV 2014
(Wind Turbine Land and Wind Turbines are included in Commercial)

Percent of Value According to Use

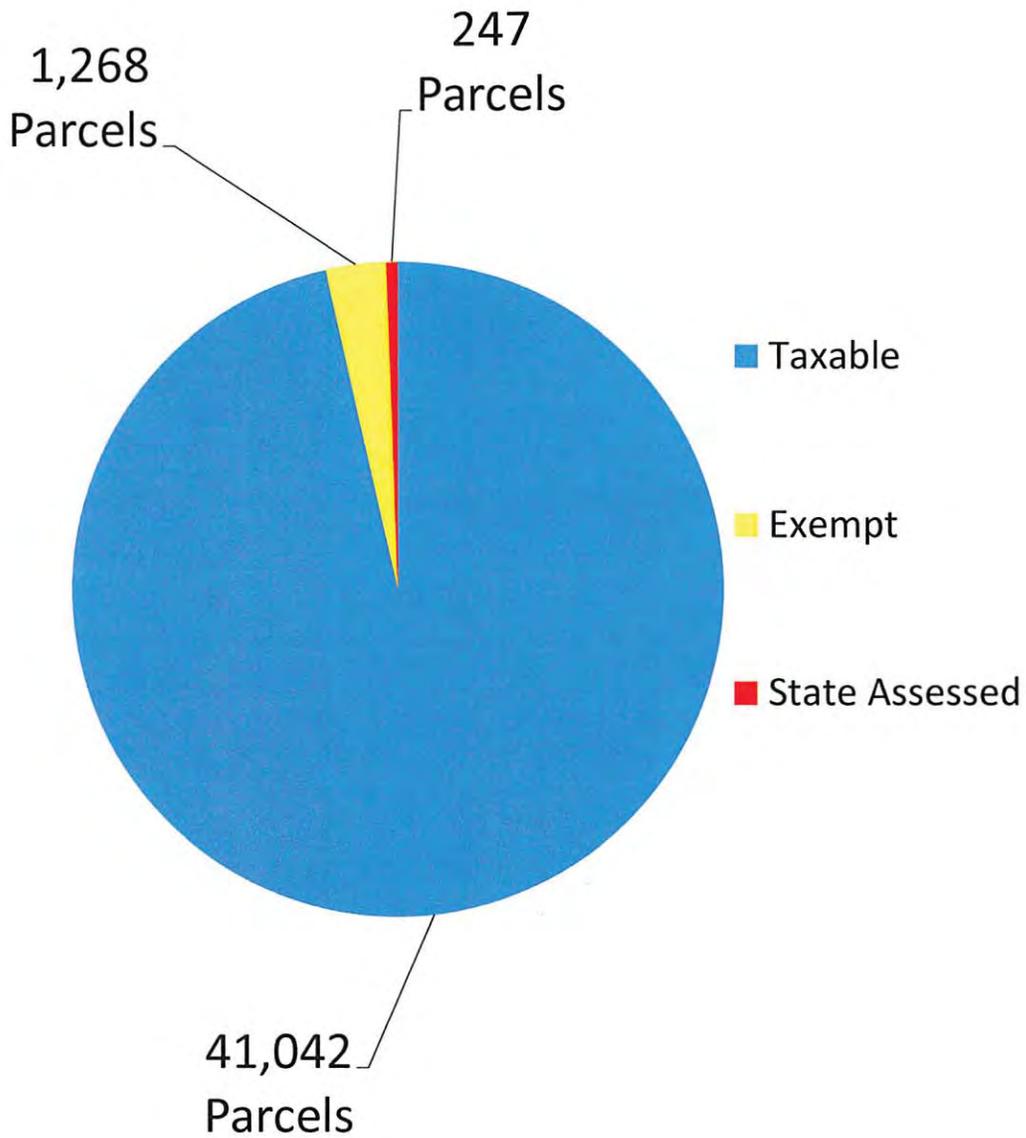


■ Residential ■ Farm ■ Commercial ■ Industrial

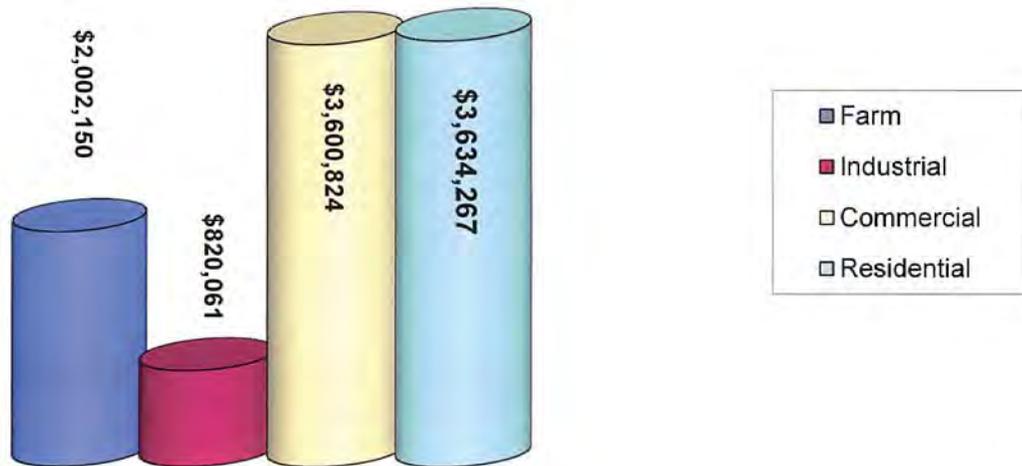
This is the raw Estimated Assessed Value, not subtracting Exemptions.

Taxable vs. Exempt

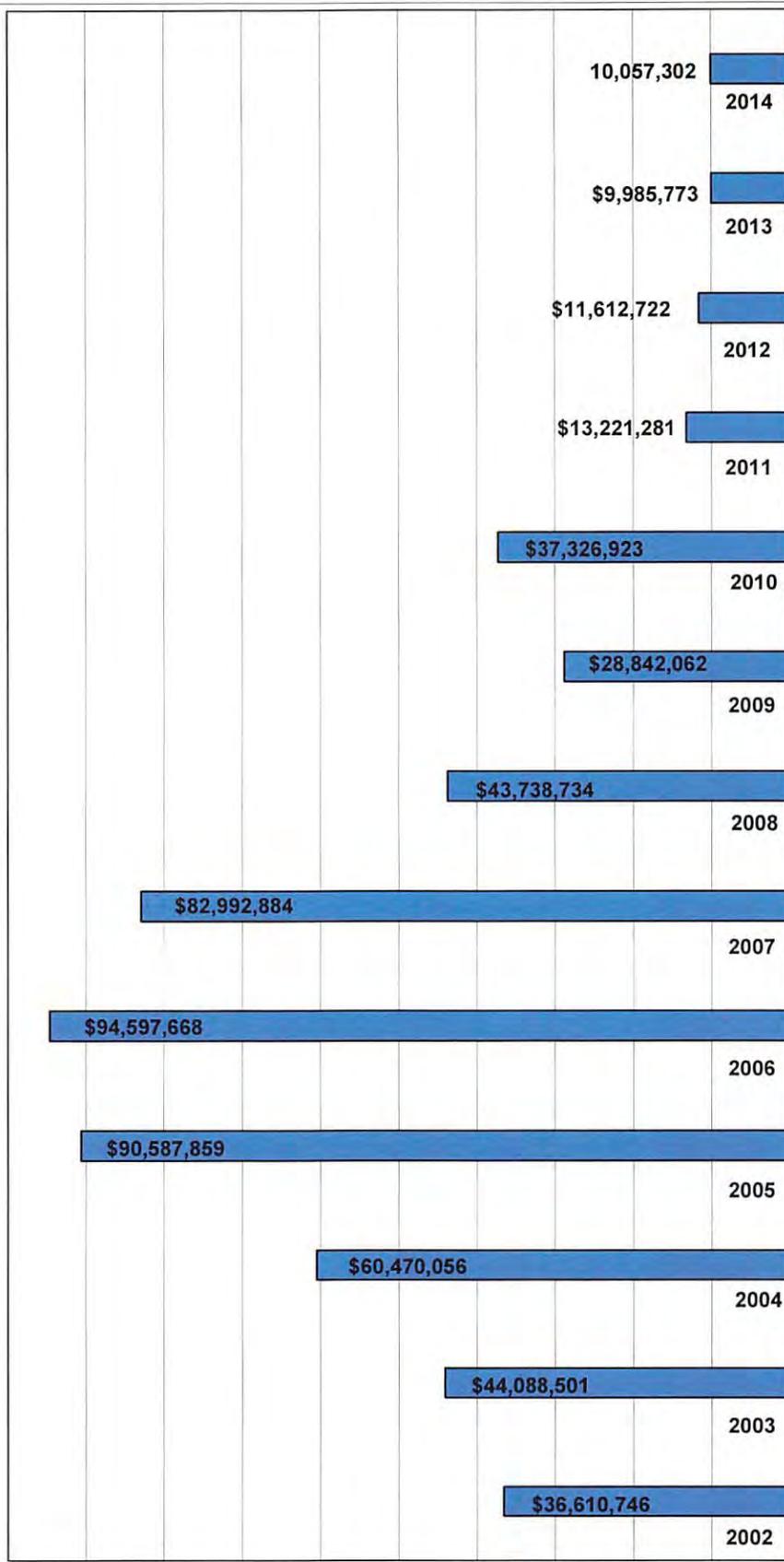
(Number of parcels)



2014 Year New Construction Total \$10,057,302

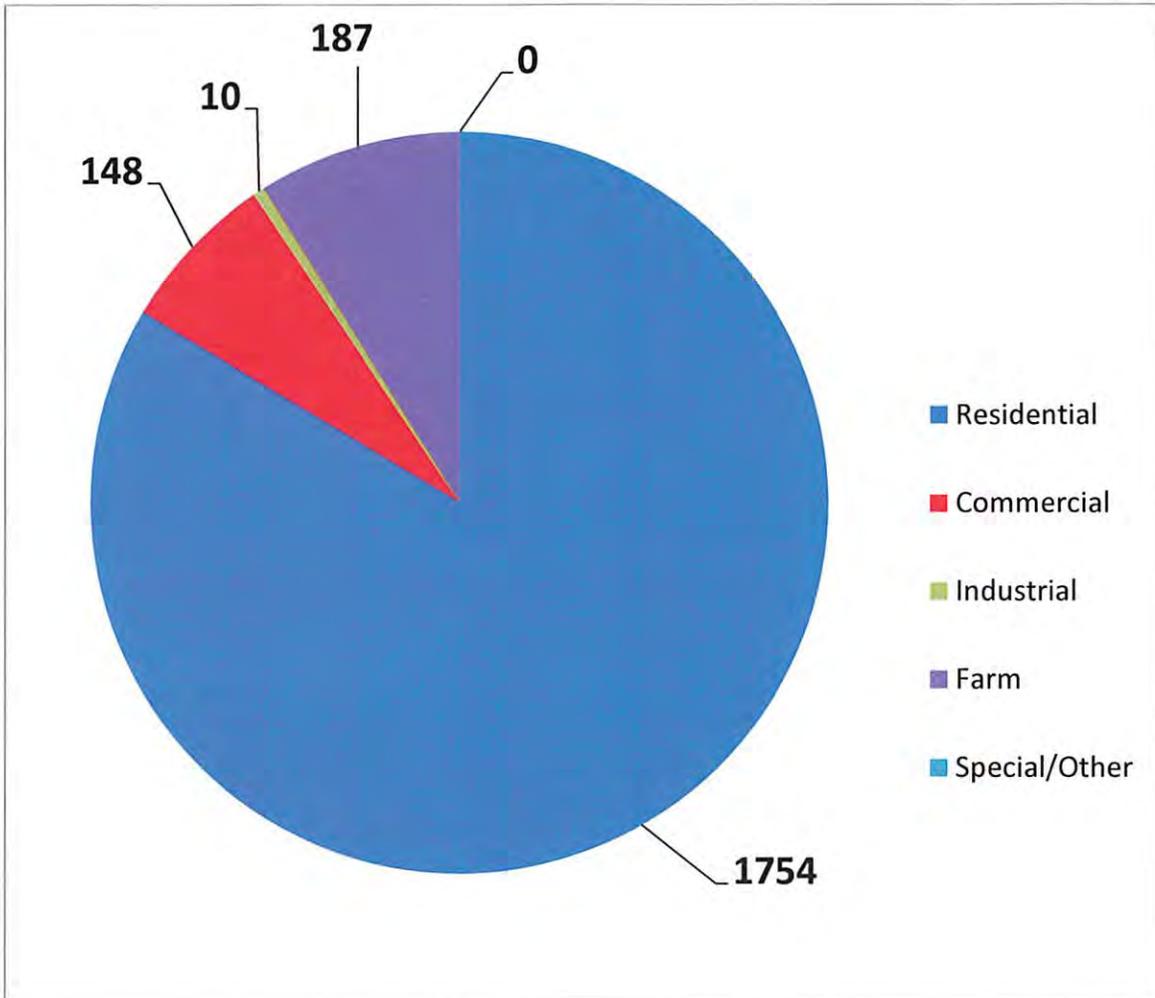


NEW CONSTRUCTION 2002-2014



2014 Sales Breakdown

(2099 parcels)



These figures do not represent the number of sales, but the number of parcels sold.

Residential

- 0030-Vacant Lot
- 0032-Developers Lot
- 0040-Improved Residential
- 0041-Model Home

Commercial

- 0050-Vacant Lot
- 0052-Developer's Lot
- 0060-Improved Comm.
- 0065-Comm w/Farm

Farm

- 0011-Farm w/Res
- 0021-Bare Farm Land

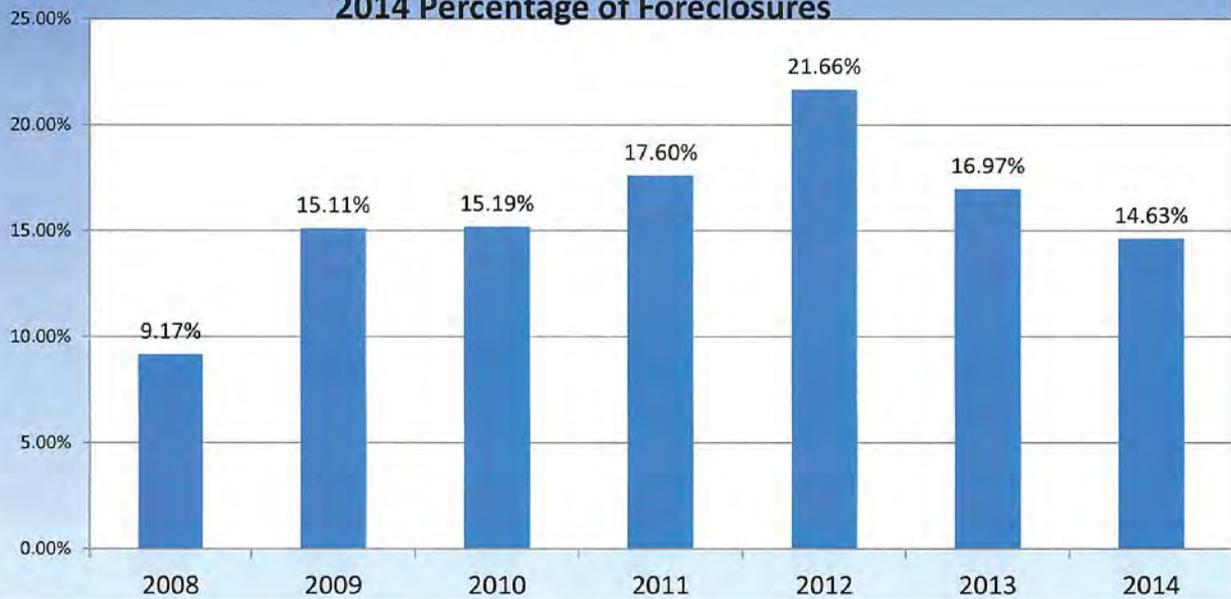
Industrial

- 0080-Industrial
- 0082-Developer's Lot
- 0085-Industr w/farm

Special/Other

- 0027-Wind Farm
- 0028-Conservation
- 0029-Wooded Trans.
- 0090-Tax Exempt

2014 Percentage of Foreclosures



Percentage of Foreclosures (using all sales)

| 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|-------|--------|--------|--------|--------|--------|--------|
| 9.17% | 15.11% | 15.19% | 17.60% | 21.66% | 16.97% | 14.63% |

Some foreclosures use green sheets, but most do not. Due to this, these figures may not be totally accurate, but will give you an excellent idea of the percentages per year.

Statistics from year 2005 thru 2014

| | 2005 | 2006 | 2007** | 2008 | 2009 | 2010* | 2011** | 2012 | 2013 | 2014 |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Date Rolled to new yr | 3/2/2006 | 3/9/2007 | 3/24/2008 | 3/13/2009 | 3/8/2010 | 3/2/2011 | 2/23/2012 | 2/7/2013 | 2/6/2014 | 1/21/2015 |
| Date Twp Assessor meeting | 3/18/2005 | 3/20/2006 | 3/19/2007 | 4/1/2008 | 3/8/2009 | 3/23/2010 | 3/15/2011 | 3/15/2012 | 3/8/2013 | 2/28/2014 |
| County Parcel Count | 39,680 | 41,143 | 42,140 | 42,283 | 42,592 | 42,470 | 42,481 | 42,546 | 42,527 | 42,557 |
| EAV | 1,908,070,316 | 2,121,224,767 | 2,358,776,883 | 2,501,802,166 | 2,537,257,142 | 2,431,281,878 | 2,295,890,773 | 2,104,357,701 | 1,954,258,211 | 1,914,107,537 |
| No. of HEL'S | 21,360 | 22,282 | 22,942 | 23,232 | 23,316 | 23,252 | 23,102 | 22,569 | 22,029 | 21,718 |
| No. of HE's | 4,668 | 4,758 | 5,002 | 5,167 | 5,306 | 5,403 | 5,596 | 5,738 | 5,835 | 5,807 |
| No. of Senior Freezes | 1,573 | 1,776 | 1,724 | 1,827 | 1,938 | 1,918 | 1,887 | 1,812 | 1,719 | 1,544 |
| No. of HIE's | 327 | 254 | 379 | 287 | 261 | 213 | 168 | 127 | 161 | 139 |
| No. of Disabled/Vet Exemptions | | | 109 | 176 | 253 | 300 | 330 | 377 | 369 | 391 |
| New Construction | 90,587,859 | 94,597,668 | 82,992,884 | 43,738,734 | 28,842,062 | 37,326,923 | 13,221,281 | 11,612,722 | 9,985,773 | 10,057,302 |
| No. of Exempt Renewals | 1,150 | 1,161 | 1,221 | 1,245 | 1,287 | 1,291 | 1,312 | 1,264 | 1,291 | 1,307 |
| No. of TA assessmt changes | 11,665 | 13,691 | 20,952 | 14,081 | 14,161 | 4,959 | 14,733 | 6,446 | 4,137 | 3,497 |
| BofR complaints/assr/mapping | 39/600/827 | 75/687/1007 | 291/987/297 | 299/581/104 | 433/558/126 | 399/372/81 | 461/742/107 | 301/297/136 | 227/259/72 | 143/254/45 |
| No. of C of E's | 335 | 304 | 397 | 382 | 321 | 287 | 301 | 263 | 295 | 316 |
| Median Farmland Value | 7,950 | 8,633 | 8,729 | 8,800 | 8,729 | 8,177 | 8,550 | 8,718 | 10,500 | 11,955 |
| Farmland Subdivided (acres) | 562 | 490 | 364 | 85 | 13 | 17 | - | 1 | - | - |
| No of new Subdivisions | 93 | 73 | 61 | 35 | 15 | 12 | 2 | 10 | 12 | 8 |
| No. of Sales (Red 1) | 3,424 | 3,005 | 2,248 | 1,446 | 1,208 | 1,195 | 1,142 | 1,479 | 1,722 | 1,605 |
| Documents Processed (deeds) | 4,789 | 4,402 | 3,465 | 2,674 | 2,453 | 2,320 | 2,339 | 3,061 | 3,277 | 2,992 |
| Splits/Deleted/Created | 3,013 | 2,594 | 1,958 | 857 | 700 | 900 | 417 | 744 | 567 | 424 |

* First year for assessment of wind Turbines, so new construction was up.

** Quad Years

EXEMPTIONS FOR 2014

HEL (Owner Occupied Homestead Exemption Limited) Available to all residential property owners who live in and own (or have a legal interest in) their home. This exemption must be applied for at the Chief County Assessment Office and is worth up to \$6000 off the assessed value of the property. New construction property receives a pro-rated exemption from the date of occupancy. No annual renewal is necessary.

HE (Senior Citizen Homestead Exemption) Available to all seniors, 65 and older, who live in and own (or have a legal interest in) their home. This exemption is worth \$5000 off the assessed value of their property. This exemption must be applied for at the Supervisor of Assessments office. A pro-rated exemption is granted from the date of new ownership. No annual renewal is necessary.

SCAFHE (Senior Citizen Assessment Freeze Homestead Exemption) This exemption enables senior citizens who are 65 and older, own (or have a legal interest in) their home, have lived in their home for the last two January firsts, and have a total household income of \$55,000 or less to annually file for this exemption. This exemption freezes the assessed value of their home for property tax purposes at the assessment prior to the year of original application. Applications are mailed to senior citizens who have previously filed and are also available at the Chief County Assessment Office for those filing for the first time.

HIE (Homestead Improvement Exemption) An exemption of up to \$25,000 off the assessed value available on property that is owner occupied and has improvements added that were not previously on the property (garage, central air, room addition, in-ground pool, etc.). Maintenance items do not qualify. This exemption is automatically granted upon certification by the township assessor of the value of the improvement. The homeowner does not have to pay taxes on the improvement for up to four years.

RVT (Returning Veterans' Homestead Exemption) The new Returning Veterans' Homestead Exemption provides a \$5,000 reduction in a property's equalized assessed value (EAV) to qualifying veterans who returned from active duty in an armed conflict involving the armed forces of the United States. The exemption is awarded the year the veteran returns and the year after. If a veteran does not own a property at the time of return but purchases one within that year, and occupies the residence on January 1 of the following year, will be awarded the exemption for that year. To receive this exemption, the veteran must file an application upon their return home with the Chief County Assessment Office.

DIS (Homestead Exemption for Persons with Disabilities) The Homestead Exemption for Persons with Disabilities provides a \$2,000 reduction in a property's EAV for a qualifying property owned by a permanently disabled person. Proof of disability is required. A disabled person must file an annual application with the Chief County Assessment Office to continue to receive this exemption.

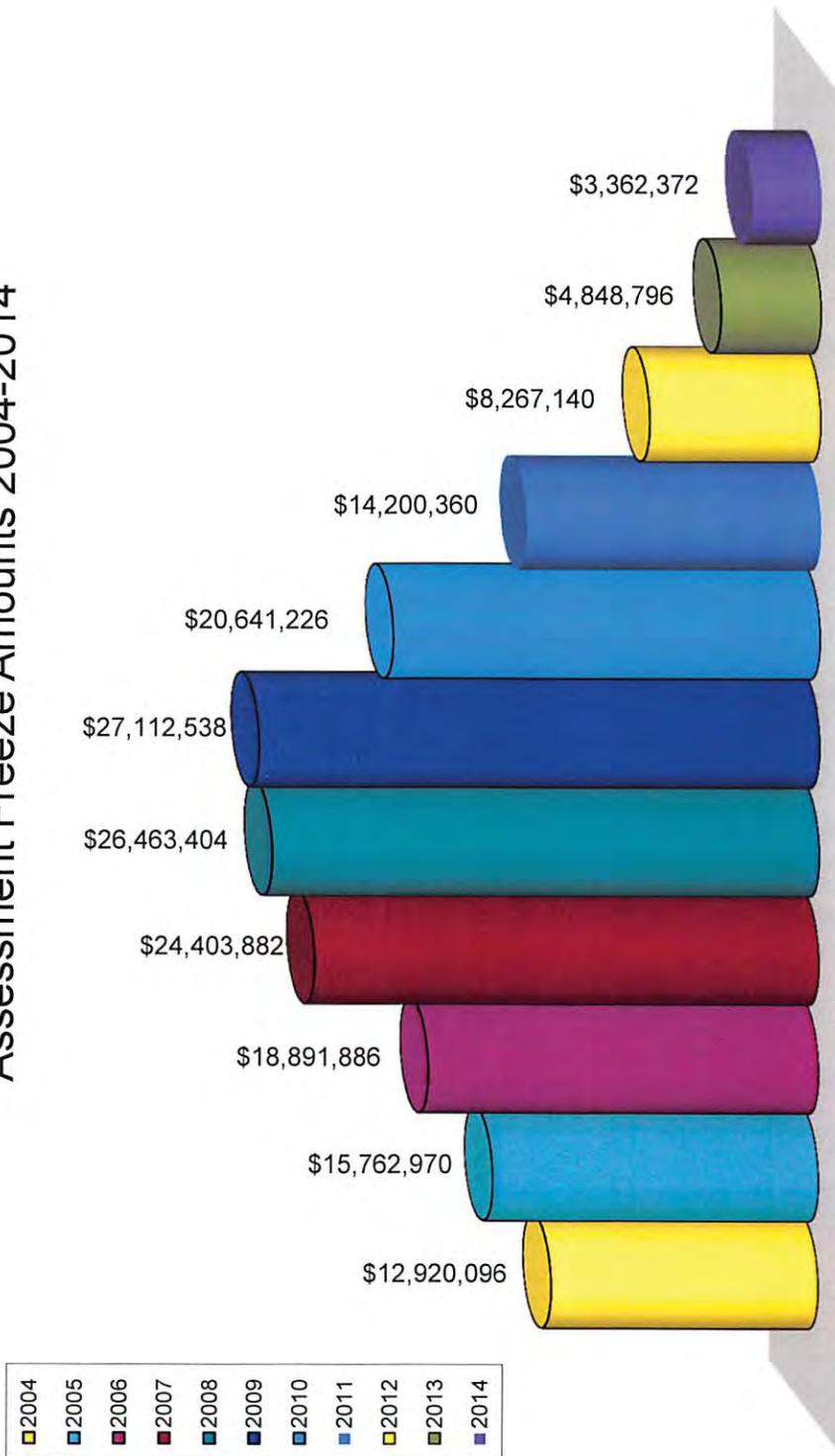
DV1 and DV2 (Disabled Veterans' Standard Homestead Exemption) The Disabled Veterans' Standard Homestead Exemption provides a reduction of \$2,500 in a property's EAV for a qualifying property owned by a veteran with a service-connected disability of at least 50% but less than 70% or a \$5,000 reduction homestead exemption is available to a veteran with a service-connected disability of at least 70%. A disabled veteran must file an annual application to continue to receive this exemption. Documentation is required.

VEZ (Disabled Veterans' Homestead Exemption) These exemptions apply to very few properties and are not represented in my information. These consist of the Disabled Veteran Exemption of up to \$70,000 off the assessed value of a home (five in the county), and the Veteran's and Fraternal Organization Assessment Freeze, which freezes the value of the property at 15% of the assessed value (an 85% exemption) and Knights of Columbus.

Natural Disaster Homestead Exemption This exemption is on homestead property for a rebuilt residential structure following a natural disaster occurring in the taxable year 2013 (property taxes payable 2014) or any taxable year thereafter. The amount of the exemption is the reduction in EAV of the residence in the first taxable year for which the taxpayer applies for an exemption minus the EAV of the residence for the taxable year prior to the taxable year in which the natural disaster occurred. The exemption continues at the same amount until the taxable year in which the property is sold or transferred. The initial application Form PTAX-327, Application for Natural Disaster Homestead Exemption must be filed with the chief county assessment office no later than July 1 of the first taxable year after the residential structure is rebuilt or the filing date set by your county. The Form PTAX-327 must be filed each year to continue to receive the exemption.

Also available to contractors upon application is the **Model Home Exemption**. The assessed value of the building is exempt from taxation until it is used as a residence, upon sale of the property, or rented. A pro-rated assessment is then placed on the property.

Assessment Freeze Amounts 2004-2014



MULTIPLIERS FOR YEARS 2005-2014

| TOWNSHIP | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 01 FRANKLIN | 1.0060 | 1.0397 | 1.0545 | 1.0578 | 1.0298 | 0.9663 | 0.9314 | 0.9552 | 0.9207 | 0.9717 |
| 02 KINGSTON | 1.0529 | 1.0502 | 1.0608 | 1.0716 | 0.9880 | 0.9867 | 0.9169 | 0.9248 | 0.9207 | 0.9930 |
| 03 GENOA | 1.0545 | 1.0000 | 1.0622 | 1.0246 | 0.9940 | 1.0026 | 0.9681 | 0.9842 | 0.9109 | 1.0015 |
| 04 SOUTH GROVE | 1.0255 | 1.0893 | 1.095 | 1.0266 | 1.0000 | 0.9379 | 0.9304 | 0.8892 | 0.9207 | 0.9717 |
| 05 MAYFIELD | 1.0427 | 1.0909 | 1.0925 | 1.0278 | 1.0200 | 0.9355 | 0.9339 | 0.8862 | 0.9207 | 0.9717 |
| 06 SYCAMORE | 1.0330 | 1.0241 | 1.0771 | 1.0488 | 1.0386 | 0.9517 | 0.9496 | 0.9069 | 0.9419 | 0.9812 |
| 07 MALTA | 1.0965 | 1.0323 | 1.065 | 1.0497 | 1.0187 | 0.9270 | 0.9365 | 0.8886 | 0.9207 | 0.9717 |
| 08 DEKALB | 1.0563 | 1.0745 | 1.0305 | 1.0312 | 1.0150 | 0.9392 | 0.9721 | 0.9103 | 0.9107 | 0.9520 |
| 09 CORTLAND | 1.0360 | 1.0171 | 1.0512 | 1.0354 | 1.0400 | 0.9536 | 0.9275 | 0.9062 | 0.9093 | 0.9650 |
| 10 MILAN | 1.0963 | 1.0000 | 1.0467 | 1.0486 | 1.0000 | 0.9318 | 0.9281 | 0.8946 | 0.9207 | 0.9717 |
| 11 AFTON | 1.0295 | 1.0191 | 1.0457 | 1.0516 | 1.0000 | 0.9480 | 0.9524 | 0.8936 | 0.9488 | 0.9717 |
| 12 PIERCE | 1.0000 | 1.0544 | 1.0918 | 1.0000 | 0.9970 | 0.9280 | 0.9354 | 0.8898 | 0.9310 | 0.9719 |
| 13 SHABONA | 1.0672 | 1.0330 | 1.1051 | 1.0148 | 0.9990 | 0.9303 | 0.9341 | 0.8896 | 0.9207 | 0.9717 |
| 14 CLINTON | .9850 | 1.0860 | 1.0164 | 1.0495 | 1.0115 | 0.9421 | 0.9184 | 0.8950 | 0.9207 | 0.9717 |
| 15 SQUAW GROVE | 1.0702 | 1.0899 | 1.0063 | 1.0458 | 1.0000 | 0.9707 | 0.9846 | 0.9724 | 0.9830 | 0.9940 |
| 16 PAW PAW | 1.0213 | 1.0074 | 1.1099 | 1.0000 | 1.0000 | 0.9374 | 0.9331 | 0.8864 | 0.9207 | 0.9716 |
| 17 VICTOR | .8870 | 1.0570 | 0.999 | 1.0417 | 0.9880 | 0.9545 | 0.9200 | 0.8928 | 0.9207 | 0.9717 |
| 18 SOMONAUK | .9950 | 1.0545 | 1.0228 | 1.0488 | 0.9990 | 0.9512 | 0.9214 | 0.9068 | 0.9207 | 0.9717 |
| 19 SANDWICH | 1.0433 | 1.0282 | 1.0189 | 1.0469 | 1.0138 | 0.9517 | 0.9135 | 0.9230 | 0.9065 | 0.9655 |

**2014 DEKALB COUNTY ASSESSORS
(815) AREA CODE**

| TOWNSHIP | NAME | ADDRESS | PHONE |
|-------------------------------|--------------------|---|--------------|
| 01 FRANKLIN | PAULINE ROGERS | 221 E RAILROAD ST PO BOX 153 GENOA, IL 60135 | 784-3400 |
| 02 KINGSTON | JENNIFER CLEVELAND | 221 E. RAILROAD ST PO BOX 153 GENOA, IL 60135 | 784-3400 |
| 03 GENOA | PAULINE ROGERS | 221 E RAILROAD ST PO BOX 153 GENOA, IL 60135 | 784-3400 |
| 04 SOUTH GROVE 05 MAYFIELD | KEVIN SCHNETZLER | 150 N CROSS ST SYCAMORE, IL 60178 | 899-3148 |
| 06 SYCAMORE | KEVIN SCHNETZLER | 545 BRICKVILLE RD SYCAMORE, IL 60178 | 899-5313 |
| 07 MALTA 10 MILAN | KEVIN SCHNETZLER | 150 N CROSS ST SYCAMORE, IL 60178 | 899-3148 |
| 08 DEKALB | JOHN HIETIKKO | 2323 S 4 TH ST DEKALB, IL 60115-0504 | 758-5454 |
| 09 CORTLAND | MELODIE BIRDSSELL | 14 S. PRAIRIE ST CORTLAND, IL 60112 | 756-6423 |
| 11 AFTON 12 PIERCE | JAY W WALKER | 16070 WALKER DR DEKALB, IL 60115 | 501-4077 |
| 15 SQUAW GROVE | KATRINA MOYER | 13079 LEE RD HINCKLEY, IL 60520 | 286-3053 |
| 14 CLINTON | ROBERT KNUDSEN | 315 W ADAMS ST WATERMAN, IL 60556 | 264-3689 |
| 17 VICTOR 18 SOMONAUK | DEAN LUNDEEN | 4445 GRAHAM RD SOMONAUK, IL 60552 | 501-6873 |
| 13 SHABBONA 16 PAW PAW | CORNEL RECKNOR | 4724 SHABBONA RD. EARLVILLE, IL 60518 | 627-8231 |
| 19 SANDWICH | SHEILA JOHNSON | 201 W CENTER ST SANDWICH, IL 60548 | 786-2828 |

ADDENDUM



Informational Bulletin

Brian Hamer, Director

PA 98-0109 Legislative Changes to Farmland Valuation

Historical information of the Farmland Assessment Law.

Since the enactment of the Farmland Assessment Law in 1977, farmland in Illinois is assessed for property tax purposes on its ability to produce a crop (agricultural use value) and not on its market value. In 1986, the farmland law was amended. The amendment had a limiting impact on the movement of farmland assessed values from one year to the next. The language in that amendment read as follows: "... increase or decrease in equalized assessed value per acre by soil productivity index shall not exceed 10% from the immediate preceding year's soil productivity index certified value."

Public Act (PA) 98-0109 statutory change.

Beginning with assessment year 2015 (taxes payable in 2016); the farm provision in PA 98-0109 amends 35 ILCS 200/10-115 part (e) of the Property Tax Code. The amended language is underlined below:

(e) the equalized assessed value per acre of farmland for each soil productivity index, which shall be 33-1/3% of the agricultural economic value, or the percentage as provided under Section 17-5; but any increase or decrease in the equalized assessed value per acre by soil productivity index shall not exceed 10% from the immediate preceding year's soil productivity index certified assessed value of the median cropped soil; in tax year 2015 only, that 10% limitation shall be reduced by \$5 per acre;

What is the "soil productivity index" (PI)?

The "Soil productivity index" is a soil rating usually given on a per-acre basis as determined by an ID soil survey. The lower the PI, the lower the expected crop yields. As the PI increases, so do the projected crop yields. For per-acre value determination, the

Department of Revenue employs a PI scale from a low of 82 to a high of 130.

What is "agricultural economic value" and how is it determined by the Farmland Assessment Technical Advisory Board (FATAB)?

"Agricultural economic value," a form of use-value of the property used for agricultural purposes, is determined, according to the Property Tax Code [35 ILCS 200/10-115(d)], by dividing the net return to land by the five-year average of the Federal Land Bank farmland mortgage interest rate as calculated by FATAB.

Who serves on FATAB?

FATAB is a five-person panel appointed by the Director of the Illinois Department of Revenue. The members of that board are technical experts from Schools of Agriculture from State Universities. Their purpose is to advise in and provide technical information in the calculation of agricultural economic value.

What are the duties of FATAB?

According to statute, by May 1st of each tax year, FATAB's duty is to publish its estimates of gross income and production costs (other than land costs). This is done by using data it collects on yields per acre as assigned to each soil productivity index, the crop mix for each soil productivity index as determined by the College of Agriculture of the University of Illinois, and average prices received by farmers for principal crops as published by the Illinois Crop Reporting Service. The net return to land is then determined by taking the difference between the gross income and production costs.

How is the "equalized assessed value" of farmland determined by FATAB?

The "equalized assessed value" is calculated by multiplying the agricultural economic value by 33.33%.

How was the Certified Assessed Value calculated for 2014?

Before PA 98-0109 became law; the Property Tax Code limited the increase or decrease of each soil type to 10% of its previous year's soil PI certified value. As a result, the Certified Assessed Value for each soil type was limited to 10% of its previous value. This was the value that was used for the tax bill calculation.

Tax Year 2014 Examples:

Per Acre Pricing for PI 82 Soil Type:

| | |
|-----------------|-------------------------------|
| \$1,770.83 | (Agricultural Economic Value) |
| <u>X 33.33%</u> | (Level of Assessment) |
| \$590.28 | (Equalized Assessed Value) |
| | |
| \$13.87 | (2013 Certified Value) |
| <u>X 1.10</u> | (10% limit) |
| \$15.26 | (2014 Certified Value) |

Because, in tax year 2014, the increase is limited to 10% of its previous year's soil PI certified value, the taxable per-acre value for soil type 82 is \$15.26.

Per Acre Pricing for PI 130 Soil Type:

| | |
|-----------------|-------------------------------|
| \$3,650.44 | (Agricultural Economic Value) |
| <u>X 33.33%</u> | (Level of Assessment) |
| \$1,216.81 | (Equalized Assessed Value) |
| | |
| \$587.21 | (2013 Certified Value) |
| <u>X 1.10</u> | (10% limit) |
| \$645.93 | (2014 Certified Value) |

Because, in tax year 2014, the increase is limited to 10% of its previous year's soil PI certified value, the taxable per-acre value for soil type 130 is \$645.93.

How does PA 98-0109 change the Certified Assessed Value calculation for 2015?

PA 98-0109 amended the Property Tax Code to limit the increase or decrease in its previous year's soil PI certified values to 10% of the median cropped soil less \$5.00 for tax year 2015. As a result, the 2015 Certified Assessed Value for each soil type is limited to a 10% increase of the previous year's median cropped soil certified value less \$5.00. The median cropped PI soil level is 111. Therefore, for tax year 2015 (payable in 2016) all soil types in the PI scale from 82 to 130 will receive the same dollar-per-acre increase.

This bulletin is written to inform you of recent changes; it does not replace statutes, rules and regulations, or court decisions.

Tax Year 2015 Examples:

Per Acre Pricing for PI 111 Soil Type:

| | |
|------------------------|----------------------------------|
| \$203.32 | (111 PI Certified 2014 Value) |
| <u>X 0.10 - \$5.00</u> | (10% increase less \$5.00) |
| \$15.33 | (Increase across all soil types) |

Per Acre Pricing for PI 82 Soil Type:

| | |
|-----------------|-------------------------------|
| \$2,093.21 | (Agricultural Economic Value) |
| <u>X 33.33%</u> | (Level of Assessment) |
| \$697.74 | (Equalized Assessed Value) |
| | |
| \$15.26 | (2014 Certified Value) |
| <u>+\$15.33</u> | (Dollar increase) |
| \$30.59 | (2015 Certified Value) |

Because, in tax year 2015, the increase is limited to 10% of the previous value of the median cropped soil less \$5.00, the taxable per acre value for soil type 82 is \$30.59.

Per Acre Pricing for PI 130 Soil Type:

| | |
|-----------------|-------------------------------|
| \$4,320.33 | (Agricultural Economic Value) |
| <u>X 33.33%</u> | (Level of Assessment) |
| \$1,440.11 | (Equalized Assessed Value) |
| | |
| \$645.93 | (2014 Certified Value) |
| <u>+\$15.33</u> | (Dollar increase) |
| \$661.26 | (2015 Certified Value) |

Because, in tax year 2015, the increase is limited to 10% of the previous year's soil PI certified value of the median cropped soil less \$5.00, the taxable per-acre value for soil type 130 is \$661.26.

Note: Calculations may be different because they are based upon the actual Certified Values.

How does PA 98-0109 change the Certified Assessed Value calculation for 2016?

For subsequent tax years after 2015, the \$5.00 deduction will be eliminated and the increase or decrease will be limited to 10% of the previous year's soil PI certified value of the median cropped soil.

Are farm valuations subject to state or local equalization factors (i.e., "multipliers")?

No.

For information or forms Visit our website at: tax.illinois.gov

