

OFFICIAL PUBLICATION OF REAL ESTATE ASSESSMENTS FOR 2021

**NOTICE TO FRANKLIN TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2021**

<b>Valuation date (35 ILCS 200/9-95):</b>	<b>January 1, 2021</b>
<b>Required level of assessment (35 ILCS 200/9-145):</b>	<b>33.33%</b>
<b>Valuation based on sales from (35 ILCS 200/1-155):</b>	<b>2018 - 2020</b>
<b>Publication Date:</b>	<b>October 7, 2021</b>

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 2021. 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:	1.0534
Farm Homesite and Dwelling:	1.0534
Residential:	1.0534
Commercial:	1.0534
Industrial	1.0534

**Questions about these valuations should be directed to:**

Pauline Ruchti  
221 E Railroad St PO BOX 153  
Genoa, IL 60135  
(815) 784-3400 [genoatwpassr@yahoo.com](mailto:genoatwpassr@yahoo.com)  
Office hours are: By Appt Only

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 2021 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 \$35.21 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, please call (815) 895-7120 or visit <https://dekalbcounty.org/departments/assessment-office/board-of-review/>
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, please call (815) 895-7120 or see Publications and Deadlines at: <https://dekalbcounty.org/departments/assessment-office/board-of-review/>

**Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment.**

**For more information on homestead exemptions, please 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.

Bridget Nodurft, CIAO-I, Chief County Assessment Officer; DeKalb County, Illinois

01-02-300-009	HILL, ROBERT A & LYNN M	57,220
01-05-300-013	COX, DAVID S FAMILY TRUST &	62,437
01-08-300-006	LEE FAMILY REV TRUST 2012	80,623
01-08-300-009	Craglow, RENEE	58,566
01-08-300-013	MCGUIRE, CHRISTOPHER M & HAL	108,615
01-17-100-007	KINGSBURY, RICHELLE H & THO	98,533
01-17-100-010	ANGEL, ALICE M REV DEC TRUST	67,776
01-19-100-007	BURMESTER, JOHN W & CARL R	197
01-22-372-001	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-372-002	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-372-003	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-372-004	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-373-001	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-373-002	MAG MATERIAL HANDLING CORPORA	3,909
01-22-373-004	MAG MATERIAL HANDLING CORPORA	5,478
01-22-373-007	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-373-008	DREW, RICHARD & LINDA	83,735
01-22-373-009	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-373-010	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-374-001	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-374-002	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-374-003	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-374-004	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-374-005	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-375-001	ALLARD, KENNETH S TRUST	3,909
01-22-375-002	ALLARD, KENNETH TRUST	79,389
01-22-375-003	STAMPER, JAKE P & SARAH	3,909
01-22-375-004	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-375-005	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-375-006	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-375-007	KIRKLAND PROPERTIES HOLDINGS	3,909
01-22-376-001	PHELPS, BRUCE J & PAMELA V	85,087
01-22-376-002	CHASTAIN, DONALD M	69,664
01-22-376-003	DEVLIEGER, STEVEN J & CHRIST	100,560
01-23-426-007	NICHOLSON, WILLIAM R	28,450
01-26-179-012	OWEN, BENJAMIN C	50,479
01-26-201-028	LIPSCOMB, DAN	40,940
01-26-209-010	FULLER, DAVID G	33,104
01-26-210-001	RESOURCE BANK NA	10,355
01-26-210-012	ROSER, JOHN F & LORENE M	31,769
01-26-252-007	COWART, HARMONIE J	50,479
01-26-278-004	BRANDON, MICHAEL S SR TRUST 1	31,105
01-26-401-001	ROSA, STEVEN G & JANET M	51,393
01-26-425-008	HOLLAND, RAMON V	59,152
01-26-475-007	BRADEN, RYAN & JAYNE	77,720
01-26-477-005	CARRILLO, MARTHA R	61,971
01-26-478-012	THOMPSON, CHRISTOPHER L & TA	73,012
01-27-126-001	QUIGLEY, THOMAS J & MELINDA	82,386
01-27-126-002	CAT, DENISE R & ROBERT T	116,162
01-27-127-001	RYLKO, CORY L & DAMION S	96,153
01-27-127-004	BEARD, DEBORAH	91,452
01-27-127-006	SCHROEDER FAMILY TRUST 2015	83,423
01-27-128-001	SEEMILLER, JOSEPH J REV LIVI	112,294
01-27-128-002	UPCHURCH, LISA L	92,342
01-27-129-001	SCHEUERMANN, CHRISTINA	87,472
01-27-129-004	FETT, EARL C & LINDA M	68,477
01-27-129-005	KAPACHINSKI, CAROLYN	74,460
01-27-129-006	BRUNING, ROBERT R & ELDA H	81,330
01-27-129-009	HEINRICH, KATHLEEN A TRUST	104,404

01-27-176-002	BUTTS, RANDALL S & STEFFIENE	72,239
01-27-176-005	OVERMAN, DORIS	70,748
01-27-176-006	BURNQUIST, RONALD J & VIRGIN	93,776
01-27-176-007	SIMMONS, DEWAYNE & JESSICA	79,493
01-27-176-008	BONILLA, ELIESER E & JEANNE	87,617
01-27-177-011	WILSON, RICHARD L & SUSAN C	88,017
01-27-177-012	BLOCK, DAVID M & COOK, LAURA	89,289
01-27-177-013	REYES, JUAN J	77,499
01-27-178-001	BAUER, ROGER W & LOLA J	80,124
01-27-178-003	BAISDEN PROPERTIES LLC	73,167
01-27-178-004	BALLOU, JOSEPH A	75,712
01-27-178-005	BURGER, TIMOTHY J & MICHELLE	82,291