

OFFICIAL PUBLICATION OF REAL ESTATE ASSESSMENTS FOR 2021

**NOTICE TO SOMONAUK 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:	1.0557
Farm Homesite and Dwelling:	1.0557
Residential:	1.0557
Commercial:	1.0557
Industrial	1.0557

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

Dean Lundeen  
4445 Graham Rd  
Somonauk, IL 60552  
(815) 501-6873 [deanlundeen@gmail.com](mailto:deanlundeen@gmail.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

18-05-227-005	MICHELS, BRYAN & JILL	86,180
18-05-276-001	STOIA FAMILY TRUST,	69,096
18-05-300-003	NIXON, TIMOTHY W & NANCY P	77,541
18-05-300-005	GEORGE, CAROL E & RONALD W	58,172
18-09-100-001	SMITH, BARRY S & DIANE Y	182,579
18-15-100-002	GALLUCCI, SHERYL	82,009
18-27-326-001	EDGEBROOK DEVELOPMENT CORP	1,122
18-27-376-001	EDGEBROOK DEVELOPMENT CORP	241,116
18-28-401-007	VOSS, BARBARA J & DAVID	96,283
18-28-401-008	DOLDER, STACEY L & KARLENE M	19,672
18-28-427-003	PASSERO, ANDREW C & KASSIE	117,620
18-32-403-101	FREHSE, GALE A TRUST 101	54,563
18-32-405-001	DAVILA, DANIEL & MINDY	87,563
18-32-405-013	ISHAM, COLTON T & GUILINGER,	71,010
18-32-406-020	WEIHLER, CARRIE T	51,603
18-32-407-016	MECHOWSKI, SCOTT	53,775
18-32-407-020	HANACEK, JOYCE	50,369
18-32-427-006	LINDEMANN, NAOMI J REVOCABLE	58,958
18-32-432-010	MCNALLY, DANIEL P	52,933
18-32-432-013	CWM ENTERPRISES LLC	38,733
18-32-432-015	MILLER, JOHN A JR & WOLF, ASH	7,652
18-32-437-005	VILLAGE OF SOMONAUK NEXT-LE	5,912
18-32-453-012	RANGEL, CHRISTOPHER	61,373
18-32-453-018	TODD, RICHARD J	52,019
18-32-481-015	START, DOUGLAS & MARY ANN	53,952
18-32-487-008	MALCIK, BRIAN	71,211
18-32-488-005	KOMES, MICHAEL	47,356
18-33-301-008	LIONEL & ELLEN BAUMET FAMILY	85,545
18-33-301-022	KUHN, RICHARD J TRUST	101,146
18-33-302-010	TETRICK, JAMES M & CAROLYN	48,818
18-33-302-017	GAZA, ROBERT S TRUST	49,639
18-33-302-018	GAZA, ROBERT S TRUST	49,639
18-33-302-019	CURRAN, GERALD F & DENISE M	60,502
18-33-302-020	ANCHOR POINT PROPERTIES LLC	43,991
18-33-304-007	OLD SECOND BANK OF AURORA TR	110,334
18-33-329-005	DAVIS, STEPHEN A & ROBIN	60,434
18-33-329-012	WIBORG, COREY & ANN MARGARET	72,375
18-33-353-004	SLACK, DAVID & REGINA ET	58,180
18-33-355-020	WEIS, PAUL F & IRENE	84,309
18-33-381-002	BEARDSLEY, PETER TRUST	93,782
18-34-377-002	PEREZ, ADRIAN & BRITTANY	90,757