

OFFICIAL PUBLICATION OF REAL ESTATE ASSESSMENTS FOR 2022

**NOTICE TO SHABBONA TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2022**

<b>Valuation date (35 ILCS 200/9-95):</b>	<b>January 1, 2022</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>2019 - 2021</b>
<b>Publication Date:</b>	<b>10/6/2022</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 2022. 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:	1.0611
Farm Homesite and Dwelling:	1.0611
Residential:	1.0611
Commercial:	1.0611
Industrial	1.0611

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

Cornel Recknor  
(815) 627-8231 [c.s.recknor@gmail.com](mailto:c.s.recknor@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 2022 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 \$38.73 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

13-01-100-003	BUSEY BANK TRUST 109-2001-14	258,309
13-01-300-001	BUSEY BANK TRUST 109-2001-14	129,155
13-01-300-002	BUSEY BANK TRUST 109-2001-14	129,155
13-01-400-005	BUSEY BANK TRUST 109-2001-14	258,309
13-02-200-001	JOHNSON, DENNIS L & NANCY J	187,464
13-03-400-004	MARTENSON, JEFFREY B	200,579
13-04-300-006	SKABO, ROBERT E & JO ANN G	129,155
13-04-400-005	SKABO, ROBERT E & JO ANN G	129,155
13-06-326-005	FRIEDERS, GREGORY & KRISTYN	42,055
13-06-329-003	CARLSON, JOSHUA G	19,360
13-06-330-005	HALSTEAD, LAURA A & JASON A	44,490
13-06-333-005	MULLINS GRAIN CO	122,109
13-06-338-006	MULLINS GRAIN CO	37,147
13-08-300-004	BOIGENZAHN, C MARLENE TRUST	93,739
13-08-300-005	BOIGENZAHN, C MARLENE TRUST	9,879
13-10-400-003	JOHNSON, BEATRICE V TR 02-3	141,243
13-13-200-006	CRUISE, RICHARD C & ELIZABE	52,638
13-14-351-002	INDIAN PRESERVE PROPERTIES, L	36,970
13-15-253-003	DIENHART, MICHAEL	27,730
13-15-254-014	EGE, TREVOR COLTON	43,290
13-15-256-007	JOHNSON, TINA	32,468
13-15-282-008	VILLAGE OF SHABBONA	12,835
13-15-282-009	SHABBONA COMMUNITY FIRE DISTR	2,566
13-15-403-014	CLAMPITT, JESSE D	48,224
13-16-300-009	FLEWELLIN, JANE C TRUST	129,155
13-16-300-015	MULLINS LLC	387,464
13-17-100-003	BANKILLINOIS TR CO TEND FARMS	258,309
13-17-400-008	FLEWELLIN, JANE C TRUST	129,155
13-19-100-004	FLEMING, DENNIS H TRUST 101	129,155
13-19-300-004	WINTERTON, DEAN A TRUST	129,155
13-19-400-007	FLEMING, MARLENE S TRUST 10	129,155
13-20-400-003	FARMS FOR LIFE FOUNDATION	387,464
13-21-200-009	MULLINS LLC	5,487
13-21-200-010	EMA TRUST	33,063
13-21-300-009	OEHLERKING GRANDCHILDRENS GIF	129,155
13-22-300-007	OLESON, LEON R & CYNTHIA L	87,447
13-23-101-004	IOCC 603 LLC	195,154
13-23-151-001	IOCC 603 LLC	100,274
13-25-300-017	NEHRING, KELLY S & NEHRIN	70,564
13-29-200-009	JELINEK, BRADLEY P	73,343
13-29-400-008	MULLINS, ROBERT W DOT	387,464
13-30-200-013	LORKEN FARMS LLC	258,309
13-30-400-010	MO YORKSHIRE, LLC	387,464
13-32-300-004	BEND, RICHARD H	66,956
13-32-300-010	BEND, RICHARD H	13,311
13-32-300-011	BEND, RICHARD H	4,616
13-33-100-004	RIGGAN, NANCY N & TRACY R	44,248
13-33-100-005	WHITE, BRIAN S & KELLY A	49,420
13-35-400-006	RYBURN, DEWAYNE & CHRISTA	118,342
13-36-200-002	JOHNSON, CHARLES D & JOHN SO	235,394