

NOTICE TO SOMONAUK TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2022

Valuation date (35 ILCS 200/9-95):	January 1, 2022
Required level of assessment (35 ILCS 200/9-145):	33.33%
Valuation based on sales from (35 ILCS 200/1-155):	2019 - 2021
Publication Date:	10/6/2022

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:	1.0683
Farm Homesite and Dwelling:	1.0683
Residential:	1.0683
Commercial:	1.0683
Industrial	1.0683

Questions about these valuations should be directed to:

Dean Lundeen
4445 Graham Rd
Somonauk, IL 60552
(815) 501-6873 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 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.

18-03-300-010	STAHL, MICHELE & DENNIS L	102,528
18-05-226-004	ANDERSEN, TRAVIS J	116,293
18-05-227-003	STONE, BRETT D & NATALIE A	94,757
18-05-276-001	STOIA FAMILY TRUST,	73,664
18-10-300-017	FARM53 LLC	15,271
18-10-300-018	FARM53 LLC	175,425
18-15-100-002	GALLUCCI, SHERYL	94,992
18-15-100-014	VANDERMEER, TRICIA & WILL	107,650
18-17-300-003	BOHR, LAWRENCE E & CYNTHIA M	120,204
18-21-200-007	STEPHANIE KRZYZOWSKI FAMILY L	45,564
18-21-200-008	STEPHANIE KRZYZOWSKI FAMILY L	175,425
18-27-302-006	TYLER, ROBERT	8,931
18-27-303-007	TYLER, ROBERT	10,106
18-27-303-010	BIERY, DAVID & JENNIFER	128,553
18-27-326-001	EDGEBROOK DEVELOPMENT CORP	1,174
18-27-376-001	EDGEBROOK DEVELOPMENT CORP	252,474
18-27-377-005	CLEMONS, REBECCA L & WILLIAM	55,991
18-28-100-007	COULTRIP, WILLIAM F & MARY C	62,359
18-28-300-010	CASTAGNOLI, THOMAS A LIVING	12,311
18-28-300-011	CASTAGNOLI, THOMAS A LIVING	175,425
18-28-426-004	LECUYER, ANTHONY R & MELISSA	10,224
18-28-426-006	ARDELEAN, BRYAN L & JENNA	8,813
18-28-427-003	DEKOYER, JOSHUA J & INCENSIA	111,816
18-28-427-008	MCCALL, LISA R	114,129
18-28-427-012	WERNER, BRIAN	9,636
18-28-427-013	WERNER, BRIAN	10,576
18-28-427-018	LARSON, MATTHEW W	10,507
18-28-429-001	GENGLER, RYAN C	11,046
18-28-429-002	GENGLER, RYAN C	8,931
18-28-451-003	CASTAGNOLI, THOMAS A LIVING	103,227
18-28-477-013	KING, SEAMUS S & PENCE, VERO	89,235
18-29-200-004	GUDMUNSON, NICHOLAS & COURT	20,317
18-32-403-058	TAYLOR, MARK E	78,402
18-32-437-005	VILLAGE OF SOMONAUK NEXT-LE	3,087
18-32-453-002	WHITAKER, WILLIAM & WANDA	88,348
18-32-477-010	DIERDORFF, JOSHUA & ARNESO	450
18-32-478-016	ANDERSON, KIRK E & ANDERSON	159
18-32-482-006	CARLOS, IRMA & CARLOS ROBLE	61,295
18-33-329-006	MILLER, TIMOTHY J JR	80,850
18-33-330-005	GRANDGEORGE, GARY & ANGELA	47,824
18-33-353-016	MALYSHIVSKA, NATALIYA	70,245
18-33-355-007	REEDY, MICHAL A	82,743
18-33-355-017	LEE, LOGAN T	41,420
18-33-380-005	CASTRO, THOMAS & GERRI	78,709
18-34-376-001	SIMIONE, AMIDIO JOSEPH	110,868
18-34-376-002	REBHORN, RUSSELL L & PAMELA L	5,739