DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-127-003

Sent to: SMITH, JOHN D
734 INDEPENDENCE AV
SYCAMORE, IL 60178-0000

734 INDEPENDENCE AV
SYCAMORE, IL 60178
0.38 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	29,228	29,228	30,701		Prop Class Change, Partial, Partial Completion
Non-Farm Buildings	0	114,221	119,978		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	29,228	143,449	150,679	415.53%	

2026 Full Fair Cash Value $452,080 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

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Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-127-004

Sent to: CUTSHAW, DENNIS & JULIE
726 INDEPENDENCE AV
SYCAMORE, IL 60178-0000

726 INDEPENDENCE AV
SYCAMORE, IL 60178
0.34 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	26,151	26,151	27,469		Re-valuation
Non-Farm Buildings	149,319	159,363	167,395		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	175,470	185,514	194,864	11.05%	

2026 Full Fair Cash Value $584,650 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-151-021

Sent to: LAND TRUST COMPANY TRUST 9002349953
35 W WACKER DR 11TH FLR
CHICAGO, IL 60601

466 MARY ANN CIR
SYCAMORE, IL 60178
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	23,075	23,075	24,238		Building Complete, Prop Class Change, Re-valuation
Non-Farm Buildings	0	125,258	131,571		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	23,075	148,333	155,809	575.23%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-152-010

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

1032 PARKSIDE DR
SYCAMORE, IL 60178
0.35 acres

Property Value

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Land/Lot or Farm Homesite	1,322	26,934	28,291		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,322	26,934	28,291	2040.02%	

2026 Full Fair Cash Value $84,880 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-152-011

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

615 MARY ANN CIR
SYCAMORE, IL 60178
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,021	20,777	21,824		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,021	20,777	21,824	2037.51%	

2026 Full Fair Cash Value $65,480 (excluding Farmland and Farm Buildings)
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0.28 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,057	21,546	22,632		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-152-014

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

633 MARY ANN CIR
SYCAMORE, IL 60178
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,097	22,316	23,441		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,097	22,316	23,441	2036.83%	

2026 Full Fair Cash Value $70,330 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-153-013

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

605 IVAN DR
SYCAMORE, IL 60178
0.37 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,399	28,473	29,908		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,399	28,473	29,908	2037.81%	

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Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-153-015

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

617 IVAN DR
SYCAMORE, IL 60178
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-153-022

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

659 IVAN DR
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	947	19,239	20,209		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	947	19,239	20,209	2034.00%	

2026 Full Fair Cash Value $60,630 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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671 IVAN DR
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0.26 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	987	20,007	21,015		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	987	20,007	21,015	2029.18%	

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,322	26,934	28,291		Building Complete, Prop Class Change, Re-valuation
Non-Farm Buildings	0	149,732	157,278		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,322	176,666	185,569	13936.99%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-154-015

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

607 E BECKER PL
SYCAMORE, IL 60178
0.35 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,322	26,934	28,291		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,322	26,934	28,291	2040.02%	

2026 Full Fair Cash Value $84,880 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-154-016

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

613 E BECKER PL
SYCAMORE, IL 60178
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,057	21,546	22,632		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,057	21,546	22,632	2041.15%	

2026 Full Fair Cash Value $67,900 (excluding Farmland and Farm Buildings)
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,021	20,777	21,824		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,021	20,777	21,824	2037.51%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-154-018

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

625 E BECKER PL
SYCAMORE, IL 60178
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	987	20,007	21,015		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	987	20,007	21,015	2029.18%	

2026 Full Fair Cash Value $63,050 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-154-019

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

631 E BECKER PL
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	947	19,239	20,209		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	947	19,239	20,209	2034.00%	

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-154-029

Sent to: CROWLEY, SHELLY A TRUSTEE
940 S LOCUST ST
SYCAMORE, IL 60178

643 E BECKER PL
SYCAMORE, IL 60178
0.48 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	1,808	1,899		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	1,808	1,899	189800.00%	

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-155-001

Sent to: KINSELLA, MICHAEL & ALEA
668 E BECKER PL
SYCAMORE, IL 60178-0000

668 E BECKER PL
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	904	18,468	19,399		House Partial, Prop Class Change, Re-valuation
Non-Farm Buildings	0	90,659	95,228		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	904	109,127	114,627	12579.98%	

2026 Full Fair Cash Value $343,920 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-155-003

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

654 E BECKER PL
SYCAMORE, IL 60178
0.25 acres

Property Value

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Land/Lot or Farm Homesite	947	19,239	20,209		Prop Class Change, Re-valuation
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-155-014

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

609 ZAGREB AV
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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Non-Farm Buildings	0	0	0		
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Total	904	18,468	19,399	2045.91%	

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Understanding the Property Tax Process

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-155-017

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

627 ZAGREB AV
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	904	18,468	19,399		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	904	18,468	19,399	2045.91%	

2026 Full Fair Cash Value $58,200 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-157-002

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

1231 PARKSIDE DR
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	904	18,468	19,399		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	904	18,468	19,399	2045.91%	

2026 Full Fair Cash Value $58,200 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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Total	904	18,468	19,399	2045.91%	

2026 Full Fair Cash Value $58,200 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-157-008

Sent to: LEON, WILLIAM & CANDACE
1119 PARKSIDE DR
SYCAMORE, IL 60178-0000

1119 PARKSIDE DR
SYCAMORE, IL 60178
0.34 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	26,151	26,151	27,469		House Complete, Prop Class Change, Re-valuation
Non-Farm Buildings	0	151,356	158,984		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	26,151	177,507	186,453	612.99%	

2026 Full Fair Cash Value $559,410 (excluding Farmland and Farm Buildings)
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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-171-010

Sent to: KIRIK, ARTUR & STEPHANIE
720 FAIRWAY LN
SYCAMORE, IL 60178-0000

720 FAIRWAY LN
SYCAMORE, IL 60178-2311
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	38,201	38,201	40,126		Re-valuation
Non-Farm Buildings	115,122	140,715	147,807		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	153,323	178,916	187,933	22.57%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-301-016

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

656 ZAGREB AV
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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Land/Lot or Farm Homesite	61	18,468	19,399		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-301-017

Sent to: SILVERTHORNE DEVELOPMENT CO
1690 AFTON RD
SYCAMORE, IL 60178-0000

650 ZAGREB AV
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	61	18,468	19,399		Prop Class Change, Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	61	18,468	19,399	31701.64%	

2026 Full Fair Cash Value $58,200 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-301-020

Sent to: NORTH, JAMIE & SUZANNE
632 ZAGREB AV
SYCAMORE, IL 60178-0000

632 ZAGREB AV
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	61	18,468	19,399		House Complete
Non-Farm Buildings	128,939	175,865	184,729		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	129,000	194,333	204,128	58.24%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-303-003

Sent to: LEMAY, LINDSEY &, MAJKRZAK, MATTHEW
1621 PARKSIDE DR
SYCAMORE, IL 60178-0000

1621 PARKSIDE DR
SYCAMORE, IL 60178
0.21 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		Re-valuation
Non-Farm Buildings	92,925	175,400	184,240		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	109,108	191,583	201,239	84.44%	

2026 Full Fair Cash Value $603,780 (excluding Farmland and Farm Buildings)
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-353-004

Sent to: LEE, DONALD H & DIANE L TRUSTS
1927 PARKSIDE DR
SYCAMORE, IL 60178-0000

1927 PARKSIDE DR
SYCAMORE, IL 60178
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,768	20,768	21,815		Building Partial, Prop Class Change
Non-Farm Buildings	0	110,459	116,026		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	20,768	131,227	137,841	563.72%	

2026 Full Fair Cash Value $413,560 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-104-002

Sent to: MMM INVESTMENT PARTNERS LLC
300 MONUMENT RD
ELGIN, IL 60124

1066 SOUTH CROSS ST
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	26,341	26,341	27,669		1 Year Only, Re-valuation
Non-Farm Buildings	70,803	138,659	145,647		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,144	165,000	173,316	78.41%	

2026 Full Fair Cash Value $520,000 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-107-001

Sent to: FINNEY, DAVID O & SUE A
437 BORDEN AVE
SYCAMORE, IL 60178-0000

437 BORDEN AV
SYCAMORE, IL 60178
1.40 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	28,521	28,521	29,958		Re-valuation
Non-Farm Buildings	121,489	286,489	300,928		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	150,010	315,010	330,886	120.58%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-127-001

Sent to: PRUSZYNSKI, DANIEL
660 SOUTH AV
SYCAMORE, IL 60178-0000

660 SOUTH AV
SYCAMORE, IL 60178-2422
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,687	16,687	17,528		Re-valuation
Non-Farm Buildings	60,649	67,000	70,377		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,336	83,687	87,905	13.67%	

2026 Full Fair Cash Value $263,740 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-202-002

Sent to: HAUGEN, BRYAN
900 SOMONAUK ST
SYCAMORE, IL 60178-0000

900 S SOMONAUK ST
SYCAMORE, IL 60178-2517
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,538	14,538	15,271		1 Year Only, Recent Sale
Non-Farm Buildings	56,008	40,878	42,938		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,546	55,416	58,209	-17.49%	

2026 Full Fair Cash Value $174,640 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-204-008

Sent to: DADDARIO, GREGORY M
1040 S SOMONAUK ST
SYCAMORE, IL 60178-0000

1040 S SOMONAUK ST
SYCAMORE, IL 60178-2519
0.00 acres

Property Value

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Land/Lot or Farm Homesite	14,538	14,538	15,271		Re-valuation
Non-Farm Buildings	39,029	44,045	46,265		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	53,567	58,583	61,536	14.88%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-205-009

Sent to: SLIGER, JARED
1044 TOWNSEND ST
SYCAMORE, IL 60178-0000

1044 TOWNSEND ST
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	54,810	69,219	72,708		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,924	82,333	86,483	27.32%	

2026 Full Fair Cash Value $259,470 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-206-002

Sent to: DOSIER, NOAH
1008 WILD ST
SYCAMORE, IL 60178-0000

1008 WILD ST
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	27,008	33,436	35,121		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	40,122	46,550	48,896	21.87%	

2026 Full Fair Cash Value $146,700 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-207-008

Sent to: HARDEN, ANN L
1038 COMMERCIAL ST
SYCAMORE, IL 60178-0000

1038 COMMERCIAL ST
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
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Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	39,051	50,219	52,750		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	52,165	63,333	66,525	27.53%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-228-022

Sent to: WARD, ANTHONY R
328 E CLOVERLANE DR
SYCAMORE, IL 60178-0000

328 E CLOVERLANE DR
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		Re-valuation
Non-Farm Buildings	108,867	115,000	120,796		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	128,096	134,229	140,994	10.07%	

2026 Full Fair Cash Value $423,020 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-002

Sent to: HOLDERNESS, DAVID G & TERRI L &, KOPKA, NICHOLAS J & HOLDERNESS, ANGELA L
445 FAIRWAY LN
SYCAMORE, IL 60178-0000

445 FAIRWAY LN
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		House Complete
Non-Farm Buildings	53,958	116,508	122,380		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,416	134,966	141,768	95.77%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-003

Sent to: NORDWIND, REBECCA K &, FRANCO, RICHARD J
437 FAIRWAY LN
SYCAMORE, IL 60178-0000

437 FAIRWAY LN
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0.24 acres

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Land/Lot or Farm Homesite	18,458	18,458	19,388		House Complete
Non-Farm Buildings	32,461	95,555	100,371		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	50,919	114,013	119,759	135.20%	

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-007

Sent to: LYNCH, BRIAN F & NICOLE M
901 NOTTINGHAM RD
SYCAMORE, IL 60178-0000

901 NOTTINGHAM RD
SYCAMORE, IL 60178
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,083	20,083	21,095		House Complete
Non-Farm Buildings	60,786	132,857	139,553		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,869	152,940	160,648	98.65%	

2026 Full Fair Cash Value $481,990 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-022

Sent to: MOBERG, JAMES & MALLORY
1125 JUNIPER DR
SYCAMORE, IL 60178-0000

1125 JUNIPER DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		1 Year Only, Recent Sale, Reassessed/1 Yr Only
Non-Farm Buildings	137,690	115,233	121,041		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	153,873	131,416	138,040	-10.29%	

2026 Full Fair Cash Value $414,160 (excluding Farmland and Farm Buildings)
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Price per copy: **$2.00**

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-030

Sent to: WEGLARZ, JENNIFER J &, SORENSEN, RICHARD P
436 CLOVERLANE DR
SYCAMORE, IL 60178-0000

436 E CLOVERLANE DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Complete
Non-Farm Buildings	99,355	124,817	131,108		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	115,538	141,000	148,107	28.19%	

2026 Full Fair Cash Value $444,370 (excluding Farmland and Farm Buildings)
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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-031

Sent to: SLATE NON-NC/NON-WA PROPERTY OWNER LLC
C/O CALATLANTIC GROUP LLC
1700 E GOLF RD STE 1100
SCHAUMBURG, IL 60173

444 E CLOVERLANE DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Complete
Non-Farm Buildings	91,837	128,717	135,204		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	108,020	144,900	152,203	40.90%	

2026 Full Fair Cash Value $456,650 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-033

Sent to: RIVERA, SHANNON M & ANGEL
460 E CLOVERLANE DR
SYCAMORE, IL 60178-0000

460 E CLOVERLANE DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Complete
Non-Farm Buildings	38,934	132,813	139,507		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	55,117	148,996	156,506	183.95%	

2026 Full Fair Cash Value $469,560 (excluding Farmland and Farm Buildings)
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Sent to: ODONNELL, ANTHONY R & CHANIA G
468 E CLOVERLANE DR
SYCAMORE, IL 60178-0000

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Land/Lot or Farm Homesite	16,183	16,183	16,999		House Complete
Non-Farm Buildings	52,047	119,480	125,502		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,230	135,663	142,501	108.85%	

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-035

Sent to: CRISCIONE, GARY A & ERICKA S
476 CLOVERLANE DR
SYCAMORE, IL 60178-0000

476 E CLOVERLANE DR
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		House Complete
Non-Farm Buildings	111,575	123,969	130,217		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	130,804	143,198	150,415	14.99%	

2026 Full Fair Cash Value $451,290 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-229-037

Sent to: JACOBSON, BEN F & KIMBERLY A
853 GREENLEAF ST
SYCAMORE, IL 60178-0000

853 GREENLEAF ST
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		House Complete
Non-Farm Buildings	48,894	111,542	117,164		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,352	130,000	136,552	102.74%	

2026 Full Fair Cash Value $409,700 (excluding Farmland and Farm Buildings)
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-001

Sent to: BARRIONUEVO, MARCOS A
919 JUNIPER DR
SYCAMORE, IL 60178-0000

919 JUNIPER DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		Building Partial, Prop Class Change, Partial
Non-Farm Buildings	0	83,207	87,401		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,183	99,390	104,400	545.12%	

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-002

Sent to: PATEL, DIXITA N & PATEL, PATEL, MONIKA N &, AMIN, KASHYAP P
927 JUNIPER DR
SYCAMORE, IL 60178-0000

927 JUNIPER DR
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		Building Partial, Prop Class Change
Non-Farm Buildings	0	102,416	107,578		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	18,458	120,874	126,966	587.86%	

2026 Full Fair Cash Value $380,940 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-003

Sent to: KEDZIOR, RUTH A
935 JUNIPER DR
SYCAMORE, IL 60178-0000

935 JUNIPER DR
SYCAMORE, IL 60178
0.27 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,768	20,768	21,815		Building Partial, Prop Class Change
Non-Farm Buildings	0	98,025	102,965		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	20,768	118,793	124,780	500.83%	

2026 Full Fair Cash Value $374,380 (excluding Farmland and Farm Buildings)
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Pin (Parcel) No.: 09-05-230-004

Sent to: CUMMINGS, ALEX P & STEPHANIE L
1017 JUNIPER DR
SYCAMORE, IL 60178-0000

1017 JUNIPER DR
SYCAMORE, IL 60178
0.25 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		Building Partial, Prop Class Change
Non-Farm Buildings	0	111,146	116,748		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	19,229	130,375	136,946	612.18%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-005

Sent to: SZYMANSKI, DAVID S & SHANNON M
1025 JUNIPER DR
SYCAMORE, IL 60178-0000

1025 JUNIPER DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		Building Partial, Prop Class Change
Non-Farm Buildings	0	75,343	79,140		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,183	91,526	96,139	494.07%	

2026 Full Fair Cash Value $288,450 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-006

Sent to: HOLLEY, ALICIA A & RANDY E
1033 JUNIPER DR
SYCAMORE, IL 60178-0000

1033 JUNIPER DR
SYCAMORE, IL 60178
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,688	17,688	18,579		Building Partial, Prop Class Change
Non-Farm Buildings	0	115,897	121,738		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	17,688	133,585	140,317	693.29%	

2026 Full Fair Cash Value $420,990 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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Pin (Parcel) No.: 09-05-230-007

Sent to: LEINAWEAVER, DAVID K &, SAUER, KEITH C
1041 JUNIPER DR
SYCAMORE, IL 60178-0000

1041 JUNIPER DR
SYCAMORE, IL 60178
0.22 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		House Complete, Prop Class Change
Non-Farm Buildings	0	125,743	132,080		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,920	142,663	149,853	785.66%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-008

Sent to: SROKA, HEATHER K &, ALBRIGHT, TYLER S
1049 JUNIPER DR
SYCAMORE, IL 60178-0000

1049 JUNIPER DR
SYCAMORE, IL 60178
0.22 acres

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Land/Lot or Farm Homesite	16,920	16,920	17,773		Building Partial, Prop Class Change
Non-Farm Buildings	0	85,815	90,140		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,920	102,735	107,913	537.78%	

2026 Full Fair Cash Value $323,770 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-009

Sent to: BLACKMORE, LINDSAY V &, PASKE, MATTHEW J
1110 NOTTINGHAM RD
SYCAMORE, IL 60178-0000

1110 NOTTINGHAM RD
SYCAMORE, IL 60178
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,537	21,537	22,622		Building Partial, Prop Class Change
Non-Farm Buildings	0	104,959	110,249		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	21,537	126,496	132,871	516.94%	

2026 Full Fair Cash Value $398,650 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-014

Sent to: RUHL, CHRISTIAN J & ALEXIS M
1016 NOTTINGHAM RD
SYCAMORE, IL 60178-0000

1016 NOTTINGHAM RD
SYCAMORE, IL 60178
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,688	17,688	18,579		House Partial, Prop Class Change
Non-Farm Buildings	0	67,757	71,172		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	17,688	85,445	89,751	407.41%	

2026 Full Fair Cash Value $269,280 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-016

Sent to: WEBB, EVAN T & KRYSTAL L
930 NOTTINGHAM RD
SYCAMORE, IL 60178-0000

930 NOTTINGHAM RD
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		Building Partial, Prop Class Change
Non-Farm Buildings	0	117,939	123,883		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	18,458	136,397	143,271	676.20%	

2026 Full Fair Cash Value $429,860 (excluding Farmland and Farm Buildings)
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-017

Sent to: HOLLY, ZACHARY J & HAYLEY E
922 NOTTINGHAM RD
SYCAMORE, IL 60178-0000

922 NOTTINGHAM RD
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		House Partial, Prop Class Change
Non-Farm Buildings	0	69,589	73,096		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,920	86,509	90,869	437.05%	

2026 Full Fair Cash Value $272,630 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-018

Sent to: EUBANKS, SACHIKO K & ROBERT H
914 NOTTINGHAM RD
SYCAMORE, IL 60178-0000

914 NOTTINGHAM RD
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		House Partial, Prop Class Change
Non-Farm Buildings	0	83,186	87,379		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	19,229	102,415	107,577	459.45%	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-230-020

Sent to: EBKARIAN, ALINA &, GAMINO BARAJAS, ANABEL
432 FAIRWAY LN
SYCAMORE, IL 60178-0000

432 FAIRWAY LN
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		Building Partial, Prop Class Change
Non-Farm Buildings	0	87,175	91,569		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	18,458	105,633	110,957	501.13%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-001

Sent to: MAVEUS, JEFFREY M & AMY C
919 GREENLEAF ST
SYCAMORE, IL 60178-0000

919 GREENLEAF ST
SYCAMORE, IL 60178
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,083	20,083	21,095		House Complete
Non-Farm Buildings	56,894	126,398	132,768		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	76,977	146,481	153,863	99.88%	

2026 Full Fair Cash Value $461,640 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-002

Sent to: JOHNSON, ZACHARY A &, MOORE, ANGELETTA
927 GREENLEAF ST
SYCAMORE, IL 60178-0000

927 GREENLEAF ST
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Complete
Non-Farm Buildings	30,161	118,378	124,344		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	46,344	134,561	141,343	204.99%	

2026 Full Fair Cash Value $424,070 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-003

Sent to: MECCA, ANTHONY D &, MECCA, KRISTOPHER D
935 GREENLEAF ST
SYCAMORE, IL 60178-0000

935 GREENLEAF ST
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Complete
Non-Farm Buildings	40,118	117,147	123,051		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	56,301	133,330	140,050	148.75%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-005

Sent to: SYDOROWICZ, SAMANTHA &, MULDOON, SHEILA R
1023 GREENLEAF ST
SYCAMORE, IL 60178-0000

1023 GREENLEAF ST
SYCAMORE, IL 60178
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,688	17,688	18,579		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	102,278	107,433		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	17,688	119,966	126,012	612.42%	

2026 Full Fair Cash Value $378,070 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-006

Sent to: NWIBANI, HOPE T &, JONES NWIBANI, PATRICE R
1031 GREENLEAF ST
SYCAMORE, IL 60178-0000

1031 GREENLEAF ST
SYCAMORE, IL 60178
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,768	20,768	21,815		House Complete, Partial Completion
Non-Farm Buildings	37,486	110,345	115,906		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	58,254	131,113	137,721	136.41%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-007

Sent to: MADRIGAL CERVANTES, CARMELA &, FERREIRO III, RICARDO
1039 GREENLEAF ST
SYCAMORE, IL 60178-0000

1039 GREENLEAF ST
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Complete
Non-Farm Buildings	32,194	121,147	127,253		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	48,377	137,330	144,252	198.18%	

2026 Full Fair Cash Value $432,800 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-008

Sent to: FERRON, JACK K & TONI L
1047 GREENLEAF ST
SYCAMORE, IL 60178-0000

1047 GREENLEAF ST
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		House Complete
Non-Farm Buildings	27,946	124,398	130,668		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	44,866	141,318	148,441	230.85%	

2026 Full Fair Cash Value $445,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	X
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-009

Sent to: LAGIOIA, MICHAEL C &, WALKER, ANGELA M
4N138 NORTON LAKE DR
SAINT CHARLES, IL 60175

1055 GREENLEAF ST
SYCAMORE, IL 60178
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,688	17,688	18,579		House Complete
Non-Farm Buildings	33,053	120,645	126,726		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	50,741	138,333	145,305	186.37%	

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Date of Notice: 09/10/2026

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Sent to: DEAN, WILLIAM & LAURIE
1063 GREENLEAF ST
SYCAMORE, IL 60178-0000

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SYCAMORE, IL 60178
0.23 acres

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Land/Lot or Farm Homesite	17,688	17,688	18,579		House Complete
Non-Farm Buildings	37,874	137,585	144,519		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	55,562	155,273	163,098	193.54%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-011

Sent to: MEISCH, LAUREN M & MICHAEL J
1071 GREENLEAF ST
SYCAMORE, IL 60178-0000

1071 GREENLEAF ST
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		House Complete
Non-Farm Buildings	25,196	116,493	122,364		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	42,116	133,413	140,137	232.74%	

2026 Full Fair Cash Value $420,450 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-012

Sent to: FIELDING, ROBERT J & ROWENA P
1121 GREENLEAF ST
DEKALB, IL 60115-0000

1121 GREENLEAF ST
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		House Complete
Non-Farm Buildings	29,155	129,780	136,321		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	46,075	146,700	154,094	234.44%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-013

Sent to: BAER, MATTHEW S & LOREN N
1129 GREENLEAF ST
SYCAMORE, IL 60178-0000

1129 GREENLEAF ST
SYCAMORE, IL 60178
0.25 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	129,569	136,099		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	19,229	148,798	156,297	712.82%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-014

Sent to: GREEN, TAYLOR N & COLBY A
1137 GREENLEAF ST
SYCAMORE, IL 60178-0000

1137 GREENLEAF ST
SYCAMORE, IL 60178
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,083	20,083	21,095		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	97,583	102,501		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	20,083	117,666	123,596	515.43%	

2026 Full Fair Cash Value $370,830 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-015

Sent to: MANIACI, CONCETTA A
1145 GREENLEAF ST
SYCAMORE, IL 60178-0000

1145 GREENLEAF ST
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	113,175	118,879		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	18,458	131,633	138,267	649.09%	

2026 Full Fair Cash Value $414,840 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-016

Sent to: TLTC 9002349285
35 W WACKER DR 11TH FL
CHICAGO, IL 60601

1153 GREENLEAF ST
SYCAMORE, IL 60178
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	95	23,075	24,238		House Complete
Non-Farm Buildings	121,681	122,886	129,079		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	121,776	145,961	153,317	25.90%	

2026 Full Fair Cash Value $460,000 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-019

Sent to: ELLIOTT, ANDREW D & MEGAN L
435 MARY ANN CIR
SYCAMORE, IL 60178-0000

435 MARY ANN CIR
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		House Complete
Non-Farm Buildings	64,743	109,380	114,893		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	83,972	128,609	135,091	60.88%	

2026 Full Fair Cash Value $405,310 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-022

Sent to: MARTINEZ, JOSHUA D & MELISSA N
1120 JUNIPER DR
SYCAMORE, IL 60178-0000

1120 JUNIPER DR
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	114,043	119,791		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,920	130,963	137,564	713.03%	

2026 Full Fair Cash Value $412,730 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-026

Sent to: TENNIS, JASON A & JENNIE M
1044 JUNIPER DR
SYCAMORE, IL 60178-0000

1044 JUNIPER DR
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	126,542	132,920		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	18,458	145,000	152,308	725.16%	

2026 Full Fair Cash Value $456,970 (excluding Farmland and Farm Buildings)
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-028

Sent to: DERRO, MILLICENT N &, ROGMAN, TYLER R
1028 JUNIPER DR
SYCAMORE, IL 60178-0000

1028 JUNIPER DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	68	161,863	170,021		House Complete, Partial Completion
Non-Farm Buildings	136,349	138,695	145,685		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	136,417	300,558	315,706	131.43%	

2026 Full Fair Cash Value $947,210 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-029

Sent to: DERRO, MADALYNN A &, MCLEAN, JASON D
1020 JUNIPER DR
SYCAMORE, IL 60178-0000

1020 JUNIPER DR
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	77	18,458	19,388		House Complete
Non-Farm Buildings	108,074	109,598	115,122		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	108,151	128,056	134,510	24.37%	

2026 Full Fair Cash Value $403,570 (excluding Farmland and Farm Buildings)
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Pin (Parcel) No.: 09-05-231-032

Sent to: MOBERG, MICHAEL J
924 JUNIPER DR
SYCAMORE, IL 60178-0000

924 JUNIPER DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	88,682	93,152		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,183	104,865	110,151	580.66%	

2026 Full Fair Cash Value $330,490 (excluding Farmland and Farm Buildings)
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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-033

Sent to: TIEGS, MICAH R & ASHLEY A
916 JUNIPER DR
SYCAMORE, IL 60178-0000

916 JUNIPER DR
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	84,977	89,260		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	16,183	101,160	106,259	556.61%	

2026 Full Fair Cash Value $318,810 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-231-034

Sent to: HUNT, JEFFERY G & STEPHANIE K
908 JUNIPER DR
SYCAMORE, IL 60178-0000

908 JUNIPER DR
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		House Complete
Non-Farm Buildings	142,153	143,595	150,832		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	161,382	162,824	171,030	5.98%	

2026 Full Fair Cash Value $513,140 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-256-022

Sent to: CORMIER, SOPHIE &, PRATHER, JACOB
1217 WILD ST
SYCAMORE, IL 60178-0000

1217 WILD ST
SYCAMORE, IL 60178-2545
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	57,019	65,000	68,276		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,133	78,114	82,051	16.99%	

2026 Full Fair Cash Value $246,180 (excluding Farmland and Farm Buildings)
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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-257-008

Sent to: RUIZ, JOSHUA
126 E KERR ST
SYCAMORE, IL 60178-0000

126 E KERR ST
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	30,839	62,252	65,390		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	43,953	75,366	79,165	80.11%	

2026 Full Fair Cash Value $237,520 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-276-005

Sent to: ZALEWSKI, KAZIMIERZ & ANGELA B
437 E BECKER PL
SYCAMORE, IL 60178-0000

437 E BECKER PL
SYCAMORE, IL 60178
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,688	17,688	18,579		1 Year Only, Purchase Price
Non-Farm Buildings	126,565	110,410	115,975		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	144,253	128,098	134,554	-6.72%	

2026 Full Fair Cash Value $403,700 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-276-015

Sent to: ALMANZA, CHRISTOPHER J & YING L
1203 COLLIDGE CT
SYCAMORE, IL 60178-0000

1203 COOLIDGE CT
SYCAMORE, IL 60178
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,083	20,083	21,095		House Complete
Non-Farm Buildings	91,274	108,864	114,351		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	111,357	128,947	135,446	21.63%	

2026 Full Fair Cash Value $406,380 (excluding Farmland and Farm Buildings)
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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-326-005

Sent to: WEBER, JONATHAN & TAYLOR
425 GEORJEAN CT
SYCAMORE, IL 60178-0000

425 GEORJEAN CT
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	61,812	94,000	98,738		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,926	107,114	112,513	50.17%	

2026 Full Fair Cash Value $337,570 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-329-007

Sent to: REED, KELLY
1624 MANESS CT
SYCAMORE, IL 60178-0000

1624 MANESS CT
SYCAMORE, IL 60178-2910
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	65,255	67,000	70,377		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,510	81,255	85,350	7.34%	

2026 Full Fair Cash Value $256,080 (excluding Farmland and Farm Buildings)
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Pin (Parcel) No.: 09-05-329-008

Sent to: YACKO, ANGELICA M &, MCKINNEY, LUKE
1630 MANESS CT
SYCAMORE, IL 60178-0000

1630 MANESS CT
SYCAMORE, IL 60178-2910
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	54,799	56,000	58,822		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,054	70,255	73,795	6.87%	

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Pin (Parcel) No.: 09-05-331-012

Sent to: REYES, CATALINA &, TORRES, ROBERTO
1640 KAYLEE CT
SYCAMORE, IL 60178-0000

1640 KAYLEE CT
SYCAMORE, IL 60178-2908
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	63,751	84,000	88,234		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,773	101,022	106,114	31.37%	

2026 Full Fair Cash Value $318,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

What is Equalized Assessed Value (EAV)?

Your property's current year's EAV is not final and may increase or decrease if changed by the Board of Review, or if a further equalization factor is needed by the Board of Review. The Property Tax Code requires that the Chief County Assessment Officer and/or the Board of Review apply an equalization factor if needed to all property (except for farmland and farm buildings), based on property sales data, to ensure that all properties are, on average, assessed at 331/3 percent of its fair market value.

The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-332-001

Sent to: TIJERINA, DEVON &, OATES, JOLINE
365 CONLIN AV
SYCAMORE, IL 60178-0000

365 CONLIN AV
SYCAMORE, IL 60178-3001
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	84,394	85,000	89,284		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,020	103,626	108,849	5.66%	

2026 Full Fair Cash Value $326,580 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-402-006

Sent to: VAUGHAN, BENJAMIN R & MEGAN E
1639 BROWER PL
SYCAMORE, IL 60178-0000

1639 BROWER PL
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		Re-valuation
Non-Farm Buildings	112,163	115,080	120,880		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	129,083	132,000	138,653	7.41%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-402-042

Sent to: COCHRAN, MARYROSE T &, DEEGAN, STACIE
214 LEAH CT
SYCAMORE, IL 60178-0000

214 LEAH CT
SYCAMORE, IL 60178
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,458	18,458	19,388		1 Year Only, Purchase Price
Non-Farm Buildings	106,835	102,825	108,007		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	125,293	121,283	127,395	1.68%	

2026 Full Fair Cash Value $382,220 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-402-049

Sent to: ALSALLAL, AHMAD Z
202 E BECKER PL
SYCAMORE, IL 60178-0000

202 E BECKER PL
SYCAMORE, IL 60178
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,229	19,229	20,198		1 Year Only, Purchase Price
Non-Farm Buildings	122,589	106,962	112,353		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	141,818	126,191	132,551	-6.53%	

2026 Full Fair Cash Value $397,690 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-402-050

Sent to: CO, CARLO A & EDNA Z
210 E BECKER PL
SYCAMORE, IL 60178-0000

210 E BECKER PL
SYCAMORE, IL 60178
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,183	16,183	16,999		Re-valuation
Non-Farm Buildings	104,121	106,000	111,342		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	120,304	122,183	128,341	6.68%	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-403-003

Sent to: FLEURY, LOGAN M & KATHERINE
225 ROGERS WAY
SYCAMORE, IL 60178-0000

225 ROGERS WAY
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	16,920	16,920	17,773		1 Year Only, Recent Sale
Non-Farm Buildings	117,795	104,996	110,288		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	134,715	121,916	128,061	-4.94%	

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-405-001

Sent to: ZILZ, JACK J & DIANA K
219 OHIO GROVE
SYCAMORE, IL 60178-0000

219 OHIO GV
SYCAMORE, IL 60178
0.36 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	26,920	26,920	28,277		1 Year Only, Recent Sale
Non-Farm Buildings	112,283	115,580	121,405		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	139,203	142,500	149,682	7.53%	

2026 Full Fair Cash Value $449,090 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-05-428-003

Sent to: SCHMITZ, MEGAN
341 CHAUTAUQUA LN
SYCAMORE, IL 60178-0000

341 CHAUTAUQUA LN
SYCAMORE, IL 60178
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,768	20,768	21,815		Re-valuation
Non-Farm Buildings	122,914	121,732	127,867		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	143,682	142,500	149,682	4.18%	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-102-032

Sent to: HENDERSON, LONNIE D & YVONNE M
831 CROATIAN CT
SYCAMORE, IL 60178-0000

831 CROATIAN CT
SYCAMORE, IL 60178-2781
0.08 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	8,871	8,871	9,318		1 Year Only, Recent Sale
Non-Farm Buildings	91,937	76,629	80,491		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	100,808	85,500	89,809	-10.91%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-102-034

Sent to: MORENO, MICHELLE &, SCHUMAKER, NICHOLAS
843 CROATIAN CT
SYCAMORE, IL 60178-0000

843 CROATIAN CT
SYCAMORE, IL 60178
0.08 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	8,871	8,871	9,318		1 Year Only, Recent Sale
Non-Farm Buildings	91,937	89,929	94,461		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	100,808	98,800	103,779	2.95%	

2026 Full Fair Cash Value $311,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-127-018

Sent to: JOHNSON, HELEN
1521 PEBBLEWOOD DR
SYCAMORE, IL 60178-0000

1521 PEBBLEWOOD DR
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,494	7,494	7,872		Re-valuation
Non-Farm Buildings	41,639	63,756	66,969		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	49,133	71,250	74,841	52.32%	

2026 Full Fair Cash Value $224,550 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-176-011

Sent to: HOHLFELD, LISA J &, HOHLFELD, KELLIE M
1729 RAINTREE CT UNIT 1729
SYCAMORE, IL 60178-0000

1729 RAINTREE CT
SYCAMORE, IL 60178-2734
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		1 Year Only, Recent Sale
Non-Farm Buildings	51,302	47,492	49,886		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	57,643	53,833	56,547	-1.90%	

2026 Full Fair Cash Value $169,660 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-176-020

Sent to: TATAR, CANSU
1739 RAINTREE CT
SYCAMORE, IL 60178-0000

1739 RAINTREE CT
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		Re-valuation
Non-Farm Buildings	47,400	56,200	59,032		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	53,741	62,541	65,693	22.24%	

2026 Full Fair Cash Value $197,100 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-176-038

Sent to: MUNOZ, ISABEL &, ROLLER, DAVID & SUSANA
1520 TIMBERWOOD CT
SYCAMORE, IL 60178-0000

1520 TIMBERWOOD CT
SYCAMORE, IL 60178-2739
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		Re-valuation
Non-Farm Buildings	56,628	61,742	64,854		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,969	68,083	71,515	13.57%	

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Date of Notice: 09/10/2026

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Sent to: CHARHUT, JENNIFER P
1552 TIMBERWOOD CT
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1552 TIMBERWOOD CT
SYCAMORE, IL 60178
0.00 acres

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Land/Lot or Farm Homesite	6,341	6,341	6,661		Re-valuation
Non-Farm Buildings	45,855	55,000	57,772		
Farmland	0	0	0		
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Total	52,196	61,341	64,433	23.44%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-176-101

Sent to: RIVER LAND PROPERTIES LLC
601 SIDWELL CT UNIT L
ST CHARLES, IL 60174

1717 CEDARBROOK CT
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		1 Year Only, Recent Sale
Non-Farm Buildings	69,483	65,700	69,011		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,824	72,041	75,672	-0.20%	

2026 Full Fair Cash Value $227,040 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-180-044

Sent to: BUTLER, JON T & CALI
1602 PEBBLEWOOD DR
SYCAMORE, IL 60178-0000

1602 PEBBLEWOOD DR
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	83,738	85,256	89,553		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	102,427	103,945	109,184	6.60%	

2026 Full Fair Cash Value $327,580 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-180-046

Sent to: WOODBURY, MARK K & SHANI M
1618 PEBBLEWOOD DR
SYCAMORE, IL 60178-0000

1618 PEBBLEWOOD DR
SYCAMORE, IL 60178-2732
0.00 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	82,640	91,352	95,956		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	101,329	110,041	115,587	14.07%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-183-029

Sent to: RYNIEWICZ, JACE & ALYSSA
1477 LONGWOOD DR
SYCAMORE, IL 60178-0000

1477 LONGWOOD DR
SYCAMORE, IL 60178-2768
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		Re-valuation
Non-Farm Buildings	49,116	60,159	63,191		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	55,457	66,500	69,852	25.96%	

2026 Full Fair Cash Value $209,580 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-183-056

Sent to: DECONINCK, MATTHEW &, DECONINCK, NICHOLAS
1810 KENNICOTT CT
SYCAMORE, IL 60178-0000

1810 KENNICOTT CT
SYCAMORE, IL 60178-2778
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		Re-valuation
Non-Farm Buildings	44,238	47,017	49,387		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	50,579	53,358	56,048	10.81%	

2026 Full Fair Cash Value $168,160 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-201-054

Sent to: RUNOWIECKI, ROMAN
965 CONSTANCE LN UNIT B
SYCAMORE, IL 60178-0000

965 B CONSTANCE LN
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		Re-valuation
Non-Farm Buildings	52,623	56,992	59,864		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	58,964	63,333	66,525	12.82%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-224-003

Sent to: BENSON, KRISTINE &, BENSON, CATHERINE
1242 BRISTOL DR W
SYCAMORE, IL 60178-0000

1242 BRISTOL DR W
SYCAMORE, IL 60178
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,835	21,835	22,935		1 Year Only, Recent Sale
Non-Farm Buildings	130,630	113,065	118,763		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	152,465	134,900	141,698	-7.06%	

2026 Full Fair Cash Value $425,140 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-224-004

Sent to: EILERS JOINT LIVING TRUST
1229 BRISTOL DR W
SYCAMORE, IL 60178-0000

1229 BRISTOL DR W
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,835	21,835	22,935		Re-valuation
Non-Farm Buildings	99,861	104,831	110,114		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	121,696	126,666	133,049	9.33%	

2026 Full Fair Cash Value $399,190 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-228-009

Sent to: MCLEAN, JACQUELINE &, HINCKLEY, JEFFREY
870 KRPAN DR
SYCAMORE, IL 60178-0000

870 KRPAN DR
SYCAMORE, IL 60178-2040
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,579	18,579	19,515		Re-valuation
Non-Farm Buildings	72,389	103,337	108,545		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,968	121,916	128,060	40.77%	

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How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-233-026

Sent to: MYERS, MICHELLE M
966 CONSTANCE LN
SYCAMORE, IL 60178-0000

966 CONSTANCE LN
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		1 Year Only, Recent Sale
Non-Farm Buildings	57,987	51,577	54,176		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	64,328	57,918	60,837	-5.43%	

2026 Full Fair Cash Value $182,530 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-236-010

Sent to: LADUE, NICOLE D &, TURNER, SHELDON P
1210 DEVONSHIRE DR N
SYCAMORE, IL 60178-0000

1210 DEVONSHIRE DR N
SYCAMORE, IL 60178
0.44 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	23,050	23,050	24,212		Re-valuation
Non-Farm Buildings	116,660	118,000	123,947		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	139,710	141,050	148,159	6.05%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-251-002

Sent to: SMITH, M CECIL & ELLIN
1228 DARLING CT
SYCAMORE, IL 60178-0000

1228 DARLING CT
SYCAMORE, IL 60178-
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,835	21,835	22,935		Re-valuation
Non-Farm Buildings	98,092	103,000	108,191		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	119,927	124,835	131,126	9.34%	

2026 Full Fair Cash Value $393,420 (excluding Farmland and Farm Buildings)
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$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-251-011

Sent to: DUNKER, JASON M & HEATHER
1119 YORKSHIRE DR N
SYCAMORE, IL 60178-0000

1119 YORKSHIRE DR N
SYCAMORE, IL 60178-3235
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,835	21,835	22,935		Re-valuation
Non-Farm Buildings	88,529	108,000	113,443		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	110,364	129,835	136,378	23.57%	

2026 Full Fair Cash Value $409,170 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-252-011

Sent to: ALTENHOFF, ANDREW &, RILEY, AMANDA
1329 FOXBEND DR
SYCAMORE, IL 60178-0000

1329 FOXBEND DR
SYCAMORE, IL 60178
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,835	21,835	22,935		Re-valuation
Non-Farm Buildings	82,960	108,000	113,443		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	104,795	129,835	136,378	30.14%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-277-019

Sent to: AKINS, KYLE S & MARY
1047 WELLINGTON CT
SYCAMORE, IL 60178-0000

1047 WELLINGTON CT
SYCAMORE, IL 60178
0.46 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	25,854	25,854	27,157		Re-valuation
Non-Farm Buildings	148,285	185,000	194,324		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	174,139	210,854	221,481	27.19%	

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-300-051

Sent to: MENARD INC CORPORATE ACCOUNTING
4777 MENARD DR
EAU CLAIRE, WI 54703

1720 MERCANTILE DR
SYCAMORE, IL 60178
5.46 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	35,169	459,025	482,160		Commercial Complete, Prop Class Change, Re-valuation
Non-Farm Buildings	0	878,994	923,295		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	35,169	1,338,019	1,405,455	3896.29%	

2026 Full Fair Cash Value $4,216,790 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-06-402-011

Sent to: BANAS, CHARLES & TARRI
1474 ADRIENNE CIR
SYCAMORE, IL 60178-0000

1474 ADRIENNE CIR
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	8,871	8,871	9,318		1 Year Only, Recent Sale
Non-Farm Buildings	112,658	97,845	102,776		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	121,529	106,716	112,094	-7.76%	

2026 Full Fair Cash Value $336,320 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-07-328-003

Sent to: COMCAST CABLE COMMUNICATIONS MGMT LLC
ONE COMCAST CENTER ATTN: TAX DEPT
32ND FLR
PHILADELPHIA, PA 19103

2030 WIRSING PKWY
SYCAMORE, IL 60178
1.13 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	167	62,351	65,493		Re-valuation
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	167	62,351	65,493	39117.37%	

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-08-101-044

Sent to: ENOS, KENT E & PATRICIA A
2157 WATERBURY LN W
SYCAMORE, IL 60178-0000

2157 WATERBURY LN W
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		1 Year Only, Recent Sale
Non-Farm Buildings	112,702	93,409	98,117		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	119,043	99,750	104,778	-11.98%	

2026 Full Fair Cash Value $314,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Pin (Parcel) No.: 09-08-101-061

Sent to: KASTLER, JILL M
2164 WATERBURY LN W
SYCAMORE, IL 60178-0000

2164 WATERBURY LN W
SYCAMORE, IL 60178
0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		Re-valuation
Non-Farm Buildings	112,681	114,000	119,746		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	119,022	120,341	126,407	6.20%	

2026 Full Fair Cash Value $379,260 (excluding Farmland and Farm Buildings)
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Pin (Parcel) No.: 09-08-126-007

Sent to: BERKSHIRE, JOHN & KATHLEEN
2126 WATERBURY LN
SYCAMORE, IL 60178-0000

2126 WATERBURY LN E
SYCAMORE, IL 60178
0.00 acres

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Land/Lot or Farm Homesite	6,341	6,341	6,661		1 Year Only, Recent Sale
Non-Farm Buildings	99,388	87,075	91,464		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	105,729	93,416	98,125	-7.19%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-08-126-030

Sent to: PEREZ, WILLIAM D & SUSAN A
2182 WATERBURY LN UNIT E
SYCAMORE, IL 60178-0000

2182 WATERBURY LN E
SYCAMORE, IL 60178
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	6,341	6,341	6,661		1 Year Only, Recent Sale
Non-Farm Buildings	119,575	110,825	116,411		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	125,916	117,166	123,072	-2.26%	

2026 Full Fair Cash Value $369,250 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-09-200-017

Sent to: VOVOLA, PHILIP T & PAMELA R TRUSTEES
3N743 HIGH POINT LN
ELBURN, IL 60119

14910 BETHANY RD
SYCAMORE, IL 60178
19.01 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Solar Re-valuation
Non-Farm Buildings	163,686	159,908	159,908		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	163,687	159,909	159,909	-2.31%	

2026 Full Fair Cash Value $479,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-09-200-017

Sent to: USS SYCAMORE SOLAR LLC
C/O BARCLAY DAMON LLP (AMO)
125 E JEFFERSON ST
SYRACUSE, NY 13202

14910 BETHANY RD
SYCAMORE, IL 60178
19.01 acres

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-13-351-006

Sent to: BENITEZ, KAYLA M & BENITEZ, MARTHA E &, BENITEZ, FELIX
21058 OAK LN
MAPLE PARK, IL 60151-0000

21058 OAK LN
MAPLE PARK, IL 60151-
1.97 acres

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Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	133,332	85,658	89,975	-32.52%	

2026 Full Fair Cash Value $269,950 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-329-004

Sent to: OESER, HENRY N & CHANETTE L
37 W SANDALWOOD AV
CORTLAND, IL 60112-0000

37 W SANDALWOOD AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	17,354	18,229		House Complete, Prop Class Change
Non-Farm Buildings	0	102,029	107,171		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	119,383	125,400	2691.01%	

2026 Full Fair Cash Value $376,240 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-376-003

Sent to: BONILLA-ZARATE, MARIA L &, MENDEZ-AGUILAR, LEONEL
149 W PRAIRIEFIELD AV
CORTLAND, IL 60112-0000

149 W PRAIRIEFIELD AV
CORTLAND, IL 60112
0.20 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,354	17,354	18,229		Re-valuation
Non-Farm Buildings	80,091	89,000	93,486		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,445	106,354	111,715	14.64%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-377-008

Sent to: NAVAS, ALEX
51 W PRAIRIEFIELD AV
CORTLAND, IL 60112-0000

51 W PRAIRIEFIELD AV
CORTLAND, IL 60112
0.20 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,354	17,354	18,229		Re-valuation
Non-Farm Buildings	71,801	82,000	86,133		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	89,155	99,354	104,362	17.06%	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-377-020

Sent to: TWAIT, BRIAN
52 PAW PAW AV
CORTLAND, IL 60112-0000

52 W PAWPAW AV
CORTLAND, IL 60112
0.16 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	8,677	17,354	18,229		House Complete
Non-Farm Buildings	33,678	84,519	88,779		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	42,355	101,873	107,008	152.65%	

2026 Full Fair Cash Value $321,060 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-379-001

Sent to: AMBERG, JAMES R & ALLISON A
102 W AUBURNDALE AV
CORTLAND, IL 60112-0000

102 W AUBURNDALE AV
CORTLAND, IL 60112
0.31 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,354	17,354	18,229		Re-valuation
Non-Farm Buildings	79,151	95,000	99,788		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	96,505	112,354	118,017	22.29%	

2026 Full Fair Cash Value $354,090 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-382-003

Sent to: NEEDHAM, JACOB R
75 W PAW PAW AV
CORTLAND, IL 60112-0000

75 W PAWPAW AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	17,354	18,229		House Complete
Non-Farm Buildings	25,425	99,788	104,817		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	29,918	117,142	123,046	311.28%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-382-011

Sent to: HERNANDEZ, RAFAEL & IRMA
94 W CRABAPPLE AV
CORTLAND, IL 60112-0000

94 W CRABAPPLE AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		House Partial, Prop Class Change
Non-Farm Buildings	0	77,225	81,117		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	81,718	85,836	1810.44%	

2026 Full Fair Cash Value $257,530 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-382-012

Sent to: BOUSQUET, RENEE &, BEAL, BENJAMIN J
88 W CRABAPPLE AV
CORTLAND, IL 60112-0000

88 W CRABAPPLE AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	17,354	18,229		House Complete
Non-Farm Buildings	23,225	93,160	97,855		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	27,718	110,514	116,084	318.80%	

2026 Full Fair Cash Value $348,290 (excluding Farmland and Farm Buildings)
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Sent to: BRONS, MICHAEL & ANNALISA
82 W CRABAPPLE AV
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,354	17,354	18,229		1 Year Only, Recent Sale
Non-Farm Buildings	102,631	99,654	104,677		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	119,985	117,008	122,906	2.43%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-383-003

Sent to: HANSON, MAX &, HANSON, JACOB
49 W CRABAPPLE AV
CORTLAND, IL 60112-0000

49 W CRABAPPLE AV
CORTLAND, IL 60112
0.19 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,354	17,354	18,229		1 Year Only, Recent Sale
Non-Farm Buildings	94,551	93,479	98,190		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	111,905	110,833	116,419	4.03%	

2026 Full Fair Cash Value $349,290 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-383-007

Sent to: SAAD, CHRISTOPHER N & BERNADETTE A
67 W CRABAPPLE AV
CORTLAND, IL 60112-0000

67 W CRABAPPLE AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		House Partial, Prop Class Change
Non-Farm Buildings	0	82,212	86,355		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	86,705	91,074	1927.02%	

2026 Full Fair Cash Value $273,250 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-383-010

Sent to: DUSSEAU, ANDREW R & JACQUELINE C
87 W CRABAPPLE AV
CORTLAND, IL 60112-0000

87 W CRABAPPLE AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,354	17,354	18,229		1 Year Only, Recent Sale
Non-Farm Buildings	86,339	83,821	88,046		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,693	101,175	106,275	2.49%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-384-007

Sent to: BRUNS, MICHAEL
16 W BLUEBELL AV
CORTLAND, IL 60112-0000

16 W BLUEBELL AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		Building Partial, Prop Class Change
Non-Farm Buildings	0	82,212	86,355		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	86,705	91,074	1927.02%	

2026 Full Fair Cash Value $273,250 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-17-385-010

Sent to: MENDEZ, DOMINICK I
13 W BLUEBELL AV
CORTLAND, IL 60112-0000

13 W BLUEBELL AV
CORTLAND, IL 60112
0.16 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	17,354	18,229		House Complete
Non-Farm Buildings	66,880	104,209	109,461		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,373	121,563	127,690	78.91%	

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-010

Sent to: WIN AVIATION
2890 PLEASANT ST
DEKALB, IL 60115

2890 PLEASANT ST
DEKALB, IL 60115
0.32 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,409	1,409	1,480		Leasehold Asmt
Non-Farm Buildings	8,244	34,480	36,218		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	9,653	35,889	37,698	290.53%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-017

Sent to: EAGLES NEST MANAGEMENT
2880 PLEASANT ST #10
DEKALB, IL 60115-0000

2880 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	680	680	714		Leasehold Asmt
Non-Farm Buildings	533	4,030	4,233		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,213	4,710	4,947	307.83%	

2026 Full Fair Cash Value $14,840 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Pin (Parcel) No.: 09-19-100-018

Sent to: EAGLES NEST MANAGEMENT
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2880 PLEASANT ST
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0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	680	680	714		Leasehold Asmt
Non-Farm Buildings	352	3,320	3,487		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,032	4,000	4,201	307.07%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-020

Sent to: EAGLES NEST MANAGEMENT
2880 PLEASANT ST #10
DEKALB, IL 60115-0000

2880 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	680	680	714		Leasehold Asmt
Non-Farm Buildings	618	4,360	4,580		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,298	5,040	5,294	307.86%	

2026 Full Fair Cash Value $15,880 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-021

Sent to: EAGLES NEST MANAGEMENT
2880 PLEASANT ST #10
DEKALB, IL 60115-0000

2880 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
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Non-Farm Buildings	863	5,330	5,599		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,543	6,010	6,313	309.14%	

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-023

Sent to: EAGLES NEST MANAGEMENT
2880 PLEASANT ST #10
DEKALB, IL 60115-0000

2880 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	680	680	714		Leasehold Asmt
Non-Farm Buildings	618	4,360	4,580		
Farmland	0	0	0		
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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-026

Sent to: EAGLES NEST MANAGEMENT
2880 PLEASANT ST #10
DEKALB, IL 60115-0000

2880 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	680	680	714		Leasehold Asmt
Non-Farm Buildings	863	5,330	5,599		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,543	6,010	6,313	309.14%	

2026 Full Fair Cash Value $18,940 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
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$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-027

Sent to: MIDWEST HANGAR CORP UNIT 6
608 WASHINGTON ST
MAPLE PARK, IL 60151-0000

2900 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,838	2,838	2,981		Leasehold Asmt
Non-Farm Buildings	151	8,992	9,445		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,989	11,830	12,426	315.72%	

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-029

Sent to: MIDWEST HANGAR CORP UNIT 4
608 WASHINGTON ST
MAPLE PARK, IL 60151-0000

2900 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,838	2,838	2,981		Leasehold Asmt
Non-Farm Buildings	151	8,992	9,445		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,989	11,830	12,426	315.72%	

2026 Full Fair Cash Value $37,280 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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MAPLE PARK, IL 60151-0000

2900 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,838	2,838	2,981		Leasehold Asmt
Non-Farm Buildings	151	8,992	9,445		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,989	11,830	12,426	315.72%	

2026 Full Fair Cash Value $37,280 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

What is Equalized Assessed Value (EAV)?

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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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DeKalb County Notice of Property Assessment

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-033

Sent to: CITY OF DEKALB HANGER UNIT E1-1
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3040 PLEASANT ST
DEKALB, IL 60115
0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Evaluation
Non-Farm Buildings	1,297	5,039	5,293		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,298	5,040	5,294	307.86%	

2026 Full Fair Cash Value $15,880 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-034

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DEKALB, IL 60115-0000

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0.00 acres

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Non-Farm Buildings	967	3,759	3,948		
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General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Steps to Review and Appeal Your Property's Assessment

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Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-036

Sent to: CITY OF DEKALB HANGER UNIT E1-4
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3040 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	968	3,760	3,949	307.95%	

2026 Full Fair Cash Value $11,850 (excluding Farmland and Farm Buildings)
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,084	4,219	4,432		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,085	4,220	4,433	308.57%	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-039

Sent to: CITY OF DEKALB HANGER UNIT E1-7
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3040 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-042

Sent to: CITY OF DEKALB HANGER UNIT E1-10
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3040 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
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2026 Full Fair Cash Value $11,850 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-043

Sent to: CITY OF DEKALB HANGER UNIT E2-1
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3030 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,297	5,039	5,293		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,298	5,040	5,294	307.86%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-044

Sent to: CITY OF DEKALB HANGER UNIT E2-2
164 E LINCOLN HWY
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0.00 acres

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$	5,544.00	Amount of Property Taxes Due

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-045

Sent to: CITY OF DEKALB HANGER UNIT E2-3
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3030 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
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Total	968	3,760	3,949	307.95%	

2026 Full Fair Cash Value $11,850 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-048

Sent to: CITY OF DEKALB HANGER UNIT E2-6
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3030 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,084	4,219	4,432		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,085	4,220	4,433	308.57%	

2026 Full Fair Cash Value $13,300 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
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Farmland	0	0	0		
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-051

Sent to: CITY OF DEKALB HANGER UNIT E2-9
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3030 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	968	3,760	3,949	307.95%	

2026 Full Fair Cash Value $11,850 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-052

Sent to: CITY OF DEKALB HANGER UNIT E2-10
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3030 PLEASANT ST
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0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,084	5,039	5,293		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,085	5,040	5,294	387.93%	

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	3,637	14,149	14,862		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	3,638	14,150	14,863	308.55%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-054

Sent to: CITY OF DEKALB HANGER UNIT E3-B
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2920 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	3,637	14,149	14,862		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	3,638	14,150	14,863	308.55%	

2026 Full Fair Cash Value $44,590 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Pin (Parcel) No.: 09-19-100-055

Sent to: CITY OF DEKALB HANGER UNIT E4-1
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DEKALB, IL 60115-0000

2910 PLEASANT ST
DEKALB, IL 60115
0.00 acres

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Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,541	6,009	6,312		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,542	6,010	6,313	309.40%	

2026 Full Fair Cash Value $18,940 (excluding Farmland and Farm Buildings)
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DEKALB, IL 60115-0000

2010 PLEASANT ST
DEKALB, IL 60115
0.00 acres

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Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,360	5,289	5,556		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,361	5,290	5,557	308.30%	

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-057

Sent to: CITY OF DEKALB HANGER UNIT E4-3
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2910 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,360	5,289	5,556		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,361	5,290	5,557	308.30%	

2026 Full Fair Cash Value $16,670 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,786	6,949	7,299		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,787	6,950	7,300	308.51%	

2026 Full Fair Cash Value $21,900 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,541	6,009	6,312		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,542	6,010	6,313	309.40%	

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-060

Sent to: CITY OF DEKALB HANGER UNIT E4-6
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2910 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,360	5,289	5,556		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,361	5,290	5,557	308.30%	

2026 Full Fair Cash Value $16,670 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	4,871	3,199	3,360		
Farmland	0	0	0		
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Total	4,872	3,200	3,361	-31.01%	

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-063

Sent to: CITY OF DEKALB HANGER UNIT E5-1
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2860 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	968	3,760	3,949	307.95%	

2026 Full Fair Cash Value $11,850 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
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$	55,440.00	Taxable Value
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DEKALB, IL 60115-0000

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DEKALB, IL 60115
0.00 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,839	910	956		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,840	911	957	-47.99%	

2026 Full Fair Cash Value $2,870 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-067

Sent to: CITY OF DEKALB HANGER UNIT E5-5
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2860 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,297	3,089	3,245		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,298	3,090	3,246	150.08%	

2026 Full Fair Cash Value $9,740 (excluding Farmland and Farm Buildings)
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-068

Sent to: CITY OF DEKALB HANGER UNIT E5-6
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2860 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,084	4,219	4,432		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,085	4,220	4,433	308.57%	

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Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	968	3,760	3,949	307.95%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-070

Sent to: CITY OF DEKALB HANGER UNIT E5-8
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2860 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	2,637	1,729	1,816		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,638	1,730	1,817	-31.12%	

2026 Full Fair Cash Value $5,450 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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DEKALB, IL 60115-0000

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DEKALB, IL 60115
0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	968	3,760	3,949	307.95%	

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Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	1,084	4,219	4,432		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,085	4,220	4,433	308.57%	

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Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-074

Sent to: CITY OF DEKALB HANGER UNIT E6-2
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2850 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-077

Sent to: CITY OF DEKALB HANGER UNIT E6-5
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2850 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-080

Sent to: CITY OF DEKALB HANGER UNIT E6-8
164 E LINCOLN HWY
DEKALB, IL 60115-0000

2850 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	967	3,759	3,948		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	968	3,760	3,949	307.95%	

2026 Full Fair Cash Value $11,850 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Non-Farm Buildings	5,360	4,419	4,642		
Farmland	0	0	0		
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Total	5,361	4,420	4,643	-13.39%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-083

Sent to: CITY OF DEKALB FBO BUILDING - WEST SIDE
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3232 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	3,956	1,949	2,047		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	3,957	1,950	2,048	-48.24%	

2026 Full Fair Cash Value $6,140 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-19-100-084

Sent to: CITY OF DEKALB FBO BUILDING EAST SIDE
164 E LINCOLN HWY
DEKALB, IL 60115-0000

3232 PLEASANT ST
DEKALB, IL 60115
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	13,178	6,509	6,837		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	13,179	6,510	6,838	-48.11%	

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Sent to: CITY OF DEKALB
164 E LINCOLN HWY
DEKALB, IL 60115-0000

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0.66 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	8,243	8,243	8,658		Leasehold Asmt
Non-Farm Buildings	1	26,237	27,559		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	8,244	34,480	36,217	339.31%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-101-015

Sent to: WILLIAMS, ANGELICA &, WEMBLEY, JONATHAN
245 W KLEIN AV
CORTLAND, IL 60112-0000

245 W KLEIN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	5,607	5,607	5,890		Re-valuation
Non-Farm Buildings	57,391	64,000	67,226		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,998	69,607	73,116	16.06%	

2026 Full Fair Cash Value $219,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-101-016

Sent to: FAIR OAKS GROUP LLC
140 W LAKE ST
BLOOMINGDALE, IL 60108

243 W KLEIN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	5,607	5,607	5,890		Re-valuation
Non-Farm Buildings	57,391	60,000	63,024		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,998	65,607	68,914	9.39%	

2026 Full Fair Cash Value $206,760 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-102-051

Sent to: SANCHEZ, ALEXIS J G
437 N CHARLES ST
CORTLAND, IL 60112-0000

437 N CHARLES ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	5,607	5,607	5,890		Re-valuation
Non-Farm Buildings	50,513	63,000	66,175		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	56,120	68,607	72,065	28.41%	

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-102-054

Sent to: MAKI, DONALD &, DESHAZER, TIFFANY
431 N CHARLES ST
CORTLAND, IL 60112-0000

431 N CHARLES ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	5,607	5,607	5,890		Re-valuation
Non-Farm Buildings	50,513	66,000	69,326		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	56,120	71,607	75,216	34.03%	

2026 Full Fair Cash Value $225,670 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-102-080

Sent to: SAMPSON, ANEA
223 W CORTLAND CENTER RD 2
CORTLAND, IL 60112-0000

223 W CORTLAND CENTER RD
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	5,607	5,607	5,890		Re-valuation
Non-Farm Buildings	57,391	60,000	63,024		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,998	65,607	68,914	9.39%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-102-081

Sent to: CORTLAND REAL ESTATE LLC
140 W LAKE ST
BLOOMINGDALE, IL 60108

221 W CORTLAND CENTER RD
CORTLAND, IL 60112
0.00 acres

Property Value

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-102-125

Sent to: GUARDADO, RUSBIN D
408 N GRAINGER LN
CORTLAND, IL 60112-0000

408 N GRAINGER LN
CORTLAND, IL 60112
0.01 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	5,607	5,607	5,890		Re-valuation
Non-Farm Buildings	51,569	60,000	63,024		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	57,176	65,607	68,914	20.53%	

2026 Full Fair Cash Value $206,760 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-151-019

Sent to: GAMBS, MATTHEW & NESTEROWICZ, ALYSSA A &, GAMBS, CHARLES P
283 N BLUE JAY ST
CORTLAND, IL 60112-0000

283 N BLUE JAY ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	77,205	83,675	87,892		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	91,380	97,850	102,781	12.48%	

2026 Full Fair Cash Value $308,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	6,000.00	Other eligible Homestead Exemptions
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-151-028

Sent to: SCHULTZ, KEVIN & JACLYN
337 N BLUE JAY ST
CORTLAND, IL 60112-0000

337 N BLUE JAY ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	72,468	81,000	85,082		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,643	95,175	99,971	15.38%	

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-152-025

Sent to: VILA, CORALIZ
331 N CHARLES ST
CORTLAND, IL 60112-0000

331 N CHARLES ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	56,798	83,991	88,224		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,973	98,166	103,113	45.28%	

2026 Full Fair Cash Value $309,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-013

Sent to: MCCRIMMON, LINDSEY N &, KURTIS, JOHN M
354 N CHARLES ST
CORTLAND, IL 60112-0000

354 N CHARLES ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	14,175	14,889		House Complete
Non-Farm Buildings	66,856	102,491	107,657		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,349	116,666	122,546	71.76%	

2026 Full Fair Cash Value $367,670 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-014

Sent to: ANDING, KELSEY L &, JAKUBOWSKI, LAWRENCE C
360 N CHARLES ST
CORTLAND, IL 60112-0000

360 N CHARLES ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		House Partial, Prop Class Change
Non-Farm Buildings	0	68,209	71,647		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	72,702	76,366	1599.67%	

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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-017

Sent to: ENENBACH, DAWN S
317 N ASPEN DR
SYCAMORE, IL 60178-0000

317 N ASPEN DR
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	14,175	14,889		House Complete, Partial Completion
Non-Farm Buildings	77,635	114,475	120,245		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	82,128	128,650	135,134	64.54%	

2026 Full Fair Cash Value $405,440 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-018

Sent to: SINGER, ALAN F & CARLA L
323 N ASPEN DR
CORTLAND, IL 60112-0000

323 N ASPEN DR
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	14,175	14,889		House Complete
Non-Farm Buildings	63,289	118,475	124,446		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,782	132,650	139,335	105.56%	

2026 Full Fair Cash Value $418,050 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-019

Sent to: SOLESKY, MORGAN S &, PEARSON, DOMINIC V
329 N ASPEN DR
CORTLAND, IL 60112-0000

329 N ASPEN DR
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		Prop Class Change, Partial, Partial Completion
Non-Farm Buildings	0	82,305	86,453		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	86,798	91,172	1929.20%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-020

Sent to: SHODEEN HOMES LLC
C/O LISA SMITH
77 N 1ST ST
GENEVA, IL 60134

335 N ASPEN DR
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		Prop Class Change
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	4,493	4,719	5.03%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-021

Sent to: STEWART, PAMELA L
341 N ASPEN DR
CORTLAND, IL 60112-0000

341 N ASPEN DR
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	100,166	105,214		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	104,659	109,933	2346.76%	

2026 Full Fair Cash Value $329,830 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-153-023

Sent to: ALOBA-WORPLE, BERNADETTE P &, WORPLE, ALLEN C
353 N ASPEN DR
CORTLAND, IL 60112-0000

353 N ASPEN DR
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	4,493	4,719		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	100,800	105,880		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	4,493	105,293	110,599	2361.58%	

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Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-177-012

Sent to: MAZEIKIS, KENNETH R & SUZANNE M
354 N ASPEN DR
CORTLAND, IL 60112-0000

354 N ASPEN DR
CORTLAND, IL 60112
0.17 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	14,175	14,889		House Complete
Non-Farm Buildings	44,468	105,905	111,243		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	48,961	120,080	126,132	157.62%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-178-013

Sent to: JOSEPH & CASSANDRA WYRUCHOWSKI TRUST 2026 DEC OF TRUST
322 N ASPEN DR
CORTLAND, IL 60112-0000

322 N ASPEN DR
CORTLAND, IL 60112
0.19 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	4,493	14,175	14,889		House Complete
Non-Farm Buildings	55,140	107,271	112,677		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	59,633	121,446	127,566	113.92%	

2026 Full Fair Cash Value $382,740 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-255-007

Sent to: BADAL, NOAH & JOLEIGH
86 E HUMMINGBIRD AV
CORTLAND, IL 60112-0000

86 E HUMMINGBIRD AV
CORTLAND, IL 60112
0.16 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	76,978	87,000	91,385		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	91,153	101,175	106,274	16.59%	

2026 Full Fair Cash Value $318,850 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-256-027

Sent to: WATT, SAMANTHA & LAURA
52 E CLOVER AV
CORTLAND, IL 60112-0000

52 E CLOVER AV
CORTLAND, IL 60112
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	70,222	86,000	90,334		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,397	100,175	105,223	24.68%	

2026 Full Fair Cash Value $315,700 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-277-023

Sent to: MURRAY, CRAIG & TERRIE
189 E LARK AV
CORTLAND, IL 60112-0000

189 E LARK AV
CORTLAND, IL 60112
0.17 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	88,916	98,000	102,939		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,091	112,175	117,828	14.30%	

2026 Full Fair Cash Value $353,520 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-278-009

Sent to: GENAME, JOSEPH & REBECCA
195 E CLOVER AV
CORTLAND, IL 60112-0000

195 E CLOVER AV
CORTLAND, IL 60112
0.19 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	89,108	103,000	108,191		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,283	117,175	123,080	19.17%	

2026 Full Fair Cash Value $369,280 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-281-012

Sent to: BRADDOCK, KIMBERLY K
181 E MEADOW DR
CORTLAND, IL 60112-0000

181 E MEADOW DR
CORTLAND, IL 60112
0.19 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,175	14,175	14,889		Re-valuation
Non-Farm Buildings	72,417	82,000	86,133		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,592	96,175	101,022	16.66%	

2026 Full Fair Cash Value $303,100 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-001

Sent to: HENNESSEE, JEFFREY A & DEBRA H
167 N ASPEN DR
CORTLAND, IL 60112

167 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	68,917	70,217	73,756		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,939	87,239	91,636	6.63%	

2026 Full Fair Cash Value $274,940 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-002

Sent to: WASCHER, ARTHUR F & JOAN M
163 N ASPEN DR
CORTLAND, IL 60112

163 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	74,238	78,216	82,158		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	91,260	95,238	100,038	9.62%	

2026 Full Fair Cash Value $300,140 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-003

Sent to: WATSON, JOHN W & GEORGES-WATSON, DOROTHY
151 N ASPEN DR
CORTLAND, IL 60112

151 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	69,544	73,138	76,824		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,566	90,160	94,704	9.40%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-004

Sent to: MEIER, KEVIN L & PENNY J
143 N ASPEN DR
CORTLAND, IL 60112

143 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	86,650	89,932	94,465		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,672	106,954	112,345	8.37%	

2026 Full Fair Cash Value $337,070 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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$	55,440.00	Taxable Value
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-005

Sent to: KENT, JACEY &, ROHLMAN, BEN
167 W CAROL AV
CORTLAND, IL 60112-0000

167 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	58,135	72,036	75,667		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,390	86,291	90,640	25.21%	

2026 Full Fair Cash Value $271,950 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-006

Sent to: MILLER, JAMES E
166 W ELLEN AV
CORTLAND, IL 60112

166 W ELLEN AV
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	51,119	53,629	56,332		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,141	70,651	74,212	8.91%	

2026 Full Fair Cash Value $222,660 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-007

Sent to: RICH, MARTHA JO
180 W ELLEN AV
CORTLAND, IL 60112-0000

180 W ELLEN AV
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	58,032	61,237	64,323		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,054	78,259	82,203	9.53%	

2026 Full Fair Cash Value $246,630 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-008

Sent to: WEILER, CHRISTOPHER C & GEORGIA A
170 N HICKORY ST
CORTLAND, IL 60112

170 N HICKORY ST
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	50,971	75,735	79,552		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,993	92,757	97,432	43.30%	

2026 Full Fair Cash Value $292,330 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-010

Sent to: ALVAREZ, MIKE D & LAURA M
150 N HICKORY ST
CORTLAND, IL 60112

150 N HICKORY ST
CORTLAND, IL 60112
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	57,313	60,634	63,690		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,335	77,656	81,570	9.73%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-302-011

Sent to: BLACK, CHARLES R
179 W CAROL AV
CORTLAND, IL 60112-0000

179 W CAROL AV
CORTLAND, IL 60112
0.35 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	86,974	91,656	96,275		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	105,600	110,282	115,840	9.70%	

2026 Full Fair Cash Value $347,550 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-303-001

Sent to: ROWE, KENNETH E & BARBARA A
164 N ASPEN DR
CORTLAND, IL 60112

164 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	71,486	76,563	80,422		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,508	93,585	98,302	11.07%	

2026 Full Fair Cash Value $294,940 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-303-002

Sent to: STASTNY, MATTHEW
149 W SUSAN AV
CORTLAND, IL 60112-0000

149 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	57,675	70,853	74,424		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,697	87,875	92,304	23.57%	

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-303-003

Sent to: LESNIAK, DANIEL E & MARLA S
178 N ASPEN DR
CORTLAND, IL 60112

178 N ASPEN DR
CORTLAND, IL 60112
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	53,886	63,687	66,897		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,908	80,709	84,777	19.56%	

2026 Full Fair Cash Value $254,360 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-303-004

Sent to: AJETI-GASHI, REMZIJE &, AJETI, MUSTAFA
140 W ELLEN AV
CORTLAND, IL 60112-0000

140 W ELLEN AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	80,876	86,539	90,901		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,898	103,561	108,781	11.12%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-304-001

Sent to: KORENCHAN, ROBERT A
148 W SUSAN AV
CORTLAND, IL 60112

148 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	73,024	76,845	80,718		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,046	93,867	98,598	9.50%	

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-304-002

Sent to: QUILLMAN, CHERIE L & JOHN
140 W SUSAN AV
CORTLAND, IL 60112

140 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	55,710	66,690	70,051		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,732	83,712	87,931	20.90%	

2026 Full Fair Cash Value $263,820 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-304-005

Sent to: POLYAK, DONALD G & JUDITH A TRUSTEES
149 W CAROL AV
CORTLAND, IL 60112-0000

149 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,384	21,384	22,462		Re-valuation
Non-Farm Buildings	67,572	75,699	79,514		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,956	97,083	101,976	14.64%	

2026 Full Fair Cash Value $305,960 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-001

Sent to: MCMILLION, PAMELA
163 W ELLEN AV
CORTLAND, IL 60112

163 W ELLEN AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	53,671	65,062	68,341		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,693	82,084	86,221	21.97%	

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-002

Sent to: DETTMAN, THOMAS G & EILEEN C
PO BOX 492
CORTLAND, IL 60112

201 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	67,030	70,342	73,887		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	81,285	84,597	88,860	9.32%	

2026 Full Fair Cash Value $266,610 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	X
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-003

Sent to: DAVIS, STEVEN M & JOYCE D
209 N ASPEN DR
CORTLAND, IL 60112

209 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	75,414	82,463	86,619		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	89,669	96,718	101,592	13.30%	

2026 Full Fair Cash Value $304,810 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-004

Sent to: GERARD, JOSHUA
215 N ASPEN DR
CORTLAND, IL 60112-0000

215 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	48,054	49,995	52,515		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,309	64,250	67,488	8.31%	

2026 Full Fair Cash Value $202,480 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-005

Sent to: BOGET, DAVID C REV TRUST 101
225 N ASPEN DR
CORTLAND, IL 60112-0000

225 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	48,352	50,245	52,777		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,607	64,500	67,750	8.21%	

2026 Full Fair Cash Value $203,270 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-006

Sent to: THEADO, JAMES J & MARY L
233 N ASPEN DR
CORTLAND, IL 60112

233 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	66,063	79,477	83,483		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,318	93,732	98,456	22.58%	

2026 Full Fair Cash Value $295,400 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-007

Sent to: LAWSON, STEVEN B LIVING TRUST
164 W LINDA AV
CORTLAND, IL 60112

164 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	55,754	64,988	68,263		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,776	82,010	86,143	18.37%	

2026 Full Fair Cash Value $258,450 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-008

Sent to: STRANSKY, ERIK N & MEGAN D
178 W LINDA AVE
CORTLAND, IL 60112

178 W LINDA AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	73,784	81,070	85,156		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,806	98,092	103,036	13.47%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-009

Sent to: BUNGER, JASON M & BEST, VALESIA M
232 N HICKORY ST
CORTLAND, IL 60112

232 N HICKORY ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	53,716	61,380	64,474		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,971	75,635	79,447	16.88%	

2026 Full Fair Cash Value $238,360 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-010

Sent to: FORD, RANDALL D & MICHELLE G
228 N HICKORY ST
CORTLAND, IL 60112

228 N HICKORY ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	68,175	71,518	75,123		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	82,430	85,773	90,096	9.30%	

2026 Full Fair Cash Value $270,320 (excluding Farmland and Farm Buildings)
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Sent to: KORZI, KRISTIAN J
216 N HICKORY ST
CORTLAND, IL 60112

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0.24 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	75,819	82,778	86,950		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,074	97,033	101,923	13.15%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-012

Sent to: PINNE, ERNEST L & MARY ANN
208 N HICKORY ST
CORTLAND, IL 60112

208 N HICKORY ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	58,798	61,880	64,999		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,053	76,135	79,972	9.47%	

2026 Full Fair Cash Value $239,940 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-013

Sent to: LESIAK, BRIAN W
200 N HICKORY ST
CORTLAND, IL 60112

200 N HICKORY ST
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	51,220	60,521	63,571		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	65,475	74,776	78,544	19.96%	

2026 Full Fair Cash Value $235,660 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-305-014

Sent to: DINWIDDIE, HENRY & MEGAN
175 W ELLEN AV
CORTLAND, IL 60112

175 W ELLEN AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	57,154	67,299	70,691		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,176	84,321	88,571	19.41%	

2026 Full Fair Cash Value $265,740 (excluding Farmland and Farm Buildings)
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-306-001

Sent to: ELLISON, DEREK
196 N ASPEN DR
CORTLAND, IL 60112-0000

196 N ASPEN DR
CORTLAND, IL 60112
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	75,081	82,160	86,301		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,103	99,182	104,181	13.11%	

2026 Full Fair Cash Value $312,570 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-306-002

Sent to: MAGALLAN, JOSE
135 W ELLEN AV
CORTLAND, IL 60112

135 W ELLEN AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-306-003

Sent to: NOONCASTER, J
210 N ASPEN DR
CORTLAND, IL 60112-0000

210 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-306-004

Sent to: PAGE, CHRISTOPHER
214 N ASPEN DR
CORTLAND, IL 60112-0000

214 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	62,404	86,824	91,200		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	81,030	105,450	110,765	36.70%	

2026 Full Fair Cash Value $332,330 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	X
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-306-005

Sent to: WEBB, JUSTIN & JENNIFER
222 N ASPEN DR
CORTLAND, IL 60112-0000

222 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	69,031	69,854	73,375		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,657	88,480	92,940	6.03%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-306-007

Sent to: HOLCH, DAVID & LISA
146 W LINDA AVE
CORTLAND, IL 60112

146 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	55,048	63,768	66,982		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,070	80,790	84,862	17.75%	

2026 Full Fair Cash Value $254,610 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-306-008

Sent to: GREENSLY, JULIE A & CHARLES J
136 W LINDA AV
CORTLAND, IL 60112-0000

136 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	79,038	82,442	86,597		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,664	101,068	106,162	8.70%	

2026 Full Fair Cash Value $318,520 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-001

Sent to: MANN, JASON E & CARY A TRUSTEES
169 W LINDA AV
CORTLAND, IL 60112

169 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	61,794	64,403	67,649		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,816	81,425	85,529	8.52%	

2026 Full Fair Cash Value $256,610 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-002

Sent to: JACOBSON, LISA M &, STEADMAN, JEFFREY P
259 N ASPEN DR
CORTLAND, IL 60112-0000

259 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	51,935	54,313	57,050		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,957	71,335	74,930	8.66%	

2026 Full Fair Cash Value $224,810 (excluding Farmland and Farm Buildings)
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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-003

Sent to: GAGNIER, CARROLL
179 W LINDA AV
CORTLAND, IL 60112

179 W LINDA AV
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	56,378	66,050	69,379		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,633	80,305	84,352	19.42%	

2026 Full Fair Cash Value $253,080 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-004

Sent to: KAPPER, CAROL A
189 W LINDA AV
CORTLAND, IL 60112

189 W LINDA AV
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	76,666	83,490	87,698		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	93,688	100,512	105,578	12.69%	

2026 Full Fair Cash Value $316,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Price per copy: **$2.00**

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Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-005

Sent to: BLANKEN, JUDY K
253 N HICKORY ST
CORTLAND, IL 60112

253 N HICKORY ST
CORTLAND, IL 60112
0.37 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	55,922	59,191	62,174		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,548	77,817	81,739	9.65%	

2026 Full Fair Cash Value $245,240 (excluding Farmland and Farm Buildings)
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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-006

Sent to: SULAVER, PATRICIA J TRUST
245 N HICKORY ST
CORTLAND, IL 60112

245 N HICKORY ST
CORTLAND, IL 60112
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	69,935	82,764	86,935		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,957	99,786	104,815	20.54%	

2026 Full Fair Cash Value $314,480 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-007

Sent to: IRMEN, STEVEN D & KATIE
235 N HICKORY ST
CORTLAND, IL 60112-0000

235 N HICKORY ST
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	59,047	62,089	65,218		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,302	76,344	80,191	9.40%	

2026 Full Fair Cash Value $240,600 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-008

Sent to: PERS, DEBBIE A
227 N HICKORY ST
CORTLAND, IL 60112

227 N HICKORY ST
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	74,296	81,500	85,608		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,551	95,755	100,581	13.59%	

2026 Full Fair Cash Value $301,770 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-009

Sent to: UPSON, CHRISTOPHER
219 N HICKORY ST
CORTLAND, IL 60112-0000

219 N HICKORY ST
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	65,556	70,613	74,172		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,811	84,868	89,145	11.70%	

2026 Full Fair Cash Value $267,460 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-011

Sent to: KENNEDY, JOHN F & SARA J
205 N HICKORY ST
CORTLAND, IL 60112-0000

205 N HICKORY ST
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	58,759	61,846	64,963		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,014	76,101	79,936	9.48%	

2026 Full Fair Cash Value $239,830 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-012

Sent to: FOSTER, STEPHEN R & VICTORIA M
195 N HICKORY ST
CORTLAND, IL 60112

195 N HICKORY ST
CORTLAND, IL 60112
0.37 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	66,822	69,990	73,517		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,448	88,616	93,082	8.93%	

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-014

Sent to: MARCHETTA, CHRISTOPHER D & AMBER L
245 W ELLEN AV
CORTLAND, IL 60112

245 W ELLEN AV
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	75,411	82,435	86,590		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,433	99,457	104,470	13.02%	

2026 Full Fair Cash Value $313,440 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-015

Sent to: BAUTISTA, ANTONY
212 N JUNIPER ST
CORTLAND, IL 60112-0000

212 N JUNIPER ST
CORTLAND, IL 60112
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	55,947	64,617	67,874		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,202	78,872	82,847	18.01%	

2026 Full Fair Cash Value $248,570 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-016

Sent to: DUNN, TYLER
220 N JUNIPER ST
CORTLAND, IL 60112-0000

220 N JUNIPER ST
CORTLAND, IL 60112
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	73,988	88,243	92,690		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,243	102,498	107,663	22.01%	

2026 Full Fair Cash Value $323,020 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-017

Sent to: NGUYEN,CHRISTIAN & SAFFORD, ELIZABETH A
228 N JUNIPER ST
CORTLAND, IL 60112-0000

228 N JUNIPER ST
CORTLAND, IL 60112
0.22 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	60,811	62,354	65,497		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,066	76,609	80,470	7.20%	

2026 Full Fair Cash Value $241,430 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-018

Sent to: ENSALACO, MATTHEW D & BRADY, CHLOE A
236 N JUNIPER ST
CORTLAND, IL 60112

236 N JUNIPER ST
CORTLAND, IL 60112
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	75,557	82,557	86,718		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	89,812	96,812	101,691	13.23%	

2026 Full Fair Cash Value $305,100 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-019

Sent to: RIVERA FINLEY, SARAH D &, RIVERA GONZALEZ, RAUL O
244 N JUNIPER ST
CORTLAND, IL 60112-0000

244 N JUNIPER ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	60,782	63,546	66,749		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,804	80,568	84,629	8.77%	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-020

Sent to: KAUCHER, ROBERT & LORENA
250 N JUNIPER ST
CORTLAND, IL 60112

250 N JUNIPER ST
CORTLAND, IL 60112
0.38 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	75,671	82,653	86,819		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	94,297	101,279	106,384	12.82%	

2026 Full Fair Cash Value $319,180 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-021

Sent to: CRITES, LIGIA L
253 W SMITH AV
CORTLAND, IL 60112

253 W SMITH AV
CORTLAND, IL 60112
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	64,352	68,342	71,786		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	81,374	85,364	89,666	10.19%	

2026 Full Fair Cash Value $269,020 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-307-022

Sent to: BAKER, STEPHANIE L &, KIMBLE, QUINCY T
265 W SMITH AVE
CORTLAND, IL 60112-0000

265 W SMITH AV
CORTLAND, IL 60112
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	79,179	79,179	83,170		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	96,201	96,201	101,050	5.04%	

2026 Full Fair Cash Value $303,180 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-001

Sent to: ADAMSON, TYLER & SCANLAN, SAMANTHA
153 N HICKORY ST
CORTLAND, IL 60112-0000

153 N HICKORY ST
CORTLAND, IL 60112
0.40 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	75,342	82,377	86,529		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	93,968	101,003	106,094	12.90%	

2026 Full Fair Cash Value $318,310 (excluding Farmland and Farm Buildings)
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-002

Sent to: OLLIE, JERMEL & STEPHANIE
165 N HICKORY ST
CORTLAND, IL 60112-0000

165 N HICKORY ST
CORTLAND, IL 60112
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	75,379	83,694	87,912		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,401	100,716	105,792	14.49%	

2026 Full Fair Cash Value $317,410 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-003

Sent to: MADSEN, MARK & JENNIE
190 W ELLEN AVE
CORTLAND, IL 60112

190 W ELLEN AV
CORTLAND, IL 60112
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	47,150	50,294	52,829		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	64,172	67,316	70,709	10.19%	

2026 Full Fair Cash Value $212,150 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-005

Sent to: LABADI, MOHAMMED & LORA
212 W ELLEN AV
CORTLAND, IL 60112

212 W ELLEN AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	54,033	64,847	68,115		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,055	81,869	85,995	21.03%	

2026 Full Fair Cash Value $258,010 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-006

Sent to: SOLIS, ALFREDO & BERTINA T
218 W ELLEN AV
CORTLAND, IL 60112

218 W ELLEN AV
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	78,248	84,816	89,091		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,503	99,071	104,064	12.50%	

2026 Full Fair Cash Value $312,220 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-007

Sent to: GAUL, ROBERT V JR
226 W ELLEN AV
CORTLAND, IL 60112-0000

226 W ELLEN AV
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	49,409	58,800	61,764		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	63,664	73,055	76,737	20.53%	

2026 Full Fair Cash Value $230,230 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-008

Sent to: JANES, MICHAEL D
234 W ELLEN AV
CORTLAND, IL 60112-0000

234 W ELLEN AV
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	50,247	59,470	62,467		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	64,502	73,725	77,440	20.06%	

2026 Full Fair Cash Value $232,340 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-009

Sent to: HUNT, SHIRLEY
190 N JUNIPER ST
CORTLAND, IL 60112-0000

190 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	64,627	66,660	70,020		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,882	80,915	84,993	7.75%	

2026 Full Fair Cash Value $255,000 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	X
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-010

Sent to: SISSON, JEFFREY S & ANGELA K
352 PHYLLIS AVE
ROCHELLE, IL 61068

178 N JUNIPER ST
CORTLAND, IL 60112
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	58,251	67,705	71,117		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,273	84,727	88,997	18.23%	

2026 Full Fair Cash Value $267,020 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-012

Sent to: GOOLD, ALAN R
PO BOX 821
CORTLAND, IL 60112-0000

225 W CAROL AV
CORTLAND, IL 60112
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	64,094	77,211	81,102		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	81,116	94,233	98,982	22.03%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-013

Sent to: SCHERI, LOUIS J JR & MICHELLE R
219 W CAROL AV
CORTLAND, IL 60112

219 W CAROL AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	67,559	73,659	77,371		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,581	90,681	95,251	12.62%	

2026 Full Fair Cash Value $285,780 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-308-014

Sent to: BAROLET, TROY & MAJESTIC, MICHAELENE
209 W CAROL AV
CORTLAND, IL 60112-0000

209 W CAROL AV
CORTLAND, IL 60112
0.33 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	70,301	78,069	82,004		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,323	95,091	99,884	14.38%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-001

Sent to: WALLIN, RYAN & LINDSEY
260 W SMITH AV
CORTLAND, IL 60112

260 W SMITH AV
CORTLAND, IL 60112
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	48,927	59,422	62,417		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	65,949	76,444	80,297	21.76%	

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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-002

Sent to: KRIESE, PATRICK H & WENDY L
231 N JUNIPER ST
CORTLAND, IL 60112

231 N JUNIPER ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	54,261	62,678	65,837		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,283	79,700	83,717	17.44%	

2026 Full Fair Cash Value $251,180 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-004

Sent to: APELLO, FRANK & CASSIE JR
215 N JUNIPER ST
CORTLAND, IL 60112-0000

215 N JUNIPER ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	67,464	70,882	74,454		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,486	87,904	92,334	9.29%	

2026 Full Fair Cash Value $277,030 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-005

Sent to: COHEN, DEBBIE L
207 N JUNIPER ST
CORTLAND, IL 60112

207 N JUNIPER ST
CORTLAND, IL 60112
0.26 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	48,984	58,462	61,408		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,006	75,484	79,288	20.12%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-006

Sent to: MITCHELL, JAIMIE N
199 N JUNIPER ST
CORTLAND, IL 60112-0000

199 N JUNIPER ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	78,151	84,735	89,006		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	95,173	101,757	106,886	12.31%	

2026 Full Fair Cash Value $320,690 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-007

Sent to: KELLER, STEPHEN P & KATHY M
191 N JUNIPER ST
CORTLAND, IL 60112-0000

191 N JUNIPER ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	49,345	52,070	54,694		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,367	69,092	72,574	9.35%	

2026 Full Fair Cash Value $217,740 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-008

Sent to: HARMON, ROBERT T & JENNIFER M
183 N JUNIPER ST
CORTLAND, IL 60112-0000

183 N JUNIPER ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	75,387	82,415	86,569		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,409	99,437	104,449	13.03%	

2026 Full Fair Cash Value $313,380 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-309-009

Sent to: LANDON, JAMES E & LINDA N
5393 FOREST RIDGE DR
LOGANVILLE, GA 30052

265 W CAROL AV
CORTLAND, IL 60112
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	70,094	76,414	80,265		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,116	93,436	98,145	12.66%	

2026 Full Fair Cash Value $294,460 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-326-002

Sent to: RODRIGUEZ, ROBERT N & BREYANNA E
255 N SOMONAUK RD
CORTLAND, IL 60112-0000

255 N SOMONAUK RD
CORTLAND, IL 60112
2.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	33,329	33,329	35,009		Re-valuation
Non-Farm Buildings	63,972	68,067	71,498		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,301	101,396	106,507	9.46%	

2026 Full Fair Cash Value $319,550 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Price per copy: **$2.00**

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–	6,000.00	Other eligible Homestead Exemptions
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-326-005

Sent to: KOKER, DENA
195 N SOMONAUK RD
CORTLAND, IL 60112

195 N SOMONAUK RD
CORTLAND, IL 60112
1.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,605	19,605	20,593		Re-valuation
Non-Farm Buildings	56,275	59,194	62,177		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,880	78,799	82,770	9.08%	

2026 Full Fair Cash Value $248,330 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-326-006

Sent to: GALVIN, LESTER & SHIRLEY J
185 N SOMONAUK RD
CORTLAND, IL 60112

185 N SOMONAUK RD
CORTLAND, IL 60112
1.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,605	19,605	20,593		Re-valuation
Non-Farm Buildings	85,210	90,518	95,080		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	104,815	110,123	115,673	10.36%	

2026 Full Fair Cash Value $347,050 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-326-007

Sent to: CUMMINGS, ROBERT J
PO BOX 64
CORTLAND, IL 60112-0000

173 N SOMONAUK RD
CORTLAND, IL 60112
0.89 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,448	17,448	18,327		Re-valuation
Non-Farm Buildings	30,631	34,926	36,686		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	48,079	52,374	55,013	14.42%	

2026 Full Fair Cash Value $165,060 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	6,000.00	Other eligible Homestead Exemptions
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Sent to: CUMMINGS, ROBERT J
PO BOX 64
CORTLAND, IL 60112

161 N SOMONAUK RD
CORTLAND, IL 60112
0.89 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,448	17,448	18,327		Re-valuation
Non-Farm Buildings	78,511	83,399	87,602		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	95,959	100,847	105,929	10.39%	

2026 Full Fair Cash Value $317,820 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-326-012

Sent to: MOORE, TIMOTHY J
217 N SOMONAUK RD
CORTLAND, IL 60112

217 N SOMONAUK RD
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,605	19,605	20,593		Re-valuation
Non-Farm Buildings	77,193	77,193	81,084		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	96,798	96,798	101,677	5.04%	

2026 Full Fair Cash Value $305,060 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-326-013

Sent to: ROELFSEMA, BENJAMIN J & JACQUELINE C
205 SOMONAUK RD
CORTLAND, IL 60112-0000

205 N SOMONAUK RD
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,684	15,684	16,474		Re-valuation
Non-Farm Buildings	73,867	91,012	95,599		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	89,551	106,696	112,073	25.15%	

2026 Full Fair Cash Value $336,250 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-326-017

Sent to: MATTINGLY, KAREN E
PO BOX 483
CORTLAND, IL 60112

141 N SOMONAUK RD
CORTLAND, IL 60112-0483
1.11 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,112	21,112	22,176		Re-valuation
Non-Farm Buildings	68,170	71,376	74,973		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	89,282	92,488	97,149	8.81%	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-001

Sent to: DELOURDES VARGAS, MARIA
133 W SUSAN AV
CORTLAND, IL 60112

133 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	62,638	65,830	69,148		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,660	82,852	87,028	9.25%	

2026 Full Fair Cash Value $261,110 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-003

Sent to: HAHIN, RICHARD
113 W SUSAN AV
CORTLAND, IL 60112

113 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	22,808	22,808	23,958		Re-valuation
Non-Farm Buildings	67,051	69,164	72,650		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	89,859	91,972	96,608	7.51%	

2026 Full Fair Cash Value $289,850 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-004

Sent to: BRADFORD, BLAKE
101 W SUSAN AV
CORTLAND, IL 60112-0000

101 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	62,284	63,314	66,505		
Farmland	0	0	0		
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Total	79,306	80,336	84,385	6.40%	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-005

Sent to: BREJCHA, STEPHEN
185 N NINA ST
CORTLAND, IL 60112-0000

185 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	79,179	95,313	100,117		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	96,201	112,335	117,997	22.66%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-006

Sent to: JOHNSON, LEAH R
177 N NINA ST
CORTLAND, IL 60112-0000

177 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	67,756	77,051	80,934		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,778	94,073	98,814	16.56%	

2026 Full Fair Cash Value $296,470 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-007

Sent to: HOLTHAUS, PATRICK & CINDY
171 N NINA ST
CORTLAND, IL 60112

171 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	61,258	64,378	67,623		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,280	81,400	85,503	9.23%	

2026 Full Fair Cash Value $256,530 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-008

Sent to: MUNOZ CORTES, RICARDO
91 W SUSAN AV
CORTLAND, IL 60112-0000

91 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	51,337	77,640	81,553		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,963	96,266	101,118	44.53%	

2026 Full Fair Cash Value $303,380 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-010

Sent to: FRANCISCO, JOHN M & DONNA C
PO BOX 265
CORTLAND, IL 60112

126 W ELLEN AV
CORTLAND, IL 60112
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	52,159	54,501	57,248		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,181	71,523	75,128	8.60%	

2026 Full Fair Cash Value $225,410 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-327-011

Sent to: JENDRZEJCZYK, JEFFREY & LORA
118 W ELLEN AV
CORTLAND, IL 60112-0000

118 W ELLEN AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	52,487	54,152	56,881		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,509	71,174	74,761	7.56%	

2026 Full Fair Cash Value $224,310 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-001

Sent to: UCHYN, LYNDSEY &, BUIS, JAKOB
190 N NINA ST
CORTLAND, IL 60112-0000

190 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	60,415	79,204	83,196		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,437	96,226	101,076	30.53%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-002

Sent to: MINOR, SANDRA D
182 N NINA ST
CORTLAND, IL 60112

182 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	77,902	82,096	86,234		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	94,924	99,118	104,114	9.68%	

2026 Full Fair Cash Value $312,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-003

Sent to: WHIPPLE, JON W & LINDA A
176 N NINA ST
CORTLAND, IL 60112

176 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	64,141	67,464	70,864		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,396	81,719	85,837	9.49%	

2026 Full Fair Cash Value $257,540 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-004

Sent to: KELLEY INVESTMENT PROPERTIES LLC
4N150 FARMVIEW RD
ELBURN, IL 60119

170 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	62,800	66,220	69,557		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,055	80,475	84,530	9.70%	

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What is Equalized Assessed Value (EAV)?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-005

Sent to: CHRISTENSEN, NICHOLAS
PO BOX 204
CORTLAND, IL 60112

162 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	56,303	59,059	62,036		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,558	73,314	77,009	9.14%	

2026 Full Fair Cash Value $231,050 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-006

Sent to: SAMUELSON, DANIEL E & PATRICIA A
165 N DOGWOOD ST
CORTLAND, IL 60112

165 N DOGWOOD ST
CORTLAND, IL 60112
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	61,304	67,293	70,685		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,326	84,315	88,565	13.07%	

2026 Full Fair Cash Value $265,720 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-007

Sent to: BORGARDING, NATHAN P
175 N DOGWOOD ST
CORTLAND, IL 60112-0000

175 N DOGWOOD ST
CORTLAND, IL 60112
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	56,011	82,961	87,142		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,266	97,216	102,115	45.33%	

2026 Full Fair Cash Value $306,380 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-008

Sent to: HICKORY HOUSE FARM LLC DOGWOOD ST SERIES
49W680 MIDDLETON RD
MAPLE PARK, IL 60151-0000

185 N DOGWOOD ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	59,311	61,274	64,362		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,566	75,529	79,335	7.84%	

2026 Full Fair Cash Value $238,030 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-009

Sent to: SOPKO, JEFFREY T & JULIE A TRUSTEES
191 N DOGWOOD ST
CORTLAND, IL 60112

191 N DOGWOOD ST
CORTLAND, IL 60112
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	59,552	64,435	67,683		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	76,574	81,457	85,563	11.74%	

2026 Full Fair Cash Value $256,710 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-010

Sent to: TRAUSCH, RAYMOND JR
199 N DOGWOOD ST
CORTLAND, IL 60112-0000

199 N DOGWOOD ST
CORTLAND, IL 60112
0.30 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	54,827	57,606	60,509		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,849	74,628	78,389	9.10%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-011

Sent to: DUPASQUIER, ELLEN L
62 W ELLEN AV
CORTLAND, IL 60112

62 W ELLEN AV
CORTLAND, IL 60112
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	59,842	64,504	67,755		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	76,864	81,526	85,635	11.41%	

2026 Full Fair Cash Value $256,930 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-012

Sent to: RODD, JOSEPH C & MICHELLE P TRUST
72 W ELLEN AV
CORTLAND, IL 60112-0000

72 W ELLEN AV
CORTLAND, IL 60112
0.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	64,730	73,663	77,376		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,985	87,918	92,349	16.92%	

2026 Full Fair Cash Value $277,070 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-013

Sent to: BERGESON, CHAD & MICHELLE
PO BOX 275
CORTLAND, IL 60112

80 W ELLEN AV
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	66,024	72,486	76,139		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,279	86,741	91,112	13.49%	

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-014

Sent to: HEILEMEIER, JOHN E & MONIQUE L
88 W ELLEN AV
CORTLAND, IL 60112

88 W ELLEN AV
CORTLAND, IL 60112
0.20 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	74,149	81,377	85,478		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,404	95,632	100,451	13.63%	

2026 Full Fair Cash Value $301,380 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-328-015

Sent to: HOLTZ, CRAIG J & JODI L
200 N NINA ST
CORTLAND, IL 60112

200 N NINA ST
CORTLAND, IL 60112
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	65,614	79,656	83,671		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,869	93,911	98,644	23.51%	

2026 Full Fair Cash Value $295,960 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-329-001

Sent to: MOORE, TERRENCE W & KATHARINE E
129 W ELLEN AV
CORTLAND, IL 60112

129 W ELLEN AV
CORTLAND, IL 60112
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	56,668	61,551	64,653		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,690	78,573	82,533	12.00%	

2026 Full Fair Cash Value $247,620 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-329-002

Sent to: KING, LAUREN A
121 W ELLEN AV
CORTLAND, IL 60112-0000

121 W ELLEN AV
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	68,219	88,000	92,435		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,241	105,022	110,315	29.42%	

2026 Full Fair Cash Value $330,980 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-329-003

Sent to: TOCHIMANI, RICARDO & ROSALIA
115 W ELLEN AV
CORTLAND, IL 60112-0000

115 W ELLEN AV
CORTLAND, IL 60112
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	70,615	76,815	80,686		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,637	93,837	98,566	12.47%	

2026 Full Fair Cash Value $295,730 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-329-005

Sent to: SHEAD, OMAR D
227 N NINA ST
CORTLAND, IL 60112

227 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	66,391	70,374	73,921		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,646	84,629	88,894	10.23%	

2026 Full Fair Cash Value $266,710 (excluding Farmland and Farm Buildings)
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Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-329-006

Sent to: MINER, JUSTIN M & MELISSA L
235 N NINA ST
CORTLAND, IL 60112-0000

235 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	53,597	55,786	58,598		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,852	70,041	73,571	8.43%	

2026 Full Fair Cash Value $220,740 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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What is Market Value?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-329-007

Sent to: MAAS, JEFFREY L & SHARON A
124 W LINDA AV
CORTLAND, IL 60112

124 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	73,404	88,893	93,373		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,426	105,915	111,253	23.03%	

2026 Full Fair Cash Value $333,790 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-001

Sent to: MOORE, CHRISTOPHER M & MICHELLE J
97 W ELLEN AV
CORTLAND, IL 60112-0000

97 W ELLEN AV
CORTLAND, IL 60112
0.31 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	62,959	63,645	66,853		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,981	80,667	84,733	5.94%	

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Sycamore, IL 60178
Phone: 815/895-7120
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-002

Sent to: ROBISON, KRISTOPHER K & FLEUR
87 W ELLEN AV
CORTLAND, IL 60112

87 W ELLEN AV
CORTLAND, IL 60112
0.33 acres

Property Value

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Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	80,338	82,944	87,124		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,360	99,966	105,004	7.85%	

2026 Full Fair Cash Value $315,040 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-004

Sent to: MORSE, DENNIS
71 W ELLEN AV
CORTLAND, IL 60112-0000

71 W ELLEN AV
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	90,374	95,413	100,222		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	104,629	109,668	115,195	10.10%	

2026 Full Fair Cash Value $345,620 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-006

Sent to: ANDERSON, DONALD J & MARY E
241 N DOGWOOD ST
CORTLAND, IL 60112

241 N DOGWOOD ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	60,015	63,313	66,504		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,037	80,335	84,384	9.54%	

2026 Full Fair Cash Value $253,180 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-007

Sent to: CASTRO-AVELAR, JUAN & CORREA, MAGALY
273 CLOVERLEAF CT
DEKALB, IL 60115-0000

70 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	84,853	89,160	93,654		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	101,875	106,182	111,534	9.48%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-008

Sent to: KADISON, MARK R & TRICIA
80 W LINDA AV
CORTLAND, IL 60112

80 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	61,303	64,611	67,867		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,325	81,633	85,747	9.48%	

2026 Full Fair Cash Value $257,270 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-009

Sent to: ROELFSEMA, DOUGLAS & LISA
88 W LINDA AV
CORTLAND, IL 60112

88 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	55,624	65,446	68,744		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,646	82,468	86,624	19.24%	

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-010

Sent to: LONG BALLI, LORI A
98 W LINDA AV
CORTLAND, IL 60112-0000

98 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	58,363	63,772	66,986		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,385	80,794	84,866	12.58%	

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-011

Sent to: ANDERSON, KENT D & TAMMY L
240 N NINA ST
CORTLAND, IL 60112

240 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	55,856	65,632	68,940		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,878	82,654	86,820	19.13%	

2026 Full Fair Cash Value $260,490 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-331-012

Sent to: SALAPATEK, BRIAN P & JULIANN B
228 N NINA ST
CORTLAND, IL 60112

228 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	61,095	65,268	68,558		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,721	83,894	88,123	10.54%	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-001

Sent to: DIESTELKAMP, AL TRUST
260 N ASPEN DR
CORTLAND, IL 60112-0000

260 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	68,545	72,025	75,655		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,567	89,047	93,535	9.31%	

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Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-002

Sent to: CARLSON, JOHN J
139 W LINDA AV
CORTLAND, IL 60112-0000

139 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	63,402	66,922	70,295		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,657	81,177	85,268	9.80%	

2026 Full Fair Cash Value $255,830 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-003

Sent to: FUCHS, MICHAEL
131 W LINDA AVE
CORTLAND, IL 60112-0000

131 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	48,870	51,387	53,977		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	63,125	65,642	68,950	9.23%	

2026 Full Fair Cash Value $206,870 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-004

Sent to: EATON, ADAM A
121 W LINDA AV
CORTLAND, IL 60112-0000

121 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	61,447	61,447	64,544		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,702	75,702	79,517	5.04%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-005

Sent to: KURNAT, BENJAMIN
115 W LINDA
CORTLAND, IL 60112-0000

115 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	56,586	65,753	69,067		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,841	80,008	84,040	18.63%	

2026 Full Fair Cash Value $252,150 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	X
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-006

Sent to: SABANISH, DARYL L & LISA M TRUSTEES
107 W LINDA AV
CORTLAND, IL 60112

107 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	55,468	63,718	66,929		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,723	77,973	81,902	17.47%	

2026 Full Fair Cash Value $245,730 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-007

Sent to: OBERG, JAY P & JEANETTE M
101 W LINDA AV
CORTLAND, IL 60112

101 W LINDA AV
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0.00 acres

Property Value

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Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	65,207	75,451	79,254		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,462	89,706	94,227	18.58%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-008

Sent to: STADIE, CARLY M &, TERDINA, ANTHONY N
95 W LINDA AV
CORTLAND, IL 60112-0000

95 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	77,218	80,926	85,005		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	91,473	95,181	99,978	9.30%	

2026 Full Fair Cash Value $299,960 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-009

Sent to: JURASKA, COLIN D
85 W LINDA AV
CORTLAND, IL 60112

85 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	73,622	77,700	81,616		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,877	91,955	96,589	9.91%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-010

Sent to: BEHAROVIC, SEAD & SVJETLANA
77 W LINDA AV
CORTLAND, IL 60112

77 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	56,180	71,423	75,023		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,435	85,678	89,996	27.77%	

2026 Full Fair Cash Value $270,020 (excluding Farmland and Farm Buildings)
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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-011

Sent to: PFEIFER, JOSEPH M
71 W LINDA AV
CORTLAND, IL 60112

71 W LINDA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	60,121	63,267	66,456		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,376	77,522	81,429	9.48%	

2026 Full Fair Cash Value $244,310 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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What is Market Value?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-332-012

Sent to: SULLIVAN, LACY A
261 N DOGWOOD ST
CORTLAND, IL 60112-0000

261 N DOGWOOD ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	66,948	73,397	77,096		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	83,970	90,419	94,976	13.11%	

2026 Full Fair Cash Value $284,960 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-351-006

Sent to: BARNES, MARSHA & JEFFREY W
259 W PINE AV
CORTLAND, IL 60112-0000

259 W PINE AV
CORTLAND, IL 60112
1.17 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	25,661	25,661	26,954		Re-valuation
Non-Farm Buildings	83,199	87,742	92,164		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	108,860	113,403	119,118	9.42%	

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-001

Sent to: PAGE, NICHOLAS J
174 W CAROL AV
CORTLAND, IL 60112

174 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	45,167	49,586	52,085		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	58,281	62,700	65,860	13.00%	

2026 Full Fair Cash Value $197,600 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-003

Sent to: SANCHEZ, MANUEL &, RENTERIA, EMILY M
105 N ASPEN DR
CORTLAND, IL 60112-0000

105 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		1 Year Only, Purchase Price
Non-Farm Buildings	74,174	60,745	63,807		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,429	75,000	78,780	-10.91%	

2026 Full Fair Cash Value $236,360 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-004

Sent to: MCMAHON, ANTHONY & LAUREN
99 N ASPEN DR
CORTLAND, IL 60112-0000

99 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	69,244	74,229	77,970		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	83,499	88,484	92,943	11.31%	

2026 Full Fair Cash Value $278,860 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-005

Sent to: SUTTON, DION V
91 N ASPEN DR
CORTLAND, IL 60112-0000

91 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	78,267	93,586	98,303		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,522	107,841	113,276	22.43%	

2026 Full Fair Cash Value $339,860 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-006

Sent to: ORLOW, JOHN C
197 W KEENE AV
PO BOX 643
CORTLAND, IL 60112-0000

197 W KEENE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	66,063	72,420	76,070		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,318	86,675	91,043	13.35%	

2026 Full Fair Cash Value $273,160 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-007

Sent to: PHAM, HUNG & PHUNG KN
190 W CAROL AVE
CORTLAND, IL 60112

190 W CAROL AV
CORTLAND, IL 60112
0.35 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	54,476	63,689	66,899		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,102	82,315	86,464	18.28%	

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Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-008

Sent to: BALL, DANIEL R & ROSS, ASHLEY M
126 N HICKORY ST
CORTLAND, IL 60112-0000

126 N HICKORY ST
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	58,002	69,530	73,034		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,024	86,552	90,914	21.18%	

2026 Full Fair Cash Value $272,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-009

Sent to: LONGEVILLE, JOHN & LOUELLA
118 N HICKORY ST
CORTLAND, IL 60112

118 N HICKORY ST
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	58,414	61,813	64,928		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,436	78,835	82,808	9.77%	

2026 Full Fair Cash Value $248,450 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 N HICKORY ST
CORTLAND, IL 60112-0000

110 N HICKORY ST
CORTLAND, IL 60112
0.27 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	56,780	59,892	62,911		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,802	76,914	80,791	9.47%	

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Sent to: PARENTI, JOHN P. & LEEANNE N.
104 N HICKORY ST
CORTLAND, IL 60112

104 N HICKORY ST
CORTLAND, IL 60112
0.24 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	53,534	62,684	65,843		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,789	76,939	80,816	19.22%	

2026 Full Fair Cash Value $242,470 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-012

Sent to: COLON, CARLOS J
96 N HICKORY ST
CORTLAND, IL 60112

96 N HICKORY ST
CORTLAND, IL 60112
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	60,490	63,556	66,759		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,512	80,578	84,639	9.19%	

2026 Full Fair Cash Value $253,940 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-354-013

Sent to: LACH, TIMOTHY
211 W KEENE AV
CORTLAND, IL 60112-0000

211 W KEENE AV
CORTLAND, IL 60112
0.31 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		1 Year Only, Recent Sale
Non-Farm Buildings	90,959	86,178	90,521		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	107,981	103,200	108,401	0.39%	

2026 Full Fair Cash Value $325,240 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-355-001

Sent to: PERRY, STEPHANIE N &, JEDI FIGUEROA, SAGE M
198 W KEENE AVE
CORTLAND, IL 60112-0000

198 W KEENE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	54,044	56,594	59,446		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,066	73,616	77,326	8.81%	

2026 Full Fair Cash Value $232,000 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-355-002

Sent to: CHIN, DANIEL W & KARI D
63 N ASPEN DR
CORTLAND, IL 60112-0000

63 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	70,858	73,727	77,443		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,113	87,982	92,416	8.58%	

2026 Full Fair Cash Value $277,280 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-355-003

Sent to: MOLITOR, THOMAS K
55 N ASPEN DR
CORTLAND, IL 60112

55 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	56,020	61,374	64,467		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,134	74,488	78,242	13.17%	

2026 Full Fair Cash Value $234,750 (excluding Farmland and Farm Buildings)
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Pin (Parcel) No.: 09-20-355-004

Sent to: LEADINGHAM, BRANT & CARA
45 N ASPEN DR
CORTLAND, IL 60112-0000

45 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	56,996	62,161	65,294		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,110	75,275	79,069	12.78%	

2026 Full Fair Cash Value $237,230 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-355-005

Sent to: RADTKE, STEVEN T & CHRISTINE A
210 W KEENE AV
CORTLAND, IL 60112

210 W KEENE AV
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	64,204	67,674	71,085		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	81,226	84,696	88,965	9.53%	

2026 Full Fair Cash Value $266,920 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-355-006

Sent to: DESTINY INVESTMENT PROP LLC
1154 OTTAWA CIR
SUGAR GROVE, IL 60554

62 N HICKORY ST
CORTLAND, IL 60112
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	51,855	61,122	64,203		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,877	78,144	82,083	19.17%	

2026 Full Fair Cash Value $246,270 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-355-008

Sent to: LIMBACH, MARK A & DONNA M
205 W PINE AV
CORTLAND, IL 60112

205 W PINE AV
CORTLAND, IL 60112
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	51,664	83,044	87,229		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,686	100,066	105,109	53.03%	

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Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-001

Sent to: THOMAS, BRIANNA P &, KRAGE, HARRISON W
150 W CAROL AV
CORTLAND, IL 60112-0000

150 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	65,770	82,000	86,133		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,396	100,626	105,698	25.24%	

2026 Full Fair Cash Value $317,130 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-002

Sent to: JOHNSON, JERRY C & CHERYL A
142 W CAROL AV
CORTLAND, IL 60112

142 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	68,549	78,967	82,947		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,175	97,593	102,512	17.59%	

2026 Full Fair Cash Value $307,570 (excluding Farmland and Farm Buildings)
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Price per copy: **$2.00**

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-004

Sent to: POPE, R. T & CAROL A
102 N ASPEN DR
CORTLAND, IL 60112

102 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	58,985	61,703	64,813		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,099	74,817	78,588	9.00%	

2026 Full Fair Cash Value $235,790 (excluding Farmland and Farm Buildings)
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What is Equalized Assessed Value (EAV)?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-005

Sent to: RINALDI, KATHLEEN M
PO BOX 632
CORTLAND, IL 60112

92 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	53,885	59,583	62,586		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,999	72,697	76,361	13.97%	

2026 Full Fair Cash Value $229,110 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-007

Sent to: WIEWEL, ROGER A & CHERYL L
72 N ASPEN DR
CORTLAND, IL 60112

72 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	81,161	85,128	89,418		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	95,416	99,383	104,391	9.41%	

2026 Full Fair Cash Value $313,200 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-008

Sent to: VEOPRASEUTH, JOHN
62 N ASPEN DR
CORTLAND, IL 60112

62 N ASPEN DR
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0.00 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	76,814	89,245	93,743		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	91,069	103,500	108,716	19.38%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-009

Sent to: KAVANAGH, CHERYL L
54 N ASPEN DR
CORTLAND, IL 60112

54 N ASPEN DR
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	63,554	68,273	71,714		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,809	82,528	86,687	11.41%	

2026 Full Fair Cash Value $260,090 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-012

Sent to: MCMASTER, JERRY B & PEGGY A TRUST
159 W PINE AV
CORTLAND, IL 60112

159 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	69,197	76,847	80,720		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,823	95,473	100,285	14.19%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-356-013

Sent to: NELSON, ROBERT SCOTT & BUMBAR, JOAN
49 N SPRUCE ST
CORTLAND, IL 60112-0000

49 N SPRUCE ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	71,989	73,257	76,949		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,615	91,883	96,514	6.51%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-001

Sent to: WIXOM, MICHAEL & DANIELLE
135 N HICKORY ST
CORTLAND, IL 60112-0000

135 N HICKORY ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	80,520	82,853	87,029		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,542	99,875	104,909	7.55%	

2026 Full Fair Cash Value $314,760 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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What is Market Value?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-002

Sent to: MEZA, ROSENDO & MATILDE G
210 W CAROL AV
CORTLAND, IL 60112

210 W CAROL AV
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	74,452	81,630	85,744		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,707	95,885	100,717	13.54%	

2026 Full Fair Cash Value $302,180 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-004

Sent to: LUTHER, LLOYD L & MURIEL L
224 W CAROL AV
CORTLAND, IL 60112

224 W CAROL AV
CORTLAND, IL 60112
0.26 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	81,623	85,997	90,331		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	98,645	103,019	108,211	9.70%	

2026 Full Fair Cash Value $324,670 (excluding Farmland and Farm Buildings)
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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-005

Sent to: HALL, RONALD J & DEBRA L
232 W CAROL AV
CORTLAND, IL 60112

232 W CAROL AV
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	61,938	68,945	72,420		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,960	85,967	90,300	14.36%	

2026 Full Fair Cash Value $270,930 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-006

Sent to: WILLRETT, JANET L
156 N JUNIPER ST
CORTLAND, IL 60112-0000

156 N JUNIPER ST
CORTLAND, IL 60112
0.29 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	53,883	64,055	67,283		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,905	81,077	85,163	20.11%	

2026 Full Fair Cash Value $255,510 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-007

Sent to: ERICKSON, ROBERT & UHRICH, KATIE
144 N JUNIPER ST
CORTLAND, IL 60112-0000

144 N JUNIPER ST
CORTLAND, IL 60112
0.41 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	55,717	65,520	68,822		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,343	84,146	88,387	18.89%	

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-008

Sent to: BARAJAS, MOISES
134 N JUNIPER ST
CORTLAND, IL 60112-0000

134 N JUNIPER ST
CORTLAND, IL 60112
0.46 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,384	21,384	22,462		Re-valuation
Non-Farm Buildings	54,573	64,606	67,862		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,957	85,990	90,324	18.91%	

2026 Full Fair Cash Value $271,000 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-009

Sent to: DOUGHERTY, GREGORY J
128 N JUNIPER ST
CORTLAND, IL 60112

128 N JUNIPER ST
CORTLAND, IL 60112
0.40 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	48,386	51,020	53,591		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,012	69,646	73,156	9.17%	

2026 Full Fair Cash Value $219,490 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-010

Sent to: G&PG PROPERTIES LLC
C/O CAROL CHAPLIN
921 DAWNS END
HAMPSHIRE, IL 60140-0000

122 N JUNIPER ST
CORTLAND, IL 60112
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	49,425	58,978	61,950		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,447	76,000	79,830	20.14%	

2026 Full Fair Cash Value $239,510 (excluding Farmland and Farm Buildings)
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-011

Sent to: PURCELL, TERENCE J & SUZANNE M
110 N JUNIPER ST
CORTLAND, IL 60112

110 N JUNIPER ST
CORTLAND, IL 60112
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	59,119	62,105	65,235		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	76,141	79,127	83,115	9.16%	

2026 Full Fair Cash Value $249,370 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-012

Sent to: IMTHURN, MARTIN W & LORI L
102 N JUNIPER ST
CORTLAND, IL 60112

102 N JUNIPER ST
CORTLAND, IL 60112
0.25 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	52,115	61,635	64,741		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,137	78,657	82,621	19.50%	

2026 Full Fair Cash Value $247,890 (excluding Farmland and Farm Buildings)
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Sent to: WALLER, JAMES M
94 N JUNIPER ST
CORTLAND, IL 60112

94 N JUNIPER ST
CORTLAND, IL 60112
0.25 acres

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Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	65,495	73,035	76,716		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	82,517	90,057	94,596	14.64%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-014

Sent to: BOOR, THOMAS J JR
PO BOX 113
CORTLAND, IL 60112

241 W KEENE AV
CORTLAND, IL 60112
0.28 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	56,019	57,858	60,774		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,041	74,880	78,654	7.68%	

2026 Full Fair Cash Value $235,990 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-015

Sent to: ALANIS, HORACIO S
229 W KEENE AV
CORTLAND, IL 60112-0000

229 W KEENE AV
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	69,940	85,873	90,201		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,962	102,895	108,081	24.29%	

2026 Full Fair Cash Value $324,280 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-016

Sent to: MATTHYS, SANDRA
95 N HICKORY ST
CORTLAND, IL 60112-0000

95 N HICKORY ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	59,394	62,340	65,482		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,649	76,595	80,455	9.24%	

2026 Full Fair Cash Value $241,390 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-017

Sent to: BAILEY, SCOTT T & ROBIN R
105 N HICKORY ST
CORTLAND, IL 60112

105 N HICKORY ST
CORTLAND, IL 60112
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	70,581	77,799	81,720		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,603	94,821	99,600	13.69%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-018

Sent to: LOPEZ, OBED
111 N HICKORY ST
CORTLAND, IL 60112-0000

111 N HICKORY ST
CORTLAND, IL 60112
0.32 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	86,141	87,100	91,490		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,163	104,122	109,370	6.02%	

2026 Full Fair Cash Value $328,140 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-019

Sent to: SHOWS, DAVID L & PATRICIA B
119 N HICKORY ST
CORTLAND, IL 60112-0000

119 N HICKORY ST
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	64,772	67,640	71,049		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	81,794	84,662	88,929	8.72%	

2026 Full Fair Cash Value $266,810 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-357-020

Sent to: SHOWS, ANDREW J & THERESA M
127 N HICKORY ST
CORTLAND, IL 60112

127 N HICKORY ST
CORTLAND, IL 60112
0.34 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	56,678	66,289	69,630		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,304	84,915	89,195	18.45%	

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How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-001

Sent to: LONG, NANCY M TRUST 101
260 W CAROL AV
CORTLAND, IL 60112

260 W CAROL AV
CORTLAND, IL 60112
0.31 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	57,818	61,254	64,341		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,840	78,276	82,221	9.86%	

2026 Full Fair Cash Value $246,690 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-002

Sent to: METCALF, CAMILLA
149 N JUNIPER ST
CORTLAND, IL 60112

149 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	56,277	58,783	61,746		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,532	73,038	76,719	8.77%	

2026 Full Fair Cash Value $230,180 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-003

Sent to: KRUKENBERG, STEVEN C
141 N JUNIPER ST
CORTLAND, IL 60112-0000

141 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	68,810	74,661	78,424		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	83,065	88,916	93,397	12.44%	

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-004

Sent to: BLAIR, SCOTT & WAREHAM, DARCY
135 N JUNIPER ST
CORTLAND, IL 60112

135 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	53,602	63,829	67,046		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,857	78,084	82,019	20.87%	

2026 Full Fair Cash Value $246,080 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Sent to: STANCY, MARY C
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CORTLAND, IL 60112

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CORTLAND, IL 60112
0.24 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	54,932	64,892	68,163		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,187	79,147	83,136	20.16%	

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Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	67,453	71,815	75,434		
Farmland	0	0	0		
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Total	81,708	86,070	90,407	10.65%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-007

Sent to: BRANTLEY, DAVID M & WILLIAMS, LORI J
111 N JUNIPER ST
CORTLAND, IL 60112

111 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	56,913	66,476	69,826		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,168	80,731	84,799	19.15%	

2026 Full Fair Cash Value $254,420 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-008

Sent to: MICHELS, MARTHA E
105 N JUNIPER ST
CORTLAND, IL 60112

105 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	58,238	68,248	71,688		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,493	82,503	86,661	19.54%	

2026 Full Fair Cash Value $260,010 (excluding Farmland and Farm Buildings)
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Non-Farm Buildings	55,305	65,191	68,477		
Farmland	0	0	0		
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Total	69,560	79,446	83,450	19.97%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-010

Sent to: GRING, ZACHARY W
89 N JUNIPER ST
CORTLAND, IL 60112-0000

89 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	70,411	76,356	80,204		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,666	90,611	95,177	12.41%	

2026 Full Fair Cash Value $285,560 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-011

Sent to: ALLEN, ROBERT J & ANDREA M
81 N JUNIPER ST
CORTLAND, IL 60112

81 N JUNIPER ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	71,630	74,173	77,911		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,885	88,428	92,884	8.15%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-012

Sent to: CALDERON, LESLIE
73 N JUNIPER ST
CORTLAND, IL 60112-0000

73 N JUNIPER ST
CORTLAND, IL 60112
0.34 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	67,058	70,501	74,054		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,684	89,127	93,619	9.26%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-013

Sent to: ANDERSON, KAY L TRUST 102
252 W KEENE AV
CORTLAND, IL 60112

252 W KEENE AV
CORTLAND, IL 60112
0.32 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	73,122	102,012	107,153		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,144	119,034	125,033	38.70%	

2026 Full Fair Cash Value $375,140 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	X
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-015

Sent to: CRUZ JIMENEZ, ADRIAN
238 W KEENE AVE
CORTLAND, IL 60112-0000

238 W KEENE AV
CORTLAND, IL 60112
0.35 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	61,952	66,463	69,813		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,578	85,089	89,378	10.92%	

2026 Full Fair Cash Value $268,160 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-016

Sent to: HOLDA, JOSEPH H & CYNTHIA J
67 N HICKORY ST
CORTLAND, IL 60112

67 N HICKORY ST
CORTLAND, IL 60112
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	66,905	96,499	101,363		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	83,927	113,521	119,243	42.08%	

2026 Full Fair Cash Value $357,760 (excluding Farmland and Farm Buildings)
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-018

Sent to: SCHWANKE, LOIS I TRUST 101
241 W PINE AV
CORTLAND, IL 60112

241 W PINE AV
CORTLAND, IL 60112
0.38 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	58,674	68,597	72,054		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,300	87,223	91,619	18.52%	

2026 Full Fair Cash Value $274,880 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-358-020

Sent to: FRERICHS, NICHOLAS C & EDITH A
49 N HICKORY ST
CORTLAND, IL 60112

49 N HICKORY ST
CORTLAND, IL 60112
0.36 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	76,123	83,700	87,918		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	94,749	102,326	107,483	13.44%	

2026 Full Fair Cash Value $322,480 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-376-009

Sent to: BRUSS, ELIZABETH Z
112 W SUSAN AV
CORTLAND, IL 60112-0000

112 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	65,603	76,613	80,474		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	82,625	93,635	98,354	19.04%	

2026 Full Fair Cash Value $295,090 (excluding Farmland and Farm Buildings)
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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-376-010

Sent to: MALLORY, LYNN E
104 W SUSAN AV
CORTLAND, IL 60112

104 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	66,069	78,832	82,805		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	83,091	95,854	100,685	21.17%	

2026 Full Fair Cash Value $302,090 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-376-011

Sent to: CLARK, AUSTIN E & LINDA J
96 W SUSAN AV
CORTLAND, IL 60112

96 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	76,882	81,340	85,440		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	93,904	98,362	103,320	10.03%	

2026 Full Fair Cash Value $309,990 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Date of Notice: 09/10/2026

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Sent to: MOORE, JAMES D & DAWN J
88 W SUSAN AV
CORTLAND, IL 60112-0000

88 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	64,227	67,931	71,355		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	81,249	84,953	89,235	9.83%	

2026 Full Fair Cash Value $267,730 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-376-013

Sent to: TRAUTMAN, GEORGE E
130 W SUSAN AV
CORTLAND, IL 60112-0000

130 W SUSAN AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	22,808	22,808	23,958		Re-valuation
Non-Farm Buildings	83,561	100,627	105,699		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	106,369	123,435	129,657	21.89%	

2026 Full Fair Cash Value $389,010 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-376-014

Sent to: SELDAL, MICHAEL E & N ROXANNE
135 W CAROL AVE
CORTLAND, IL 60112

135 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	65,855	68,289	71,731		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	82,877	85,311	89,611	8.13%	

2026 Full Fair Cash Value $268,860 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-002

Sent to: ORTH, ROBERT C & DARLENE G
61 W CAROL AV
CORTLAND, IL 60112

61 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	58,248	60,947	64,019		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	76,874	79,573	83,584	8.73%	

2026 Full Fair Cash Value $250,780 (excluding Farmland and Farm Buildings)
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-003

Sent to: CRUZ GONZALEZ, VALERIA &, GONZALEZ, ROBERTO
53 W CAROL
CORTLAND, IL 60112-0000

53 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	71,800	76,052	79,885		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,426	94,678	99,450	9.98%	

2026 Full Fair Cash Value $298,380 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-008

Sent to: FLORES, MARE E & MONICA
138 N NINA ST
CORTLAND, IL 60112-0000

138 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	62,878	73,343	77,039		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,900	90,365	94,919	18.80%	

2026 Full Fair Cash Value $284,790 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-010

Sent to: SCANLON, MARK B
140 N DOGWOOD ST
CORTLAND, IL 60112

140 N DOGWOOD ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	77,242	83,973	88,205		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	94,264	100,995	106,085	12.54%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-011

Sent to: RAESIDE, BENJAMIN S & SAMANTHA L
148 N DOGWOOD ST
CORTLAND, IL 60112-0000

148 N DOGWOOD ST
CORTLAND, IL 60112
0.27 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	62,557	65,349	68,643		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,579	82,371	86,523	8.73%	

2026 Full Fair Cash Value $259,590 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-013

Sent to: ROMAN, PATRICIA A
160 N DOGWOOD ST
CORTLAND, IL 60112-0000

160 N DOGWOOD ST
CORTLAND, IL 60112
0.31 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	55,762	58,547	61,498		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,784	75,569	79,378	9.06%	

2026 Full Fair Cash Value $238,160 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
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$	55,440.00	Taxable Value
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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-014

Sent to: ELMAZI, SELIM
168 N DOGWOOD ST
CORTLAND, IL 60112

168 N DOGWOOD ST
CORTLAND, IL 60112
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	69,682	71,182	74,770		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,704	88,204	92,650	6.86%	

2026 Full Fair Cash Value $277,980 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-015

Sent to: OWEN, DEIDRA
174 N DOGWOOD ST
CORTLAND, IL 60112

174 N DOGWOOD ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	88,268	93,537	98,251		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	102,523	107,792	113,224	10.44%	

2026 Full Fair Cash Value $339,710 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-016

Sent to: ELIZONDO, RODOLFO
184 N DOGWOOD ST
CORTLAND, IL 60112-0000

184 N DOGWOOD ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	57,317	72,828	76,499		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,572	87,083	91,472	27.80%	

2026 Full Fair Cash Value $274,440 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-017

Sent to: MEISCH, TERESA A
190 N DOGWOOD ST
CORTLAND, IL 60112

190 N DOGWOOD ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	50,665	53,278	55,963		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	64,920	67,533	70,936	9.27%	

2026 Full Fair Cash Value $212,830 (excluding Farmland and Farm Buildings)
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0.24 acres

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Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	60,460	69,311	72,804		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,715	83,566	87,777	17.48%	

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-020

Sent to: MARTIN, MICHAEL R
216 N DOGWOOD ST
CORTLAND, IL 60112-0000

216 N DOGWOOD ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	89,177	98,392	103,351		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,432	112,647	118,324	14.40%	

2026 Full Fair Cash Value $355,010 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-021

Sent to: COULOMBE, RUSSELL L & SHANNON L
224 N DOGWOOD ST
CORTLAND, IL 60112

224 N DOGWOOD ST
CORTLAND, IL 60112
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	57,841	65,700	69,011		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,096	79,955	83,984	16.49%	

2026 Full Fair Cash Value $251,980 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-024

Sent to: MYERS, NANCY J TRUST 101
230 N DOGWOOD ST
CORTLAND, IL 60112-0000

230 N DOGWOOD ST
CORTLAND, IL 60112
0.00 acres

Property Value

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Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	51,468	53,960	56,680		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	65,723	68,215	71,653	9.02%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-025

Sent to: KNAAK, DANIEL J & JENNIFER D
238 N DOGWOOD ST
CORTLAND, IL 60112-0000

238 N DOGWOOD ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	54,188	64,296	67,537		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,443	78,551	82,510	20.55%	

2026 Full Fair Cash Value $247,550 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-026

Sent to: ALSIP, CHARLES C & GAILENE
246 N DOGWOOD ST
CORTLAND, IL 60112

246 N DOGWOOD ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	65,391	75,434	79,236		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,646	89,689	94,209	18.28%	

2026 Full Fair Cash Value $282,660 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-027

Sent to: TODTZ, WILLIAM C & LEE ANNE
256 N DOGWOOD ST
CORTLAND, IL 60112

256 N DOGWOOD ST
CORTLAND, IL 60112
0.00 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	63,746	67,114	70,497		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,001	81,369	85,470	9.58%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-028

Sent to: HOWAT, HEATHER
264 N DOGWOOD ST
CORTLAND, IL 60112

264 N DOGWOOD ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	59,139	68,968	72,444		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	76,161	85,990	90,324	18.60%	

2026 Full Fair Cash Value $271,000 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Pin (Parcel) No.: 09-20-377-029

Sent to: DETTMAN, RICHARD L & KIMBERLY A
125 N SOMONAUK RD
CORTLAND, IL 60112

125 N SOMONAUK RD
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	22,808	22,808	23,958		Re-valuation
Non-Farm Buildings	101,238	108,302	113,760		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	124,046	131,110	137,718	11.02%	

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Pin (Parcel) No.: 09-20-377-030

Sent to: CLAUSON, MICHAEL & KIM
27 W CAROL AV
CORTLAND, IL 60112

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CORTLAND, IL 60112
0.00 acres

Property Value

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Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	76,886	78,850	82,824		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	93,908	95,872	100,704	7.24%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-377-032

Sent to: STADLER, ERIK W
45 W CAROL AV
CORTLAND, IL 60112-0000

45 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,014	14,014	14,720		Re-valuation
Non-Farm Buildings	79,018	83,604	87,818		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	93,032	97,618	102,538	10.22%	

2026 Full Fair Cash Value $307,640 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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–	6,000.00	Other eligible Homestead Exemptions
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-378-001

Sent to: VELAZQUEZ SALAZAR, MARIA F &, VELAZQUEZ, ENRIQUE C
6N619 SALINA AV
ST CHARLES, IL 60174

104 N SPRUCE ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	52,217	54,010	56,732		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,239	71,032	74,612	7.76%	

2026 Full Fair Cash Value $223,860 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-378-002

Sent to: BRANTLEY, CHARLOTTE J
120 W CAROL AV
CORTLAND, IL 60112

120 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	36,564	38,367	40,301		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	53,586	55,389	58,181	8.58%	

2026 Full Fair Cash Value $174,560 (excluding Farmland and Farm Buildings)
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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-378-005

Sent to: KORZI, MELISSA E &, KORZI, STEPHANIE E
96 W CAROL AV
CORTLAND, IL 60112-0000

96 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	53,556	57,079	59,956		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,578	74,101	77,836	10.28%	

2026 Full Fair Cash Value $233,530 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-378-006

Sent to: ALTEPETER, HENRY J & BETTY J
99 N NINA ST
CORTLAND, IL 60112

99 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	86,160	91,660	96,280		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	103,182	108,682	114,160	10.64%	

2026 Full Fair Cash Value $342,510 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-378-011

Sent to: FRANCIS, JOSEPH J
95 W AMBER AV
CORTLAND, IL 60112

95 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	68,298	70,973	74,550		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,320	87,995	92,430	8.33%	

2026 Full Fair Cash Value $277,320 (excluding Farmland and Farm Buildings)
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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-378-014

Sent to: BOCKLUND, BEATRICE J
111 W AMBER AV
CORTLAND, IL 60112

111 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	40,602	40,602	42,648		Re-valuation
Non-Farm Buildings	84,949	89,073	93,562		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	125,551	129,675	136,210	8.49%	

2026 Full Fair Cash Value $408,670 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-001

Sent to: NELSON, MARK A TRUSTEE
100 N NINA ST
CORTLAND, IL 60112

100 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	62,068	65,097	68,378		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,694	83,723	87,943	8.98%	

2026 Full Fair Cash Value $263,860 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-004

Sent to: LANTHRUM, J MICHAEL
44 W CAROL AV
CORTLAND, IL 60112

44 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	59,215	61,210	64,295		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	76,237	78,232	82,175	7.79%	

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-005

Sent to: NORELL, DONALD E JR. & NICOLLE R
36 W CAROL AV
CORTLAND, IL 60112

36 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	52,205	54,815	57,578		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,227	71,837	75,458	9.00%	

2026 Full Fair Cash Value $226,400 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-006

Sent to: THOMAS & MARI JORDAN 2026 DEC OF TRUST
24 W CAROL AV
CORTLAND, IL 60112-0000

24 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	75,886	80,401	84,453		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,908	97,423	102,333	10.14%	

2026 Full Fair Cash Value $307,030 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-009

Sent to: KING, JAMES R
82 N NINA ST
CORTLAND, IL 60112-0000

82 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	57,928	61,209	64,294		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,950	78,231	82,174	9.64%	

2026 Full Fair Cash Value $246,550 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-010

Sent to: HIPPS, GERTRUDE DEC TRUST
65 W AMBER AV
CORTLAND, IL 60112

65 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	69,668	74,614	78,375		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,690	91,636	96,255	11.03%	

2026 Full Fair Cash Value $288,790 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-013

Sent to: DODEN, LORRAINE M & GARY L TRUSTEES
41 W AMBER AV
CORTLAND, IL 60112

41 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	63,131	66,930	70,303		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,153	83,952	88,183	10.02%	

2026 Full Fair Cash Value $264,580 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-015

Sent to: STEARS, JOSHUA D & BOBBI E
19 W AMBER AV
CORTLAND, IL 60112-0000

19 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	71,964	75,317	79,113		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,986	92,339	96,993	9.00%	

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-016

Sent to: NGUYEN, HUY V & KIM, HONG V
PO BOX 98
CORTLAND, IL 60112

11 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	51,575	97,417	102,327		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,201	116,043	121,892	73.63%	

2026 Full Fair Cash Value $365,710 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

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Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-379-017

Sent to: GIERKE, ANDREA M
16 W CAROL AV
CORTLAND, IL 60112-0000

16 W CAROL AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	66,363	69,927	73,451		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,989	88,553	93,016	9.44%	

2026 Full Fair Cash Value $279,080 (excluding Farmland and Farm Buildings)
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Pin (Parcel) No.: 09-20-379-018

Sent to: LEFFELMAN, LEANNE D
101 N SOMONAUK RD
CORTLAND, IL 60112-0000

101 N SOMONAUK RD
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
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Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	79,935	84,531	88,791		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	96,957	101,553	106,671	10.02%	

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Pin (Parcel) No.: 09-20-379-019

Sent to: COQUILLETTE, JOYCE M REV LIVING TRUST
57 W AMBER AV
CORTLAND, IL 60112

57 W AMBER AV
CORTLAND, IL 60112
0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	22,808	22,808	23,958		Re-valuation
Non-Farm Buildings	67,968	70,118	73,652		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,776	92,926	97,610	7.53%	

2026 Full Fair Cash Value $292,860 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-001

Sent to: HAMMES, RONALD R & LINDA L TRUSTEES
28500 MOOSE RANGE RD
SYCAMORE, IL 60178

130 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	47,407	59,280	62,268		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	64,429	76,302	80,148	24.40%	

2026 Full Fair Cash Value $240,470 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-002

Sent to: LONG, WILLIAM D
120 W AMBER AV
CORTLAND, IL 60112

120 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	53,882	56,968	59,839		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,904	73,990	77,719	9.61%	

2026 Full Fair Cash Value $233,180 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-003

Sent to: ZIMMERMAN, DWAYNE & KELLY
110 W AMBER AV
CORTLAND, IL 60112

110 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	76,090	79,837	83,861		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	93,112	96,859	101,741	9.27%	

2026 Full Fair Cash Value $305,250 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-004

Sent to: STARR, GEOFFREY A & NANCY G
102 W AMBER AV
CORTLAND, IL 60112

102 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	73,846	76,730	80,597		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,868	93,752	98,477	8.37%	

2026 Full Fair Cash Value $295,460 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-005

Sent to: BARNES, DEBORAH L
94 W AMBER AV
CORTLAND, IL 60112-0000

94 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	63,397	65,506	68,808		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,419	82,528	86,688	7.80%	

2026 Full Fair Cash Value $260,090 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-006

Sent to: POLYAK, NYOKA K
88 W AMBER AV
CORTLAND, IL 60112

88 W AMBER AV
CORTLAND, IL 60112
0.00 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	60,738	63,313	66,504		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	77,760	80,335	84,384	8.52%	

2026 Full Fair Cash Value $253,180 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-007

Sent to: SCHRAMER, ANNA M
131 W PINE AV
CORTLAND, IL 60112

131 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	41,516	44,960	47,226		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	55,771	59,215	62,199	11.53%	

2026 Full Fair Cash Value $186,620 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	X
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-008

Sent to: LOPEZ, VONDA L
121 W PINE AV
CORTLAND, IL 60112-0000

121 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,384	21,384	22,462		Re-valuation
Non-Farm Buildings	52,757	55,044	57,818		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	74,141	76,428	80,280	8.28%	

2026 Full Fair Cash Value $240,860 (excluding Farmland and Farm Buildings)
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Sent to: ROBERTSON, PHILLIP & TRACY
111 W PINE AVE
CORTLAND, IL 60112-0000

111 W PINE AV
CORTLAND, IL 60112
0.00 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	54,445	57,481	60,378		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,700	71,736	75,351	9.68%	

2026 Full Fair Cash Value $226,080 (excluding Farmland and Farm Buildings)
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-011

Sent to: BLACK, DANIEL R & HEATHER A
134 S WEST ST
CORTLAND, IL 60112-0000

97 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	3,053	3,207		Prop Class Change
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	3,053	3,207	320600.00%	

2026 Full Fair Cash Value $9,620 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-380-012

Sent to: ENGMAN, JULIE ANN
93 W PINE AV
CORTLAND, IL 60112

93 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	45,363	47,364	49,751		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	59,618	61,619	64,724	8.56%	

2026 Full Fair Cash Value $194,190 (excluding Farmland and Farm Buildings)
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Sent to: GONZALEZ BELLO, ELEAZAR
87 W PINE AV
CORTLAND, IL 60112-0000

87 W PINE AV
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0.00 acres

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Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	31,371	34,215	35,939		
Farmland	0	0	0		
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Total	45,626	48,470	50,912	11.59%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-001

Sent to: HOLTHAUS, EVELYN R
60 N NINA ST
CORTLAND, IL 60112-0000

60 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	49,873	52,170	54,799		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	64,128	66,425	69,772	8.80%	

2026 Full Fair Cash Value $209,340 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-002

Sent to: JENKINS, ESTLE & JOANNE TRUST 1
64 W AMBER AV
CORTLAND, IL 60112-0000

64 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	49,867	53,229	55,912		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,889	70,251	73,792	10.32%	

2026 Full Fair Cash Value $221,400 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-003

Sent to: HICKORY HOUSE FARM LLC AMBER AV SERIES
49W680 MIDDLETON RD
MAPLE PARK, IL 60151-0000

56 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	48,043	53,066	55,741		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	65,065	70,088	73,621	13.15%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-004

Sent to: CLAYTON, DAVID
48 W AMBER AV
CORTLAND, IL 60112

48 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	53,736	56,022	58,846		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,758	73,044	76,726	8.43%	

2026 Full Fair Cash Value $230,200 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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$	55,440.00	Taxable Value
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-005

Sent to: BAKER, EMILY A
40 W AMBER AV
CORTLAND, IL 60112-0000

40 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	62,178	65,227	68,514		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,200	82,249	86,394	9.08%	

2026 Full Fair Cash Value $259,210 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-009

Sent to: PEERBOOM, JASON M
67 W PINE AV
CORTLAND, IL 60112-0000

67 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	13,114	13,114	13,775		Re-valuation
Non-Farm Buildings	30,721	41,629	43,727		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	43,835	54,743	57,502	31.18%	

2026 Full Fair Cash Value $172,520 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-012

Sent to: PUGA, JULIAN G
45 W PINE AV
CORTLAND, IL 60112-0000

45 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,626	18,626	19,565		Re-valuation
Non-Farm Buildings	41,733	54,362	57,102		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	60,359	72,988	76,667	27.02%	

2026 Full Fair Cash Value $230,020 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-013

Sent to: BRUNK, DENNIS J & ALTAGRACIA J
35 W PINE AV
CORTLAND, IL 60112

35 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	25,804	29,402	30,884		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	42,826	46,424	48,764	13.87%	

2026 Full Fair Cash Value $146,310 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-014

Sent to: PEREZ, CORNELIO &, PEREZ, LUIS D
27 W PINE AV
CORTLAND, IL 60112-0000

27 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	49,945	53,657	56,361		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,967	70,679	74,241	10.86%	

2026 Full Fair Cash Value $222,750 (excluding Farmland and Farm Buildings)
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-015

Sent to: OLSEN, RONALD M & JUDITH A TRUSTEES
19 W PINE AV
CORTLAND, IL 60112

19 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,255	14,255	14,973		Re-valuation
Non-Farm Buildings	70,943	75,335	79,132		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,198	89,590	94,105	10.45%	

2026 Full Fair Cash Value $282,340 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	X
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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What is Market Value?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-020

Sent to: PETERSON, TRAVIS J
55 W PINE AV
CORTLAND, IL 60112

55 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,384	21,384	22,462		Re-valuation
Non-Farm Buildings	26,270	46,169	48,496		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	47,654	67,553	70,958	48.90%	

2026 Full Fair Cash Value $212,900 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-023

Sent to: TINAJERO, FERNANDO
28 W AMBER AV
CORTLAND, IL 60112-0000

28 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	69,997	79,391	83,392		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,019	96,413	101,272	16.38%	

2026 Full Fair Cash Value $303,850 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-024

Sent to: KOTLARCHIK, STEVEN M
20 W AMBER AV
CORTLAND, IL 60112-0000

20 W AMBER AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,022	17,022	17,880		Re-valuation
Non-Farm Buildings	62,899	71,493	75,096		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,921	88,515	92,976	16.33%	

2026 Full Fair Cash Value $278,960 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-381-025

Sent to: VRCHOTA, GREGORY S & ANNE M TRUSTEES
65 N SOMONAUK RD
CORTLAND, IL 60112-0000

65 N SOMONAUK RD
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	63,810	67,610	71,018		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	82,499	86,299	90,649	9.88%	

2026 Full Fair Cash Value $271,970 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-382-001

Sent to: WITHROW, LAUREN N &, COOK, LUKAS J
130 W PINE ST
CORTLAND, IL 60112-0000

130 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	21,384	21,384	22,462		Re-valuation
Non-Farm Buildings	42,749	43,254	45,434		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	64,133	64,638	67,896	5.87%	

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-382-004

Sent to: WHEELER, TERRY L & CONNIE L
105 W NORTH AVE
CORTLAND, IL 60112

113 W NORTH AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,978	19,978	20,985		Re-valuation
Non-Farm Buildings	43,893	57,646	60,551		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	63,871	77,624	81,536	27.66%	

2026 Full Fair Cash Value $244,630 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-382-005

Sent to: WHEELER, TERRY L & CONNIE L
105 W NORTH AV
CORTLAND, IL 60112

105 W NORTH AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	64,855	73,384	77,083		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	83,544	92,073	96,714	15.76%	

2026 Full Fair Cash Value $290,170 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Pin (Parcel) No.: 09-20-382-006

Sent to: WHEELER, MARK B
99 W NORTH AV
CORTLAND, IL 60112

99 W NORTH AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	50,868	54,949	57,718		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	69,557	73,638	77,349	11.20%	

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-382-009

Sent to: TALBERT, JOHN A & TERRI L
91 W NORTH AVE
CORTLAND, IL 60112

91 W NORTH AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	68,996	73,089	76,773		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,685	91,778	96,404	9.94%	

2026 Full Fair Cash Value $289,240 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-382-010

Sent to: HAGER, DALE R & JOYCE C
92 W PINE AV
CORTLAND, IL 60112

92 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	34,271	35,400	37,184		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	52,960	54,089	56,815	7.28%	

2026 Full Fair Cash Value $170,460 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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Pin (Parcel) No.: 09-20-382-011

Sent to: THEISSING, ERIC P & MARY R
29 N NINA ST
CORTLAND, IL 60112

29 N NINA ST
CORTLAND, IL 60112
0.00 acres

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	54,226	58,788	61,751		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	72,915	77,477	81,382	11.61%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-382-013

Sent to: OLSEN, PAMELA L TRUST 101
104 W PINE AV
CORTLAND, IL 60112-0000

104 W PINE AV
CORTLAND, IL 60112
0.00 acres

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Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	79,228	86,546	90,908		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,917	105,235	110,539	12.89%	

2026 Full Fair Cash Value $331,650 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-382-014

Sent to: O DONNELL, DENNIS R & DONNA M
PO BOX 252
CORTLAND, IL 60112

114 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	83,845	89,995	94,531		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	102,534	108,684	114,162	11.34%	

2026 Full Fair Cash Value $342,520 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-002

Sent to: DAVIS, KELLY L & STEPHANIE E
60 W PINE AV
CORTLAND, IL 60112

60 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	68,291	72,872	76,545		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,980	91,561	96,176	10.57%	

2026 Full Fair Cash Value $288,560 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-006

Sent to: SIMPSON, BERNARD
10 N NINA ST
CORTLAND, IL 60112

10 N NINA ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	38,070	41,300	43,382		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	56,759	59,989	63,013	11.02%	

2026 Full Fair Cash Value $189,060 (excluding Farmland and Farm Buildings)
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-011

Sent to: IHM, THOMAS J & LYNNAE A
32 W PINE AV
CORTLAND, IL 60112

32 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	71,648	76,789	80,659		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,337	95,478	100,290	11.02%	

2026 Full Fair Cash Value $300,900 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-015

Sent to: SIPES, ANGELA E
46 W PINE AV
CORTLAND, IL 60112-0000

46 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	64,171	74,727	78,493		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	82,860	93,416	98,124	18.42%	

2026 Full Fair Cash Value $294,400 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-017

Sent to: ALTERGOTT, ROBERT
26 W PINE AV
CORTLAND, IL 60112-0000

26 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	60,121	74,000	77,730		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,810	92,689	97,361	23.54%	

2026 Full Fair Cash Value $292,110 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-019

Sent to: ELMAZI, LAZAM
168 N DOGWOOD ST
CORTLAND, IL 60112-0000

21 N SOMONAUK RD
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	49,166	53,143	55,821		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,855	71,832	75,452	11.20%	

2026 Full Fair Cash Value $226,380 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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$	55,440.00	Taxable Value
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-021

Sent to: LEXA, TAMMY S
25 W NORTH AV
CORTLAND, IL 60112

25 W NORTH AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	51,604	63,094	66,274		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	70,293	81,783	85,905	22.21%	

2026 Full Fair Cash Value $257,740 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-383-026

Sent to: ROBERTSON, JERRY E & CATHY E
16 W PINE AV
CORTLAND, IL 60112

16 W PINE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,689	18,689	19,631		Re-valuation
Non-Farm Buildings	75,005	80,190	84,232		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	93,694	98,879	103,863	10.85%	

2026 Full Fair Cash Value $311,620 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-20-453-012

Sent to: ROSAS, ANNIE
54 E CONESTOGA AV
CORTLAND, IL 60112-0000

54 E CONESTOGA AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,023	20,023	21,032		Re-valuation
Non-Farm Buildings	47,220	52,000	54,621		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	67,243	72,023	75,653	12.51%	

2026 Full Fair Cash Value $226,980 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-21-300-007

Sent to: MUETZE, MAX R
966 IL RT 251
COMPTON, IL 61318

517 E NORTH AV
CORTLAND, IL 60112
20.54 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Solar Re-valuation
Non-Farm Buildings	163,686	159,908	159,908		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	163,687	159,909	159,909	-2.31%	

2026 Full Fair Cash Value $479,770 (excluding Farmland and Farm Buildings)
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-22-300-003

Sent to: SCHULDT, ROBERT J & JENNIFER B
38W445 STEVENS GLEN RD
ST CHARLES, IL 60175

15021 NORTH ST
MAPLE PARK, IL 60151
1.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	19,605	19,605	20,593		Re-valuation
Non-Farm Buildings	60,169	109,000	114,494		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,774	128,605	135,087	69.34%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-100-021

Sent to: TOWN OF CORTLAND
PO BOX 519
CORTLAND, IL 60112

RICHLAND PKWY
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Leasehold Asmt
Non-Farm Buildings	2,403	1,160	1,218		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,404	1,161	1,219	-49.29%	

2026 Full Fair Cash Value $3,660 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-014

Sent to: SHEA, ERICA S
455 S PRESTON ST
CORTLAND, IL 60112-0000

455 S PRESTON ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	78,969	86,840	91,217		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	94,711	94,711	99,485	5.04%	

2026 Full Fair Cash Value $298,480 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-015

Sent to: CLEVELAND, MADELINE R &, HEISS, STEVEN M
459 S PRESTON ST
CORTLAND, IL 60112-0000

459 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	80,864	88,735	93,207		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	96,606	96,606	101,475	5.04%	

2026 Full Fair Cash Value $304,460 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

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Disabled Veterans' Homestead Exemption (specially adapted housing) — an additional reduction up to $100,000 if the Federal Government has approved payment to construct or modify your home if you are a disabled veteran with a service-connected disability.

Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-016

Sent to: CASTRO, AIDA
463 S PRESTON ST
CORTLAND, IL 60112-0000

463 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	71,426	79,297	83,294		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,168	87,168	91,562	5.04%	

2026 Full Fair Cash Value $274,710 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze	X	Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-017

Sent to: GRAY FAMILY LIVING TRUST TRUSTEE
C/O JUDY K GRAY
447 S PRESTON ST
CORTLAND, IL 60112-0000

447 S PRESTON ST
CORTLAND, IL 60112
0.17 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	72,548	81,049	85,134		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	88,290	88,920	93,402	5.79%	

2026 Full Fair Cash Value $280,230 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-018

Sent to: MENCONI, MARY E
449 S PRESTON ST
CORTLAND, IL 60112-0000

449 S PRESTON ST
CORTLAND, IL 60112
0.10 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	62,549	70,420	73,969		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,291	78,291	82,237	5.04%	

2026 Full Fair Cash Value $246,740 (excluding Farmland and Farm Buildings)
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–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-019

Sent to: COLLMAN, DALE & CONNIE
475 S PRESTON ST
CORTLAND, IL 60112-0000

475 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	70,881	78,752	82,721		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,623	86,623	90,989	5.04%	

2026 Full Fair Cash Value $272,990 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-020

Sent to: OLEARCZYK, MARGARET M
477 S PRESTON ST
CORTLAND, IL 60112-0000

477 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	62,549	70,420	73,969		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,291	78,291	82,237	5.04%	

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Sent to: SMITH, LUCILLE A TRUSTEE
481 S PRESTON ST
CORTLAND, IL 60112-0000

481 S PRESTON ST
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0.12 acres

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-022

Sent to: KLOSKA, KRISTINA
485 S PRESTON ST
CORTLAND, IL 60112-0000

485 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	62,549	70,420	73,969		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,291	78,291	82,237	5.04%	

2026 Full Fair Cash Value $246,740 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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Phone: 815/895-7120
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-023

Sent to: WATERMAN, RAYMOND H & CHERYL E CO-TRUSTEES
489 S PRESTON ST
CORTLAND, IL 60112-0000

489 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,568	7,871	8,268		House Complete
Non-Farm Buildings	52,031	79,214	83,206		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	54,599	87,085	91,474	67.54%	

2026 Full Fair Cash Value $274,450 (excluding Farmland and Farm Buildings)
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Sent to: ROBINSON, BEVERLY
493 S PRESTON ST
CORTLAND, IL 60112-0000

493 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,925	7,871	8,268		House Complete, Partial Completion
Non-Farm Buildings	51,629	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	53,554	78,300	82,247	53.58%	

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-025

Sent to: DEGRADO, LINDA S
497 S PRESTON ST
CORTLAND, IL 60112-0000

497 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,567	7,871	8,268		Partial Completion
Non-Farm Buildings	21,980	80,917	84,995		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	24,547	88,788	93,263	279.94%	

2026 Full Fair Cash Value $279,820 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-026

Sent to: NEVILLE, RYAN
501 S PRESTON ST
CORTLAND, IL 60112-0000

501 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,926	7,871	8,268		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,926	78,300	82,247	4170.35%	

2026 Full Fair Cash Value $246,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-027

Sent to: ANGEL, TAMMY
469 S PRESTON ST
CORTLAND, IL 60112-0000

467 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,567	2,696		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,567	2,696	269500.00%	

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-028

Sent to: KONCEL, MARY E
467 S PRESTON ST
CORTLAND, IL 60112-0000

469 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	1,926	2,023		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	1,926	2,023	202200.00%	

2026 Full Fair Cash Value $6,070 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

Step 1. Review your property's records	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office.
Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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CORTLAND, IL 60112-0000

505 S PRESTON ST
CORTLAND, IL 60112
0.10 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,140	2,248		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,140	2,248	224700.00%	

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Sent to: CURTISS, SARAH &, ODDO, JACOB A
507 S PRESTON ST
CORTLAND, IL 60112-0000

507 S PRESTON ST
CORTLAND, IL 60112
0.11 acres

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Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
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Total	0	2,353	2,472	247100.00%	

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0.11 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,353	2,472		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,353	2,472	247100.00%	

2026 Full Fair Cash Value $7,420 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-032

Sent to: FINNEY HOMES LLC
335 VIKING DR
SYCAMORE, IL 60178-0000

513 S PRESTON ST
CORTLAND, IL 60112
0.10 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,140	2,248		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,140	2,248	224700.00%	

2026 Full Fair Cash Value $6,740 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

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Sent to: FINNEY HOMES LLC
335 VIKING DR
SYCAMORE, IL 60178-0000

519 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

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Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
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Total	0	2,567	2,696	269500.00%	

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How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-035

Sent to: FINNEY HOMES LLC
335 VIKING DR
SYCAMORE, IL 60178-0000

527 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,567	2,696		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,567	2,696	269500.00%	

2026 Full Fair Cash Value $8,090 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-355-036

Sent to: FINNEY HOMES LLC
335 VIKING DR
SYCAMORE, IL 60178-0000

529 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	1,926	2,023		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	1,926	2,023	202200.00%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-027

Sent to: FERGUSON, SUSAN TRUST
342 E STRATFORD AV
CORTLAND, IL 60112-0000

342 E STRATFORD AV
CORTLAND, IL 60112
0.15 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	74,637	77,095	80,981		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	90,379	84,966	89,249	-1.25%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-028

Sent to: MENDOZA, LUCERO A
344 E STRATFORD AV
CORTLAND, IL 60112-0000

344 E STRATFORD AV
CORTLAND, IL 60112
0.21 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,621	7,871	8,268		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,621	78,300	82,247	3038.00%	

2026 Full Fair Cash Value $246,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-029

Sent to: HERNANDEZ, MYRA
334 E STRATFORD AV
CORTLAND, IL 60112-0000

334 E STRATFORD AV
CORTLAND, IL 60112
0.18 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	62,549	70,420	73,969		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,291	78,291	82,237	5.04%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-030

Sent to: SODERQUIST, DAVID & DONNA
PO BOX 485
CORTLAND, IL 60112-0000

338 E STRATFORD AV
CORTLAND, IL 60112
0.14 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,742	7,871	8,268		Revalued Land & Bldg
Non-Farm Buildings	71,181	79,052	83,036		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	86,923	86,923	91,304	5.04%	

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-031

Sent to: CONTRERAS, CARLOS
454 S PRESTON ST
CORTLAND, IL 60112-0000

454 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,925	7,871	8,268		House Complete
Non-Farm Buildings	64,768	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,693	78,300	82,247	23.32%	

2026 Full Fair Cash Value $246,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-032

Sent to: ERNST, THOMAS J & MICHELLE D TRUSTEES
456 S PRESTON ST
CORTLAND, IL 60112-0000

456 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,568	7,871	8,268		House Complete
Non-Farm Buildings	66,074	79,369	83,369		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,642	87,240	91,637	33.50%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-033

Sent to: WISE, RILEY P & ALLISON N
460 S PRESTON ST
CORTLAND, IL 60112-0000

460 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-034

Sent to: WOOLARD, JEFFREY L & LYNN M
464 S PRESTON ST
CORTLAND, IL 60112-0000

464 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,568	7,871	8,268		House Complete
Non-Farm Buildings	73,029	78,529	82,487		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,597	86,400	90,755	20.05%	

2026 Full Fair Cash Value $272,290 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-035

Sent to: MITCHELLE, GENO &, MARCHESE, LINDA
468 S PRESTON ST
CORTLAND, IL 60112-0000

468 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,925	7,871	8,268		House Complete
Non-Farm Buildings	51,629	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	53,554	78,300	82,247	53.58%	

2026 Full Fair Cash Value $246,770 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-036

Sent to: ZAVALA, MICHAEL A & EMILY
470 S PRESTON ST
CORTLAND, IL 60112-0000

470 S PRESTON ST
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0.12 acres

Property Value

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Non-Farm Buildings	61,754	78,762	82,732		
Farmland	0	0	0		
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Total	64,322	86,633	91,000	41.48%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-037

Sent to: MARCHESE, LINDA
474 S PRESTON ST
CORTLAND, IL 60112-0000

474 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,925	7,871	8,268		House Complete
Non-Farm Buildings	35,986	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	37,911	78,300	82,247	116.95%	

2026 Full Fair Cash Value $246,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-038

Sent to: BOKOWY, COLIN T &, DAVIS, GRAHAM T
478 S PRESTON ST
CORTLAND, IL 60112-0000

478 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,568	7,871	8,268		House Complete
Non-Farm Buildings	40,203	78,795	82,766		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	42,771	86,666	91,034	112.84%	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-039

Sent to: LEMONS, DOUGLAS C & LAURA J
482 S PRESTON ST
CORTLAND, IL 60112-0000

482 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,925	7,871	8,268		House Complete
Non-Farm Buildings	26,550	70,831	74,401		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	28,475	78,702	82,669	190.32%	

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-040

Sent to: INGRAHAM, CINDI
486 S PRESTON ST
CORTLAND, IL 60112-0000

486 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,568	7,871	8,268		House Complete
Non-Farm Buildings	33,433	80,429	84,483		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	36,001	88,300	92,751	157.63%	

2026 Full Fair Cash Value $278,280 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-041

Sent to: SCHAUL, JAMES J & DIANE
498 S PRESTON ST
CORTLAND, IL 60112-0000

498 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,925	7,871	8,268		House Complete
Non-Farm Buildings	22,260	71,595	75,203		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	24,185	79,466	83,471	245.14%	

2026 Full Fair Cash Value $250,440 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-042

Sent to: BAUER, KIM S & TERRI L
500 S PRESTON ST
CORTLAND, IL 60112-0000

500 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

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Non-Farm Buildings	31,288	81,562	85,673		
Farmland	0	0	0		
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Total	33,856	89,433	93,941	177.47%	

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-043

Sent to: PAGNONOCAN MARTINEZ, AIDA C
490 S PRESTON ST
CORTLAND, IL 60112-0000

490 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,925	7,871	8,268		House Complete
Non-Farm Buildings	16,622	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	18,547	78,300	82,247	343.45%	

2026 Full Fair Cash Value $246,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-044

Sent to: HOLZKOPF, DARREN
494 S PRESTON ST
CORTLAND, IL 60112-0000

494 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,568	7,871	8,268		House Complete
Non-Farm Buildings	33,437	80,429	84,483		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	36,005	88,300	92,751	157.61%	

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Sent to: GRAVINO, ERIKA &, NALTSAS, NIKOLOS T
504 S PRESTON ST
CORTLAND, IL 60112-0000

504 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-046

Sent to: ROBERTS, NADINE A
508 S PRESTON ST
CORTLAND, IL 60112-0000

508 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,567	7,871	8,268		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	81,157	85,247		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,567	89,028	93,515	3542.97%	

2026 Full Fair Cash Value $280,570 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-047

Sent to: CLARK, TIMOTHY A
512 S PRESTON ST
CORTLAND, IL 60112-0000

512 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,926	7,871	8,268		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	70,712	74,276		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,926	78,583	82,544	4185.77%	

2026 Full Fair Cash Value $247,660 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-048

Sent to: RAMOS, MARTHA A
514 S PRESTON ST
CORTLAND, IL 60112-0000

514 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,567	7,871	8,268		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	80,429	84,483		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,567	88,300	92,751	3513.21%	

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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-049

Sent to: MONTANO, JAQUELINE
520 S PRESTON ST
CORTLAND, IL 60112-0000

520 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1,926	7,871	8,268		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	70,429	73,979		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	1,926	78,300	82,247	4170.35%	

2026 Full Fair Cash Value $246,770 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Assessment Valuation & Tax Bill Process

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-050

Sent to: HILDRETH, MICHAEL W & TERESA A TRUSTEES
524 S PRESTON ST
CORTLAND, IL 60112-0000

524 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,567	7,871	8,268		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	81,157	85,247		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,567	89,028	93,515	3542.97%	

2026 Full Fair Cash Value $280,570 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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CORTLAND, IL 60112-0000

528 S PRESTON ST
CORTLAND, IL 60112
0.09 acres

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Non-Farm Buildings	0	70,758	74,324		
Farmland	0	0	0		
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-052

Sent to: PERTSOVA, SASHA &, KNIELING, BRIAN
530 S PRESTON ST
CORTLAND, IL 60112-0000

530 S PRESTON ST
CORTLAND, IL 60112
0.12 acres

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Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,567	2,567	2,696		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	79,346	83,345		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,567	81,913	86,041	3251.81%	

2026 Full Fair Cash Value $258,150 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-053

Sent to: AKERS, BRYAN W
446 S PRESTON ST
CORTLAND, IL 60112-0000

446 S PRESTON ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,330	2,447		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,330	2,447	244600.00%	

2026 Full Fair Cash Value $7,340 (excluding Farmland and Farm Buildings)
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-28-356-054

Sent to: SENNSTROM, NICHOLAS &, SANDIN, STEPHENIE
448 S PRESTON ST
CORTLAND, IL 60112-0000

448 S PRESTON ST
CORTLAND, IL 60112
0.13 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,163	2,272		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,163	2,272	227100.00%	

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Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-126-022

Sent to: CORTLAND COMM FIRE PROT DIST
C/O TRENT MOSER
30 W NORTH AV
CORTLAND, IL 60112-0000

30 W NORTH AV
CORTLAND, IL 60112
1.35 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	2,411	2,533		New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	2,411	2,533	253200.00%	

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How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-132-003

Sent to: CRUZ, DELFINO
100 S WEST ST
CORTLAND, IL 60112-0000

100 S WEST ST
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	17,354	17,354	18,229		Re-valuation
Non-Farm Buildings	30,802	44,000	46,218		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	48,156	61,354	64,447	33.83%	

2026 Full Fair Cash Value $193,360 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-178-002

Sent to: BALDER, ZACHARY
90 W GEORGE AV
CORTLAND, IL 60112-0000

90 W GEORGE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	14,683	14,683	15,423		Re-valuation
Non-Farm Buildings	41,880	55,000	57,772		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	56,563	69,683	73,195	29.40%	

2026 Full Fair Cash Value $219,610 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-207-014

Sent to: CONDE, BRIAN M & IVETTA M
33 E MAPLE AV
CORTLAND, IL 60112-0000

33 E MAPLE AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	25,028	26,289		Combination, Reassessed/1 Yr Only, New Parcel
Non-Farm Buildings	0	58,793	61,756		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	83,821	88,045	8804400.00%	

2026 Full Fair Cash Value $264,160 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-252-020

Sent to: SHADLE, GREG
152 S LLANOS ST
CORTLAND, IL 60112-0000

152 S LLANOS ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	3,370	3,370	3,540		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	48,354	50,791		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	3,370	51,724	54,331	1512.20%	

2026 Full Fair Cash Value $163,010 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-252-021

Sent to: MESSACAR, WILLIAM
154 S LLANOS ST
CORTLAND, IL 60112-0000

154 S LLANOS ST
CORTLAND, IL 60112
0.14 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	3,370	3,370	3,540		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	50,802	53,362		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	3,370	54,172	56,902	1588.49%	

2026 Full Fair Cash Value $170,720 (excluding Farmland and Farm Buildings)
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Daily Chronicle Publication date: **09-10-2026**
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-255-027

Sent to: LAW, SHEILA
221 S OAK ST
CORTLAND, IL 60112-0000

221 S OAK ST
CORTLAND, IL 60112
0.07 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	15,644	15,644	16,432		Re-valuation
Non-Farm Buildings	63,562	67,000	70,377		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,206	82,644	86,809	9.60%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-29-255-045

Sent to: FRICKE, JENNIFER
101 E ROBINSON AV
CORTLAND, IL 60112-0000

101 E ROBINSON AV
CORTLAND, IL 60112
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	12,278	12,278	12,897		Re-valuation
Non-Farm Buildings	50,728	59,000	61,974		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	63,006	71,278	74,871	18.83%	

2026 Full Fair Cash Value $224,640 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-33-103-004

Sent to: KALBFLEISCH, JESSICA
538 S PRESTON ST
CORTLAND, IL 60112-0000

538 S PRESTON ST
CORTLAND, IL 60112
0.17 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	2,938	2,938	3,086		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	66,789	70,155		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	2,938	69,727	73,241	2392.89%	

2026 Full Fair Cash Value $219,740 (excluding Farmland and Farm Buildings)
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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-35-300-003

Sent to: BEMIS, AMY L RENEE I BEMIS TRUST
1841 W FORESTVIEW DR
SYCAMORE, IL 60178-0000

HINCKLEY RD
MAPLE PARK, IL 60151
150.07 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		New Parcel, New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	118,191	118,191		
Farm Buildings/Structures	0	0	0		
Total	0	118,191	118,191	11819000.00%	

2026 Full Fair Cash Value $0 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-35-300-004

Sent to: GUARDIAN PIPELINE LLC
C/O TAX DEPT
500 WOODWARD AV STE 2900
DETROIT, MI 48226

HINCKLEY RD
MAPLE PARK, IL 60151
1.40 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		New Parcel, New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	1,196	1,196		
Farm Buildings/Structures	0	0	0		
Total	0	1,196	1,196	119500.00%	

2026 Full Fair Cash Value $0 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-127-001

Sent to: SIERAK, NATALIE M & CHRISTOPHER M
829 W FULTON DR
MAPLE PARK, IL 60151-0000

829 W FULTON DR
MAPLE PARK, IL 60151
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	143,842	151,092		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	151,330	158,957	2022.82%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-127-002

Sent to: MILLER, BRAYDEN K & SARAH N
827 W HAMPSHIRE DR
MAPLE PARK, IL 60151-0000

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0.26 acres

Property Value

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Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	140,458	147,537		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	147,946	155,402	1975.35%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-128-001

Sent to: WARRENFELTZ, STEVEN J
415 S KINCAID ST
MAPLE PARK, IL 60151-0000

415 S KINCAID ST
MAPLE PARK, IL 60151
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	130,630	137,214		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	138,118	145,079	1837.49%	

2026 Full Fair Cash Value $435,280 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-128-003

Sent to: KIRBY, JOHN F &, LULLIE, KATHLEEN A
411 S KINCAID ST
MAPLE PARK, IL 60151-0000

411 S KINCAID ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	146,720	154,115		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	154,208	161,980	2063.19%	

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Sent to: REESE, DAVID R & KIMBERLY D TRUSTEES
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0.24 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	143,522	150,756		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	151,010	158,621	2018.34%	

2026 Full Fair Cash Value $475,910 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-129-001

Sent to: LESNER, JAMES E & DANIELLE A
529 S KINCAID ST
MAPLE PARK, IL 60151-0000

529 S KINCAID ST
MAPLE PARK, IL 60151
0.31 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	139,145	146,158		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	146,633	154,023	1956.93%	

2026 Full Fair Cash Value $462,120 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-129-002

Sent to: SILVA, TRISTAN
527 S KINCAID ST
MAPLE PARK, IL 60151-0000

527 S KINCAID ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Partial Completion
Non-Farm Buildings	32,148	131,845	138,490		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	39,636	139,333	146,355	269.25%	

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Sycamore, IL 60178
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-129-004

Sent to: PETERSON, PHILIP J & JULIE M
523 S KINCAID ST
MAPLE PARK, IL 60151-0000

523 S KINCAID ST
MAPLE PARK, IL 60151
0.27 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Prop Class Change, Partial Completion
Non-Farm Buildings	0	143,451	150,681		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	150,939	158,546	2017.33%	

2026 Full Fair Cash Value $475,690 (excluding Farmland and Farm Buildings)
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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

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Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-176-001

Sent to: RICE, MICHAEL J
854 W DEKALB DR
MAPLE PARK, IL 60151-0000

854 W DEKALB DR
MAPLE PARK, IL 60151
0.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	113,458	119,176		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	120,946	127,041	1596.59%	

2026 Full Fair Cash Value $381,160 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-177-001

Sent to: JOHNSON, LOGAN R & CLAIRE M
754 W ASHTON DR
MAPLE PARK, IL 60151-0000

754 W ASHTON DR
MAPLE PARK, IL 60151
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	91,422	96,030		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	98,910	103,895	1287.49%	

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-202-012

Sent to: MOMJIAN, CURTIS M & SHANAYE E
408 S JOLIET ST
MAPLE PARK, IL 60151-0000

408 S JOLIET ST
MAPLE PARK, IL 60151
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	39,978	115,812	121,649		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	47,466	123,300	129,514	172.86%	

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-202-022

Sent to: HOBBS, JOSHUA A & STEPHANIE D
528 S JOLIET ST
MAPLE PARK, IL 60151-0000

528 S JOLIET ST
MAPLE PARK, IL 60151
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	90,394	135,008	141,812		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	97,882	142,496	149,677	52.92%	

2026 Full Fair Cash Value $449,080 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Phone: 815/895-7120
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-203-001

Sent to: ANDERSON, RYAN G & JESSICA L
527 S JOLIET ST
MAPLE PARK, IL 60151-0000

527 S JOLIET ST
MAPLE PARK, IL 60151
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	84,061	132,478	139,155		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	91,549	139,966	147,020	60.59%	

2026 Full Fair Cash Value $441,100 (excluding Farmland and Farm Buildings)
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0.24 acres

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Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	55,098	110,812	116,397		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,586	118,300	124,262	98.55%	

2026 Full Fair Cash Value $372,820 (excluding Farmland and Farm Buildings)
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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-203-003

Sent to: MLYNARSKI, AMDRZEJ & RENATA B
523 S JOLIET ST
MAPLE PARK, IL 60151-0000

523 S JOLIET ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	71,758	126,478	132,852		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,246	133,966	140,717	77.57%	

2026 Full Fair Cash Value $422,190 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Date of Notice: 09/10/2026

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Sent to: TOLBERT, EDDIE R & EBONY L
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MAPLE PARK, IL 60151-0000

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0.24 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Partial Completion
Non-Farm Buildings	77,346	140,725	147,818		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,834	148,213	155,683	83.51%	

2026 Full Fair Cash Value $467,100 (excluding Farmland and Farm Buildings)
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Land/Lot or Farm Homesite	7,488	7,488	7,865		Re-valuation
Non-Farm Buildings	112,421	121,000	127,098		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	119,909	128,488	134,963	12.55%	

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Assessment Valuation & Tax Bill Process

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Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-203-008

Sent to: LETEMPT, JASON R & AUDREY R
413 S JOLIET ST
MAPLE PARK, IL 60151-0000

413 S JOLIET ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	78,172	142,998	150,205		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,660	150,486	158,070	84.53%	

2026 Full Fair Cash Value $474,260 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

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Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	60,838	118,845	124,835		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,326	126,333	132,700	94.22%	

2026 Full Fair Cash Value $398,140 (excluding Farmland and Farm Buildings)
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Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete, Partial Completion
Non-Farm Buildings	63,905	139,675	146,715		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	71,393	147,163	154,580	116.52%	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-203-012

Sent to: RUTLEDGE, BRANDON S & VICTORIA L
408 KINCAID ST
MAPLE PARK, IL 60151-0000

408 S KINCAID ST
MAPLE PARK, IL 60151
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	54,699	134,008	140,762		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,187	141,496	148,627	139.00%	

2026 Full Fair Cash Value $445,930 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (*e.g.,* property characteristics), you should **first** talk to your township assessor. **Melody Monroe:** 14 S Prairie St., Cortland, IL 60112 Phone: (815) 756-6423 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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The Property Tax Code also requires the Illinois Department of Revenue to certify for each county a final multiplier (equalization factor) to equalize assessments between counties. If the Department determines that all property in the county, on average, is assessed at 331/3 percent, the equalization factor is 1.0000. If properties, on average, are less than 331/3 percent, the Department certifies an equalization factor greater than 1.0000. If properties, on average, are greater than 331/3 percent, the Department certifies an equalization factor less than 1.0000.

Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — $6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to $25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional $5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional $5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional $2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property – Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption – A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-203-014

Sent to: MCHENRY, PEGGY J
412 S KINCAID ST
MAPLE PARK, IL 60151-0000

412 S KINCAID ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	52,614	137,175	144,089		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	60,102	144,663	151,954	152.83%	

2026 Full Fair Cash Value $455,910 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Pin (Parcel) No.: 09-36-203-015

Sent to: JAGER, NICOLE R &, HELMER, MATTHEW T
414 S KINCAID ST
MAPLE PARK, IL 60151-0000

414 S KINCAID ST
MAPLE PARK, IL 60151
0.24 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	50,933	140,842	147,940		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	58,421	148,330	155,805	166.69%	

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Sent to: PAGONIS, ELIANNA &, PAGONIS, JOANNE
420 S KINCAID ST
MAPLE PARK, IL 60151-0000

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MAPLE PARK, IL 60151
0.24 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	44,131	127,842	134,285		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	51,619	135,330	142,150	175.38%	

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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
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$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
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Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-203-018

Sent to: MIR, MUHAMMAD R & ROBINA S
522 S KINCAID ST
MAPLE PARK, IL 60151-0000

522 S KINCAID ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	31,102	115,842	121,680		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	38,590	123,330	129,545	235.70%	

2026 Full Fair Cash Value $388,670 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-203-019

Sent to: COAKLEY, GARY R &, MUSICH, MORGAN P
524 S KINCAID ST
MAPLE PARK, IL 60151-0000

524 S KINCAID ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	46,488	136,842	143,739		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	53,976	144,330	151,604	180.87%	

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Sent to: WEIGAND, THOMAS J & MENDY A
530 S KINCAID ST
MAPLE PARK, IL 60151-0000

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0.26 acres

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? **FILING DEADLINE** ***10-13-2026***	**Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor.** If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-256-001

Sent to: WHITE, KATHERINE &, CAHILL, KEVIN
630 S JOLIET ST
MAPLE PARK, IL 60151-0000

630 S JOLIET ST
MAPLE PARK, IL 60151
0.26 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	101,559	127,675	134,110		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	109,047	135,163	141,975	30.20%	

2026 Full Fair Cash Value $425,970 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-256-002

Sent to: BALL, CHARLES A &, KILGALLEN, BEVERLY J
632 S JOLIET ST
MAPLE PARK, IL 60151-0000

632 S JOLIET ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	105,745	135,455	142,282		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	113,233	142,943	150,147	32.60%	

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Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	107,395	139,145	146,158		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	114,883	146,633	154,023	34.07%	

2026 Full Fair Cash Value $462,120 (excluding Farmland and Farm Buildings)
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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-256-004

Sent to: THANEPOHN, BENJAMIN W
636 S JOLIET ST
MAPLE PARK, IL 60151-0000

636 S JOLIET ST
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	92,378	125,842	132,184		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	99,866	133,330	140,049	40.24%	

2026 Full Fair Cash Value $420,190 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-256-005

Sent to: PARILLO, HALEY N & CODY J
638 S JOLIET ST
MAPLE PARK, IL 60151-0000

638 S JOLIET ST
MAPLE PARK, IL 60151
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	71,383	125,812	132,153		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	78,871	133,300	140,018	77.53%	

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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-256-006

Sent to: FAROOQ, HASSAN &, KYWAJA, ANUM
640 S JOLIET ST
MAPLE PARK, IL 60151-0000

640 S JOLIET ST
MAPLE PARK, IL 60151
0.28 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	38,520	112,478	118,147		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	46,008	119,966	126,012	173.89%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-257-001

Sent to: MCELDERRY, AUSTIN & ELISSA
624 S KINCAID ST
MAPLE PARK, IL 60151-0000

624 S KINCAID ST
MAPLE PARK, IL 60151
0.32 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	114,236	136,137	142,998		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	121,724	143,625	150,863	23.94%	

2026 Full Fair Cash Value $452,630 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-257-002

Sent to: GRAZIANO, DENISE &, HERNANDEZ, GEORGE
626 S KINCAID ST
MAPLE PARK, IL 60151-0000

626 S KINCAID ST
MAPLE PARK, IL 60151
0.35 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		Re-valuation
Non-Farm Buildings	117,027	123,000	129,199		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	124,515	130,488	137,064	10.08%	

2026 Full Fair Cash Value $411,230 (excluding Farmland and Farm Buildings)
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-257-003

Sent to: SLATE NON-NC/NON-WA PROPERTY OWNER LLC
C/O CALATLANTIC GROUP LLC
1700 E GOLF RD STE 1100
SCHAUMBURG, IL 60173

755 W ASHTON DR
MAPLE PARK, IL 60151
0.24 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	104,553	116,036	121,884		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	112,041	123,524	129,749	15.80%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

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$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-257-004

Sent to: STOMBRES, DANIELLE M
753 W ASHTON DR
MAPLE PARK, IL 60151-0000

753 W ASHTON DR
MAPLE PARK, IL 60151
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	114,583	120,358		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	122,071	128,223	1612.38%	

2026 Full Fair Cash Value $384,710 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Pin (Parcel) No.: 09-36-257-005

Sent to: MEYERS, CHRISTOPHER F & MEGAN M
751 W ASHTON DR
MAPLE PARK, IL 60151-0000

751 W ASHTON DR
MAPLE PARK, IL 60151
0.23 acres

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	99,271	115,812	121,649		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	106,759	123,300	129,514	21.31%	

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Sent to: CONTRERAS, SAUL & KAYLA R
749 W ASHTON DR
MAPLE PARK, IL 60151-0000

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0.25 acres

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Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	113,114	132,478	139,155		
Farmland	0	0	0		
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Total	120,602	139,966	147,020	21.91%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-257-009

Sent to: LEE, SHANNON N &, DEROOI, JOSEPH R
629 S JOLIET ST
MAPLE PARK, IL 60151-0000

629 S JOLIET ST
MAPLE PARK, IL 60151
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Complete
Non-Farm Buildings	77,754	122,508	128,682		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	85,242	129,996	136,547	60.19%	

2026 Full Fair Cash Value $409,680 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-277-005

Sent to: CAMPBELL, AMANDA &, DAVIS JR, RICHARD A
220 W ASHTON DR
MAPLE PARK, IL 60151-0000

220 W ASHTON DR
MAPLE PARK, IL 60151
0.30 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		Re-valuation
Non-Farm Buildings	88,193	100,000	105,040		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	95,681	107,488	112,905	18.00%	

2026 Full Fair Cash Value $338,750 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-278-007

Sent to: HALICK, CHLOE C &, BARAN, NICHOLAS P
646 W ASHTON DR
MAPLE PARK, IL 60151-0000

646 W ASHTON DR
MAPLE PARK, IL 60151
0.24 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	106,283	111,640		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	113,771	119,505	1495.95%	

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Example: If your property's assessed value is $60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be $61,440 ($60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is $61,440 ($61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

$	61,440.00	EAV by Board of Review
–	0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
$	61,440.00	Final EAV ($61,440 X 1.0000 state multiplier)
–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of $2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a $5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

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Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

Township Assessor	**Chief County Assessment Office**	**Board of Review**	**County Clerk**	**County Treasurer**
Determines value estimate for your property.	Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-278-008

Sent to: PORQUILLO, JONATHAN
748 W ASHTON DR
MAPLE PARK, IL 60151-0000

748 W ASHTON DR
MAPLE PARK, IL 60151
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	115,927	121,770		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	123,415	129,635	1631.24%	

2026 Full Fair Cash Value $388,940 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-36-278-009

Sent to: DESMET, ZACHARY R & MARY M
750 W ASHTON DR
MAPLE PARK, IL 60151-0000

750 W ASHTON DR
MAPLE PARK, IL 60151
0.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	7,488	7,488	7,865		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	126,632	133,014		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	134,120	140,879	1781.40%	

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Sent to: NARDI, EMILY A
752 W ASHTON DR
MAPLE PARK, IL 60151-0000

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0.23 acres

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Land/Lot or Farm Homesite	7,488	7,488	7,865		House Partial, Prop Class Change, Partial
Non-Farm Buildings	0	91,455	96,064		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	7,488	98,943	103,929	1287.94%	

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–	6,000.00	Other eligible Homestead Exemptions
$	55,440.00	Taxable Value
×	10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
$	5,544.00	Amount of Property Taxes Due

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Taxing Districts Budget & Tax Levy Cycle

Taxing District	**Taxing District**	**Taxing District**	**Taxing District**	**Taxing District**
Prepares tentative budget.	Publishes notice and Conducts public hearing.	Approves budget ordinance	Publishes tax levy request and holds public hearing.	Certifies tax levy to County Clerk in December.

DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO
110 E. Sycamore St.
Sycamore, IL 60178
Phone: 815/895-7120
8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-107-010

Sent to: HAUB, JEFFREY J & SAMANTHA L
607 EMANUEL LN
SYCAMORE, IL 60178-0000

607 EMANUEL LN
SYCAMORE, IL 60178
0.27 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,768	20,768	21,815		Re-valuation
Non-Farm Buildings	120,665	163,232	171,459		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	141,433	184,000	193,274	36.65%	

2026 Full Fair Cash Value $579,880 (excluding Farmland and Farm Buildings)
Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0504
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Daily Chronicle Publication date: **09-10-2026**
Price per copy: **$2.00**

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General Homestead Exemption	X	Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
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Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 09-04-126-002

Sent to: TUROK, MICHAEL J & CHRISTIEANNE S
357 CONLIN AV
SYCAMORE, IL 60178-0000

703 INDEPENDENCE AV
SYCAMORE, IL 60178
0.73 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	30,314	30,314	31,842		Building Partial, Prop Class Change
Non-Farm Buildings	0	100,821	105,902		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	30,314	131,135	137,744	354.39%	

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