



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.: 03-12-300-004

Sent to: LEFFELMAN, PATRICIA A TRUST 101
121 S WASHINGTON ST APT 5
GENOA, IL 60135-0000

NEW LEBANON RD
GENOA, IL 60135
37.00 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	0	0		New Parcel, New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	23,824	23,824		
Farm Buildings/Structures	0	0	0		
Total	0	23,824	23,824	2382300.00%	

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 1.0659

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. Pauline Ruchti: P O Box 153 221 E Railroad St., Genoa, IL 60135 Phone: (815) 784-3400 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	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 Determines value estimate for your property.	Chief County Assessment Office Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Board of Review Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	County Clerk Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	County Treasurer Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.
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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District 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.: 03-12-300-005

Sent to: HUFFMAN, BRADY & MEGAN
127 S STOTT ST
GENOA, IL 60135-0000

34129 NEW LEBANON RD
GENOA, IL 60135
3.00 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	9,386	10,005		New Parcel, New Parcel
Non-Farm Buildings	0	718	765		
Farmland	0	1,458	1,458		
Farm Buildings/Structures	0	1	1		
Total	0	11,563	12,229	1222800.00%	

2026 Full Fair Cash Value \$32,310 (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 1.0659

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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.: 03-18-251-019

Sent to: NOMMISTO, DOUGLAS E
33682 NORTH STATE RD
GENOA, IL 60135-0000

33682 NORTH STATE RD
GENOA, IL 60135
7.69 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	23,179	23,179	24,706		Conservation Stewardship
Non-Farm Buildings	216,426	216,426	230,688		
Farmland	4,653	5,641	5,641		
Farm Buildings/Structures	0	0	0		
Total	244,258	245,246	261,035	6.87%	

2026 Full Fair Cash Value \$766,260 (excluding Farmland and Farm Buildings)

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Senior Citizen Homestead Exemption	X	Disabled Persons' Homestead Exemption	
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Pin (Parcel) No.: 03-19-305-011

Sent to: GARRARD, KAREN
602 W 2ND ST
GENOA, IL 60135-0000

602 W 2ND ST
GENOA, IL 60135
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	14,609	14,609	15,572		Patio, Patio Complete
Non-Farm Buildings	65,871	66,382	70,757		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	80,480	80,991	86,329	7.27%	

2026 Full Fair Cash Value \$259,010 (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	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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\$ 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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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-19-307-009

Sent to: HARVEY, BRIAN
818 W MAIN ST
GENOA, IL 60135

818 W MAIN ST
GENOA, IL 60135-1036
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	13,321	13,321	14,199		Fire
Non-Farm Buildings	60,677	30,338	32,337		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	73,998	43,659	46,536	-37.11%	

2026 Full Fair Cash Value \$139,620 (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 1.0659

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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.: 03-19-326-020

Sent to: WISKERCHEN, JEFFERY S & KAREN J
323 N STATE ST
GENOA, IL 60135-0000

323 N STATE ST
GENOA, IL 60135-1069
0.93 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	18,501	18,501	19,720		Pavillion Complete
Non-Farm Buildings	68,612	70,963	75,639		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	87,113	89,464	95,359	9.47%	

2026 Full Fair Cash Value \$286,110 (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.: 03-19-328-006

Sent to: BRAHENY, WILLIAM C & KENDRA S TRUSTEES
216 ADAMS ST
GENOA, IL 60135

216 ADAMS ST
GENOA, IL 60135-1007
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	13,196	13,196	14,066		Deck Complete
Non-Farm Buildings	55,282	55,794	59,471		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	68,478	68,990	73,537	7.39%	

2026 Full Fair Cash Value \$220,630 (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 <u>10-13-2026</u>	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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How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

\$ 61,440.00	EAV by Board of Review
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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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Taxing Districts Budget & Tax Levy Cycle

Taxing District Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-19-331-014

Sent to: CRAVATTA, CHARLES & BARBARA
14N466 FACTLY RD
SYCAMORE, IL 60178-0000

520 W 1ST ST
GENOA, IL 60135-1022
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	13,196	13,146	14,012		Due to Condition
Non-Farm Buildings	1,276	1	1		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	14,472	13,147	14,013	-3.17%	

2026 Full Fair Cash Value \$42,040 (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 1.0659

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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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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.: 03-19-381-006

Sent to: SCHROEDER, DANIEL
109 S WASHINGTON ST
GENOA, IL 60135-0000

109 S WASHINGTON ST
GENOA, IL 60135-1158
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	10,929	10,929	11,649		Renovation
Non-Farm Buildings	51,822	57,004	60,761		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	62,751	67,933	72,410	15.39%	

2026 Full Fair Cash Value \$217,250 (excluding Farmland and Farm Buildings)

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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.: 03-19-383-018

Sent to: PETRANCOSTA, ANTHONY & LINDA K
524 JACKSON ST
GENOA, IL 60135

524 JACKSON ST
GENOA, IL 60135-1142
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	20,564	20,564	21,919		Patio
Non-Farm Buildings	75,831	77,011	82,086		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	96,395	97,575	104,005	7.89%	

2026 Full Fair Cash Value \$312,050 (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
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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.

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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.

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Taxing District Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-19-384-014

Sent to: PIPER, HUGH
215 S EMMETT ST
GENOA, IL 60135-0000

215 S EMMETT ST
GENOA, IL 60135-1116
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	12,561	12,561	13,389		Deck Complete
Non-Farm Buildings	63,325	64,258	68,493		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	75,886	76,819	81,882	7.90%	

2026 Full Fair Cash Value \$245,670 (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 1.0659

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	X	Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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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.: 03-19-454-023

Sent to: CITY OF GENOA
333 E 1ST ST
GENOA, IL 60135

N GENOA ST
GENOA, IL 60135
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	3	3	3		Leasehold Asmt
Non-Farm Buildings	21,084	15,970	17,022		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	21,087	15,973	17,025	-19.26%	

2026 Full Fair Cash Value \$51,080 (excluding Farmland and Farm Buildings)

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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.: 03-19-457-005

Sent to: 304 W MAIN GENOA LLC
40W495 PRAIRIE CT
HAMPSHIRE, IL 60140-0000

304 W MAIN ST
GENOA, IL 60135
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	11,051	11,051	11,779		Remodel Partial
Non-Farm Buildings	54,999	54,999	58,623		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	66,050	66,050	70,402	6.59%	

2026 Full Fair Cash Value \$211,230 (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.

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Assessment Valuation & Tax Bill Process

Township Assessor Determines value estimate for your property.	Chief County Assessment Office Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Board of Review Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	County Clerk Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	County Treasurer Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.
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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-19-458-020

Sent to: GENOA PUBLIC LIBRARY DISTRICT
240 W MAIN ST
GENOA, IL 60135

232 W MAIN ST
GENOA, IL 60135
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	718	718	765		Leasehold Asmt
Non-Farm Buildings	5,054	4,650	4,956		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	5,772	5,368	5,721	-0.88%	

2026 Full Fair Cash Value \$17,160 (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 1.0659

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. Pauline Ruchti: P O Box 153 221 E Railroad St., Genoa, IL 60135 Phone: (815) 784-3400 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	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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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.: 03-19-480-027

Sent to: SCHUMACHER, RUSSELL
12677 NORTHWOOD R
GENOA, IL 60135-0000

146 N BROWN ST
GENOA, IL 60135-1202
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	11,214	11,214	11,953		Garage Complete
Non-Farm Buildings	73,551	83,689	89,204		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	84,765	94,903	101,157	19.34%	

2026 Full Fair Cash Value \$303,500 (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.: 03-20-357-027

Sent to: CITY OF GENOA
333 E 1ST ST
GENOA, IL 60135

PRAIRIE ST
GENOA, IL 60135
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	0	0		Leasehold Asmt
Non-Farm Buildings	26,659	20,190	21,521		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	26,659	20,190	21,521	-19.27%	

2026 Full Fair Cash Value \$64,570 (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.

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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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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-29-152-017

Sent to: TATE, RANDY D
1406 WILLIAM ST
SYCAMORE, IL 60178

701 PEARSON DR
GENOA, IL 60135
0.90 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	53,453	53,453	56,976		Due To Comparables, Reassessed
Non-Farm Buildings	133,295	103,803	110,644		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	186,748	157,256	167,620	-10.24%	

2026 Full Fair Cash Value \$502,910 (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 1.0659

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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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.: 03-30-304-015

Sent to: PESSETTI, JOSHUA A & DEANNA R
701 PAT CT
GENOA, IL 60135-0000

701 PAT CT
GENOA, IL 60135-
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	16,939	16,939	18,055		Patio
Non-Farm Buildings	62,076	63,716	67,915		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	79,015	80,655	85,970	8.80%	

2026 Full Fair Cash Value \$257,940 (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.: 03-30-400-036

Sent to: CITY OF GENOA
333 E 1ST ST
GENOA, IL 60135

13245 CHERRY RD
GENOA, IL 60135
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	3,009	1,470	1,567		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	3,010	1,471	1,568	-47.91%	

2026 Full Fair Cash Value \$4,700 (excluding Farmland and Farm Buildings)

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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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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.: 03-31-101-016

Sent to: DARROW, JAMES R & MELISSA M
1005 OAKVIEW DR
GENOA, IL 60135-0000

1005 OAKVIEW LN
GENOA, IL 60135
0.51 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	124,125	109,230	116,428		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	144,814	129,919	138,480	-4.37%	

2026 Full Fair Cash Value \$415,480 (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 1.0659

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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Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	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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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.: 03-31-101-017

Sent to: KLINE, WILLIAM C & DEBORAH
1007 OAKVIEW LN
GENOA, IL 60135

1007 OAKVIEW LN
GENOA, IL 60135
0.65 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	111,948	98,514	105,006		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	132,637	119,203	127,058	-4.21%	

2026 Full Fair Cash Value \$381,210 (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.: 03-31-101-018

Sent to: WYMORE, WILL & STEPHANIE

1003 OAKVIEW LN

GENOA, IL 60135-0000

1003 OAKVIEW LN

GENOA, IL 60135

0.50 acres

Property Value

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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 Determines value estimate for your property.	Chief County Assessment Office Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Board of Review Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	County Clerk Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	County Treasurer Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.
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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-101-019

Sent to: LIMBERG, BRIAN & STEPHANIE
1001 OAKVIEW LN
GENOA, IL 60135-0000

1001 OAKVIEW LN
GENOA, IL 60135
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	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	155,840	127,719	136,136		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	176,529	148,408	158,188	-10.39%	

2026 Full Fair Cash Value \$474,610 (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 1.0659

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 <u>10-13-2026</u>	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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\$ 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.: 03-31-102-001

Sent to: HAWKINS, GARY & GAYLE
1000 OAKVIEW LN
GENOA, IL 60135

1000 OAKVIEW LN
GENOA, IL 60135
0.97 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	24,734	24,734	26,364		Due To Comparables
Non-Farm Buildings	111,848	98,426	104,912		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	136,582	123,160	131,276	-3.88%	

2026 Full Fair Cash Value \$393,870 (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.: 03-31-102-002

Sent to: ALEXANDER, JAMES E & DEBRA M
1002 OAKVIEW LN
GENOA, IL 60135-0000

1002 OAKVIEW LN
GENOA, IL 60135
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	24,734	24,734	26,364		Due To Comparables
Non-Farm Buildings	128,883	113,417	120,891		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	153,617	138,151	147,255	-4.14%	

2026 Full Fair Cash Value \$441,810 (excluding Farmland and Farm Buildings)

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Township Assessor Determines value estimate for your property.	Chief County Assessment Office Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Board of Review Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	County Clerk Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	County Treasurer 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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-102-003

Sent to: CLARK, COLLIN P & MEGAN J

1004 OAKVIEW LN

GENOA, IL 60135-0000

1004 OAKVIEW LN

GENOA, IL 60135

1.01 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	24,734	24,734	26,364		Due To Comparables
Non-Farm Buildings	112,306	98,829	105,342		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	137,040	123,563	131,706	-3.89%	

2026 Full Fair Cash Value \$395,160 (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 1.0659

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 <u>10-13-2026</u>	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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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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110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 03-31-102-004

Sent to: BOUQUE, ANDREW J & WHITMER, LISA A
1006 OAKVIEW LN
GENOA, IL 60135

1006 OAKVIEW LN
GENOA, IL 60135
0.94 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	24,734	24,734	26,364		Due To Comparables
Non-Farm Buildings	113,514	99,892	106,475		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	138,248	124,626	132,839	-3.91%	

2026 Full Fair Cash Value \$398,560 (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.: 03-31-102-005

Sent to: MERCADO, JAVIER & IBARRA, CRISTINA
1008 OAKVIEW LN
GENOA, IL 60135-0000

1008 OAKVIEW LN
GENOA, IL 60135
0.70 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	23,820	23,820	25,390		Due To Comparables
Non-Farm Buildings	133,945	117,871	125,639		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	157,765	141,691	151,029	-4.27%	

2026 Full Fair Cash Value \$453,130 (excluding Farmland and Farm Buildings)

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Sent to: SIMMONS, CHESTER & KAREN K
1010 OAKVIEW LN
GENOA, IL 60135

1010 OAKVIEW LN
GENOA, IL 60135
0.45 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	130,283	114,649	122,204		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	150,972	135,338	144,256	-4.45%	

2026 Full Fair Cash Value \$432,810 (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 1.0659

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 <u>10-13-2026</u>	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.

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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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-102-007

Sent to: HOY, DENNIS L & ELAINE M
803 TIMBER TRL
GENOA, IL 60135

803 TIMBER TRL
GENOA, IL 60135
0.50 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	127,974	112,617	120,038		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	148,663	133,306	142,090	-4.42%	

2026 Full Fair Cash Value \$426,310 (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 1.0659

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Daily Chronicle

Publication date: **09-10-2026**

Price per copy: **\$2.00**

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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.: 03-31-120-001

Sent to: MONTANA, JOSEPH J & AUBREY N
901 WESTWOOD CIR
GENOA, IL 60135-0000

901 WESTWOOD CIR
GENOA, IL 60135
0.65 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	138,923	122,252	130,308		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	159,612	142,941	152,360	-4.54%	

2026 Full Fair Cash Value \$457,130 (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.: 03-31-120-002

Sent to: GALICK, CHRISTINE A
903 WESTWOOD CIR
GENOA, IL 60135

903 WESTWOOD CIR
GENOA, IL 60135
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
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	124,986	109,987	117,235		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	145,675	130,676	139,287	-4.39%	

2026 Full Fair Cash Value \$417,900 (excluding Farmland and Farm Buildings)

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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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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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Taxing Districts Budget & Tax Levy Cycle

Taxing District Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-120-003

Sent to: BOEHMER, CORY J & JILL M
905 WESTWOOD CIR
GENOA, IL 60135-0000

905 WESTWOOD CIR
GENOA, IL 60135
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	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	122,492	107,792	114,895		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	143,181	128,481	136,947	-4.35%	

2026 Full Fair Cash Value \$410,880 (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 1.0659

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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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.: 03-31-120-004

Sent to: SAN ROMAN, MARCO A &, CALVO, MARINA A
907 WESTWOOD CIR
GENOA, IL 60135-0000

907 WESTWOOD CIR
GENOA, IL 60135
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	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	119,818	105,439	112,387		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	140,507	126,128	134,439	-4.32%	

2026 Full Fair Cash Value \$403,360 (excluding Farmland and Farm Buildings)

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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.: 03-31-120-005

Sent to: FOSS, KAREN DEC TRUST 102
909 WESTWOOD CIR
GENOA, IL 60135-0000

909 WESTWOOD CIR
GENOA, IL 60135
0.56 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	135,001	118,800	126,629		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	155,690	139,489	148,681	-4.50%	

2026 Full Fair Cash Value \$446,090 (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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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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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-120-006

Sent to: CHRISS, SCOTT R & THERESA M TRUSTEES
911 WESTWOOD CIR
GENOA, IL 60135

911 WESTWOOD CIR
GENOA, IL 60135
0.83 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	23,820	23,820	25,390		Due To Comparables
Non-Farm Buildings	119,900	105,512	112,465		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	143,720	129,332	137,855	-4.08%	

2026 Full Fair Cash Value \$413,610 (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 1.0659

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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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.: 03-31-120-007

Sent to: CRONAUER, C NICHOLAS
1101 DEKALB AVE STE 2
SYCAMORE, IL 60178-0000

913 WESTWOOD CIR
GENOA, IL 60135
0.59 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	160,496	141,236	150,543		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	181,185	161,925	172,595	-4.74%	

2026 Full Fair Cash Value \$517,840 (excluding Farmland and Farm Buildings)

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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.: 03-31-120-008

Sent to: CARPINO, MICHAEL
1201 OAKVIEW LN
GENOA, IL 60135

1201 OAKVIEW LN
GENOA, IL 60135
0.49 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	132,741	116,812	124,510		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	153,430	137,501	146,562	-4.48%	

2026 Full Fair Cash Value \$439,730 (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.

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Assessment Valuation & Tax Bill Process

Township Assessor Determines value estimate for your property.	Chief County Assessment Office Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Board of Review Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	County Clerk Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	County Treasurer Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.
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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-121-002

Sent to: SIKSNA, PAUL & BARBARA
1100 OAKVIEW LN
GENOA, IL 60135

1100 OAKVIEW LN
GENOA, IL 60135
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	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	165,604	145,731	155,335		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	186,293	166,420	177,387	-4.78%	

2026 Full Fair Cash Value \$532,210 (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 1.0659

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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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.: 03-31-121-003

Sent to: CHAPLIN, MARLIN G & MARILYN R
1102 OAKVIEW LN
GENOA, IL 60135

1102 OAKVIEW LN
GENOA, IL 60135
0.45 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	121,668	107,067	114,123		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	142,357	127,756	136,175	-4.34%	

2026 Full Fair Cash Value \$408,570 (excluding Farmland and Farm Buildings)

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Publication date: **09-10-2026**

Price per copy: **\$2.00**

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Senior Citizen Homestead Exemption	X	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.: 03-31-121-004

Sent to: FELVEY, PATRICK & GEORGEANN TRUSTEES
1104 OAKVIEW LN
GENOA, IL 60135

1104 OAKVIEW LN
GENOA, IL 60135
0.39 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	159,156	140,057	149,287		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	179,845	160,746	171,339	-4.73%	

2026 Full Fair Cash Value \$514,070 (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.

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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.

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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 Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-121-005

Sent to: AMIDON, SANDRA K TRUSTEE
1106 OAKVIEW
GENOA, IL 60135

1106 OAKVIEW LN
GENOA, IL 60135
0.39 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	110,931	97,619	104,052		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	131,620	118,308	126,104	-4.19%	

2026 Full Fair Cash Value \$378,350 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0659

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 <u>10-13-2026</u>	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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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.: 03-31-121-007

Sent to: PETERSON, LEONARD & SUSAN A
1110 OAKVIEW LN
GENOA, IL 60135

1110 OAKVIEW LN
GENOA, IL 60135
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	20,689	20,689	22,052		Due To Comparables
Non-Farm Buildings	119,756	105,385	112,330		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	140,445	126,074	134,382	-4.32%	

2026 Full Fair Cash Value \$403,190 (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.: 03-31-200-012

Sent to: JOHNSON, BERNARD C & JEANNINE L
228 ROLFE RD
DEKALB, IL 60115

7.82 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	23,651	23,651	25,210		Wooded Transition
Non-Farm Buildings	638	638	680		
Farmland	266	291	291		
Farm Buildings/Structures	0	0	0		
Total	24,555	24,580	26,181	6.62%	

2026 Full Fair Cash Value \$77,680 (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.

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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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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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Taxing District Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-31-234-008

Sent to: SALINAS, ADAM & KIMBERLY
12504 PINE DR
GENOA, IL 60135-0000

1400 SIR BARTON DR
GENOA, IL 60135
0.64 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	22,119	22,119	23,577		Full Assessment
Non-Farm Buildings	80,653	125,804	134,094		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	102,772	147,923	157,671	53.42%	

2026 Full Fair Cash Value \$473,060 (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 1.0659

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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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.: 03-35-100-013

Sent to: DORJEE-BERRIOS, DECHEN &, BERRIOS, ANTONIO
30855 LINCOLN RD
GENOA, IL 60135-0000

30855 LINCOLN RD
GENOA, IL 60135
2.20 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	25,668	25,668	27,360		Full Assessment
Non-Farm Buildings	130,087	145,651	155,249		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	155,755	171,319	182,609	17.24%	

2026 Full Fair Cash Value \$547,880 (excluding Farmland and Farm Buildings)

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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.: 03-02-200-018

Sent to: MAGALLANES, ALFREDO
10816 CARLS RD
MARENGO, IL 60152

POLK RD
MARENGO, IL 60152
5.00 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	0	0	0		Buildings Complete, Prop Class Change
Non-Farm Buildings	0	0	0		
Farmland	3,397	3,666	3,666		
Farm Buildings/Structures	0	70,239	70,239		
Total	3,397	73,905	73,905	2075.60%	

2026 Full Fair Cash Value \$0 (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

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Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

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Taxing Districts Budget & Tax Levy Cycle

Taxing District Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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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.: 03-04-400-008

Sent to: KURPIUS, DAVID A
35281 STATE RTE 23
MARENGO, IL 60152

35281 STATE RTE 23
MARENGO, IL 60152-7504
5.11 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	32,615	32,615	34,764		Addition Complete
Non-Farm Buildings	81,896	95,926	102,248		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	114,511	128,541	137,012	19.65%	

2026 Full Fair Cash Value \$411,080 (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 1.0659

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	X	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. Pauline Ruchti: P O Box 153 221 E Railroad St., Genoa, IL 60135 Phone: (815) 784-3400 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	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

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