

DATE 06/20/19

AGENCY EXEMPTION DETAIL REPORT

AGENCY NO. 01-0010-000 AGENCY NAME:COUNTY OF COOK

TAX YEAR 2018 EQ. FACTOR 2.9109

TOWN	TOWNSHIP NAME	HOME OWNERS EXEMPTION	SC HOMESTEAD EXEMPTION	VETERANS EXEMPTION	SR FREEZE EXEMPTION	RETURNING VETERANS	DISABLED PERSONS	DISABLED VETERANS	TOTAL EXEMPTIONS
10	BARRINGTON	43,056,587	9,456,000		6,878,107		46,000	4,004,616	63,441,310
11	BERWYN	103,676,861	19,386,138		24,329,088		512,000	1,985,454	149,889,541
12	BLOOM	191,773,765	42,349,039	130,920	25,815,913	5,000	1,099,295	11,506,268	272,680,200
13	BREMEN	279,710,545	61,938,293	130,124	44,139,223	6,210	1,622,347	11,824,247	399,370,989
14	CALUMET	32,521,278	7,414,593		5,350,651		187,261	983,516	46,457,299
15	CICERO	108,785,495	17,612,906		18,181,373		552,465	1,075,260	146,207,499
16	ELK GROVE	213,381,064	56,279,676		55,916,437		660,571	8,498,379	334,736,127
17	EVANSTON	151,556,672	39,301,099		27,969,279		214,913	3,495,143	222,537,106
18	HANOVER	233,510,026	39,883,057	49,690	25,640,376		721,316	12,541,467	312,345,932
19	LEMONT	61,386,604	14,627,076		15,962,589	5,000	198,000	6,361,366	98,540,635
20	LEYDEN	207,059,601	47,135,609	55,668	56,380,596	3,500	1,084,864	6,661,767	318,381,605
21	LYONS	265,489,793	64,021,156	101,944	69,250,477		1,195,450	13,310,226	413,369,046
22	MAINE	363,691,716	99,850,334	170,900	100,273,626	5,000	1,412,136	10,250,826	575,654,538
23	NEW TRIER	151,836,192	34,759,042	75,656	27,741,524	5,000	168,000	3,994,817	218,580,231
24	NILES	272,826,357	80,227,677	34,084	89,122,098	10,000	1,004,329	4,754,633	447,979,178
25	NORTHFIELD	241,193,054	72,544,804	125,375	55,119,346		400,801	8,691,809	378,075,189
26	NORWOOD PARK	71,126,452	21,539,057	145,065	28,763,422	5,000	320,000	2,206,342	124,105,338
27	OAK PARK	129,171,583	28,104,533		24,636,343	5,000	236,521	5,530,126	187,684,106
28	ORLAND	302,367,284	84,178,615	92,777	64,140,503	5,000	1,462,855	23,449,178	475,696,212
29	PALATINE	289,504,575	61,749,196		45,915,165		757,971	13,300,090	411,226,997
30	PALOS	155,562,986	47,902,173	82,326	40,960,469		684,885	11,324,289	256,517,128
31	PROVISO	337,631,607	80,146,833	122,719	95,183,062	10,000	1,654,473	16,143,473	530,892,167
32	RICH	189,790,986	48,233,450	95,296	20,463,006	5,000	1,282,916	26,820,021	286,690,675
33	RIVER FOREST	31,214,172	7,083,218	25,055	5,533,515		42,000	1,820,823	45,718,783
34	RIVERSIDE	43,787,257	10,980,455		11,511,927		158,000	1,183,913	67,621,552
35	SCHAUMBURG	337,887,681	76,376,170	119,561	54,963,333		897,479	11,202,944	481,447,168
36	STICKNEY	97,066,198	22,413,120		28,022,295	5,000	580,968	2,500,388	150,587,969
37	THORNTON	370,460,773	70,761,158	78,444	38,557,610	5,000	2,817,716	9,352,308	492,033,009
38	WHEELING	430,840,682	112,169,695	52,179	20,945,692	5,000	1,172,365	13,355,506	578,541,119
39	WORTH	401,188,445	97,505,589	55,303	98,115,876	10,000	1,873,679	17,755,855	616,504,747
SUBURBAN TOTALS		6,109,056,291	1,475,929,761	1,743,086	1,225,782,921	94,710	25,021,576	265,885,050	9,103,513,395
70	HYDE PARK	453,570,721	114,881,897	49,384	138,594,179		1,671,393	10,393,755	719,161,329
71	JEFFERSON	971,182,992	211,814,834	50,096	528,263,270	10,000	3,130,404	25,170,331	1,739,621,927
72	LAKE	972,871,594	206,782,707	6,164	271,929,059	5,000	3,526,005	24,757,139	1,479,877,668
73	LAKE VIEW	472,307,574	68,671,994	19,031	191,550,437		538,975	5,925,291	739,013,302
74	NORTH CHICAGO	248,490,507	44,048,987		47,340,063		188,000	5,057,008	345,124,565
75	ROGERS PARK	118,379,402	22,082,843		36,372,172		248,000	1,874,510	178,956,927
76	SOUTH CHICAGO	236,809,015	38,280,315	41,686	86,438,109	5,000	438,000	5,739,002	367,751,127
77	WEST CHICAGO	554,656,251	80,727,436		273,484,212	5,000	1,421,412	10,003,269	920,297,580
CITY TOTALS		4,028,268,056	787,291,013	166,361	1,573,971,501	25,000	11,162,189	88,920,305	6,489,804,425
TOTAL THIS AGENCY		10,137,324,347	2,263,220,774	1,909,447	2,799,754,422	119,710	36,183,765	354,805,355	15,593,317,820

Table 22 -- 2018

11/4/2019 8:17

**Homestead Exemptions for Veterans with Disabilities and Returning Veterans**

County	Homestead for Veterans with Disabilities			Standard Homestead for Veterans with Disabilities									Returning Veterans' Homestead		
	Adapted or Modified Home			\$2500 Reduction			\$5000 Reduction			100% Tax Exempt			#	EAV	Average
	#	EAV	Average	#	EAV	Average	#	EAV	Average	#	EAV	Average			
Statewide	191	11,576,771	60,611	5,096	12,526,949	2,458	6,304	30,720,764	4,873	26,098	1,473,083,356	56,444	328	1,629,710	4,969
Cook County	---	---	---	838	2,009,229	2,398	937	4,463,394	4,763	4,922	348,332,732	70,771	26	119,710	4,604
Collar Counties	39	3,224,540	82,681	1,027	2,489,837	2,424	1,184	5,718,463	4,830	5,720	427,548,374	74,746	53	265,000	5,000
Rest of State	152	8,352,231	54,949	3,231	8,027,883	2,485	4,183	20,538,907	4,910	15,456	697,202,250	45,109	249	1,245,000	5,000

Table 22A -- 2018

11/4/2019 8:17

**Senior Citizens Homestead, Senior Citizens Assessment Freeze Homestead, Homestead Improvement, Disabled Persons' Homestead, and Natural Disaster Homestead Exemptions**

County	Senior Citizens Homestead			Senior Citizens Assessment Freeze Homestead				Homestead Improvement			Disabled Persons' Homestead			Natural Disaster Homestead		
	#	EAV	Average	#	% of Total Seniors	EAV	Average	#	EAV	Average	#	EAV	Average	#	EAV	Average
Statewide	866,557	5,103,204,350	5,889	369,169	42.60%	4,191,306,332	11,353	58,602	313,029,507	5,342	65,031	127,603,112	1,962	507	8,861,829	17,479
Cook County	288,749	2,263,220,774	7,838	160,958	55.74%	2,799,754,422	17,394	---	---	---	18,601	36,183,765	1,945	---	---	---
Collar Counties	201,420	1,004,751,646	4,988	50,586	25.11%	607,064,646	12,001	25,252	133,143,640	5,273	12,079	24,175,500	2,001	---	---	---
Rest of State	376,388	1,835,231,930	4,876	157,625	41.88%	784,487,264	4,977	33,350	179,885,867	5,394	34,351	67,243,847	1,958	507	8,861,829	17,479

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# 2

## Longtime Homeowner Income Verification

You must have a total household income of \$100,000 or less for the income tax year 2017 to qualify for the Longtime Homeowner Exemption. Please use this worksheet to determine your total household income for the income tax year 2017. Total household income is your income **PLUS** the income of all individuals who used the property as a principal residence in 2018.

1. Social Security, SSI benefits. Include Medicare deductions in this total **(household total)**.....
2. Railroad Retirement benefits. Include Medicare deductions in this total **(household total)**.....
3. Civil Service benefits **(household total)**.....
4. Annuity benefits and federally taxable pension and IRA benefits **(household total)**.....
5. Veterans' benefits **(household total) (federally taxable portion only)**.....
6. Human Services and other governmental cash public assistance benefits **(household total)**.....
7. Wages, salaries, and tips from work **(household total)**  $\frac{\text{applicant}}{\text{applicant}} + \frac{\text{applicant's spouse}}{\text{applicant's spouse}} =$  .....
8. Interest and dividends received **(household total)**.....
9. Net rental, farm, and business income (or loss). Do not include any loss carryover.....
10. Net capital gain (or loss). Do not include any loss carryover.....
11. Other income (or loss). Do not include any loss carryover.....
12. Add Lines 1 through 11.....
13. Certain subtractions --- You may subtract only the reported adjustments to income total on U.S. 1040, Line 37, or U.S. 1040A, Line 21. (Specify:.....)
14. Subtract Line 13 from Line 12, and write the result. This is your total income for 2017. If Line 14 is greater than \$100,000, **STOP**. You do not qualify for this program. If Line 14 is \$100,000 or less, please sign and date the application below..... **\$**

Total Household Income

**If Line 14 is MORE THAN \$100,000, you do not qualify for the Longtime Homeowner Exemption.**

Please return this form to:

Cook County Assessor's Office 118 N. Clark, Room 320 Chicago, IL 60602



**2**

**SENIOR FREEZE EXEMPTION FOR TAX YEAR 2018**

Property Index Number(s)

Property Owner(s) Name(s)

Property Street Address

City State Zip

Daytime Phone Number

On January 1, 2018, I was (check one):

- Single
- Married
- Divorced
- Separated
- Widowed

The address of my spouse, if different than the property address listed, is:

Street Address

City State Zip

Applicant's current mailing address:

Sworn under oath, I state that:

1. The property described above was my principal residence on January 1, 2017 **and** January 1, 2018.
2. On January 1, 2017 **and** January 1, 2018, I:
  - a. was the owner of record for the above described property, or
  - b. had legal or equitable interest in the property, or
  - c. had leasehold interest in the property that was used as a single family residence.
3. I was born in **1953** or earlier. **If this is my first time applying for the Senior Freeze Exemption**, I have included a copy of a **recent property tax bill and** one of the valid forms of proof of age listed below:  
Valid forms include: - Illinois Driver's License (both sides)  
- Illinois Identification (ID) Card

Date of Purchase (month/year)

Date of Birth

**NOTE:** Individuals using forms indicating a previous name must demonstrate a connection to the current name by including a copy of a marriage certificate or other supporting documents. Owners of Cooperative Apartments must also submit a copy of their Stock Certificate, Occupancy or Trust Agreement.

4. I was liable for paying 2017 and will be liable for paying 2018 property taxes on the property described.
5. I have not applied for a Senior Freeze Exemption for any other property for 2018.
6. On January 1, 2018 the following individuals used the property listed for their principal residence. (List your spouse if he/she used the property as his/her principal residence on January 1, 2018.) Attach an additional sheet if necessary.

Your Name

Name

**SENIOR FREEZE APPLICATION CONTINUED ON NEXT PAGE**



## SENIOR FREEZE EXEMPTION FOR TAX YEAR 2018

7. My total household income, including my income and the income of all persons listed on number 6 on the previous page, **for income Tax Year 2017**, was (use the instructions on the next page):

- A Social Security and SSI benefits (include Medicare deductions).....\$ \_\_\_\_\_
- B Railroad Retirement benefits (include Medicare deductions)..... \_\_\_\_\_
- C Civil Service benefits..... \_\_\_\_\_
- D Annuity benefits and federally taxable pension and IRA benefits..... \_\_\_\_\_
- E Human Services and other governmental assistance..... \_\_\_\_\_
- F Wages, salaries and tips from work..... \_\_\_\_\_
- G Interest and dividends received..... \_\_\_\_\_
- H Net rental, farm and business income (or loss) ..... \_\_\_\_\_
- I Net capital gain (or loss)..... \_\_\_\_\_
- J Other income (or loss)..... \_\_\_\_\_
- K Add Lines A through J..... \_\_\_\_\_
- L Subtractions..... \_\_\_\_\_
- M Subtract Line L from Line K and enter the result..... \_\_\_\_\_

This is your **TOTAL HOUSEHOLD INCOME FOR 2017**

***If Line M is MORE THAN \$65,000,  
you do not qualify for the Senior Freeze Exemption.***

Under penalty of perjury, I state that, to the best of my knowledge, the information contained in this affidavit is true, correct and complete.

Applicant's Name \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

This exemption is subject to audit by the Cook County Assessor's Office.

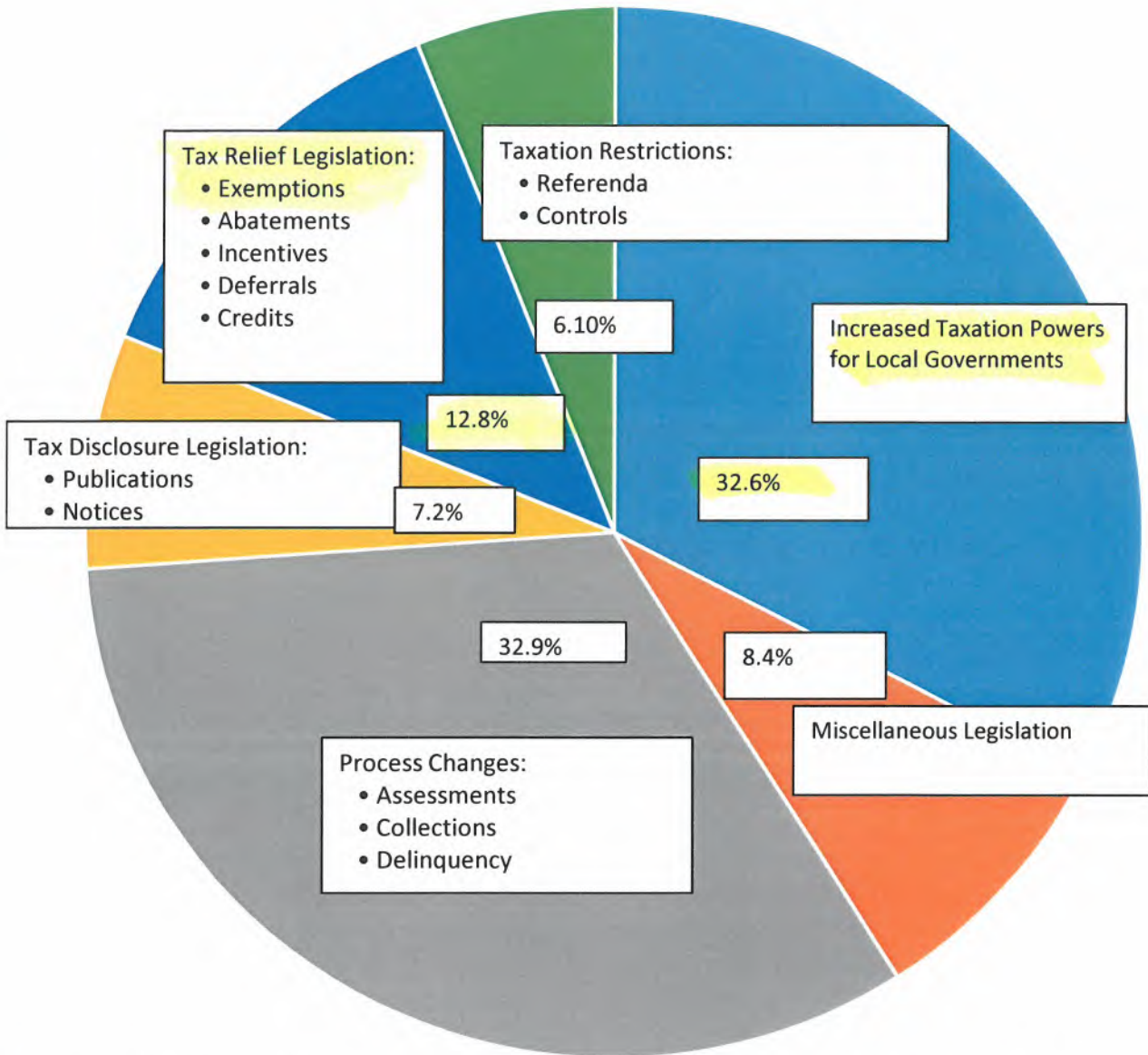
Date \_\_\_\_\_

Please note that policy requires that the Assessor's Office receive only **original, signed application forms containing original ("wet") signatures**. So, we are *unable to accept forms by scan/email or by FAX*. All original, signed forms must please be mailed or dropped off at a Cook County Assessor's Office location:

- **Chicago office:** 118 N. Clark St., Room 320, Chicago, IL 60602 (312) 443-7550
- **Skokie office:** 5600 Old Orchard Road, Room 149, Skokie, IL 60077 (847) 470-7237
- **Bridgeview office:** 10200 S. 76th Ave., Room 237, Bridgeview, IL 60455 (708) 974-6451
- **Markham office:** 16501 S. Kedzie Ave., Room 237, Markham, IL 60426 (708) 232-4100

# 6

## Property Tax Statutory Changes 1981 - 1991

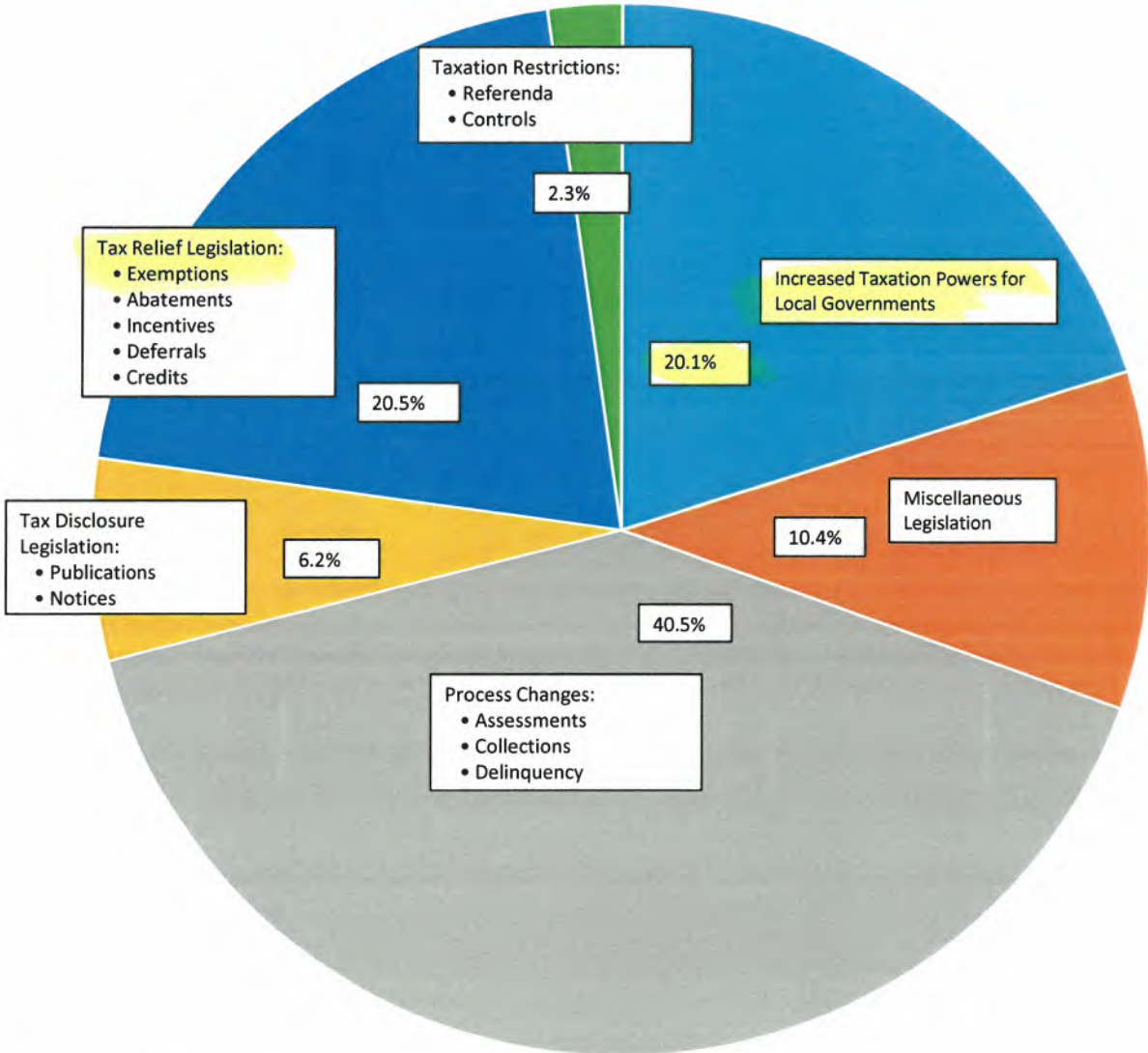


Taxpayers' Federation of Illinois

"Taxation Without Explanation - The Illinois Property Tax System", 1993

# 6

## Property Tax Statutory Changes, 2007 - 2017



TRAEN, Inc. - Training, Research, Advocacy & Education Network

Andrea Raila, President  
2019

# 6

## Preface

There have been complaints about the property tax at least since 1086 when William the Conqueror sent his commissioners throughout England to identify every piece of real and personal property for the Domesday (Day of Judgment) Book.

For all its possible faults, the tax on property endures. Indeed, in 1992 the Illinois real estate tax generated \$10 billion for 6,000 local governments—more than the personal income tax, state sales tax, and Illinois lottery proceeds combined. The property tax does have its virtues: stable, predictable revenues; and real estate is—to say the least—difficult to hide from taxation.

Taxpayer exasperation with the tax, however, tarnishes its reputation. As author Ronald D. Picur points out in this exhaustive study, the Illinois property tax is complex, poorly understood, and appreciated even less. The quality of assessment (appraisal) and administration can clearly stand improvement in many jurisdictions.

This year of 1993 offers an unusually propitious opportunity to re-form, literally, the property tax system and make it fairer and clearer for all of us. The Director's Property Tax Advisory Committee, created by Illinois Revenue Director Douglas L. Whitley in 1991, has completed a 500-page proposed recodification of the Illinois Revenue Act of 1939 (the property tax statutes). This fundamental reorganization and clarification of existing property tax law (which has become so jerrybuilt over the decades that experts often lose their way) will make it possible for the first time to address substantive change in the property tax system in a systematic manner.

Cook County Assessor Thomas C. Hynes, not satisfied with the numerous improvements made in that office during his tenure, has appointed a distinguished panel to evaluate his huge, complex operation and make recommendations for further change. In addition, state lawmakers also appear eager to participate in reform of this venerable yet increasingly criticized tax.

As will become evident in this book, Professor Picur is one of the nation's leading students of the property tax. Following a description, explanation, overview, and analysis of the Illinois property tax system, unprecedented in detail, he offers scores of options for constructive change.

The deficiencies and criticisms noted in *Taxation Without Explanation* are directed at the system, not at individual officeholders. There will be sharp disagreement with Dr. Picur on several of his options, and we welcome the debate and discussion sure to follow some of the more controversial offerings. For example, he suggests abolition of elected township assessors. There are, however, a number of highly professional and talented elected township assessors in Illinois who would undoubtedly take issue with this option. (By the way, this was also recommended in 1917 by Gov. Frank Lowden, Illinois' most famous reform governor, to little effect.)

The Taxpayers' Federation of Illinois is pleased to publish this important work, which we feel will become a valuable reference book and guide to reform. The Federation was established in 1941, just two years after the Illinois Revenue Act was enacted. Thus it is fitting that we contribute Professor Picur's analysis and options to all the good people who toil in the tangled vineyards of the Illinois property tax system.

**James D. Nowlan**

President  
Taxpayers' Federation of Illinois

## Acknowledgments

The assistance of the Taxpayers' Federation of Illinois in conducting this research study is gratefully acknowledged. This book adds to the distinguished series of reports, legislative issues, and reference guides the Federation has provided to the citizens of Illinois over the past 52 years.

I wish to thank James Nowlan, the president of the Federation, for his continued support and encouragement to pursue this topic. His commitment to reform the Illinois property tax system was the primary motive for commissioning this research project.

This research study represents a follow-up to my legislative issue report *Local Government Fiscal Practices in Illinois*, published by the Taxpayers' Federation in 1991. One focus of that study was Illinois' unique property tax rate objection system. However, a more comprehensive study was necessary to examine the entire Illinois property tax system.

A project of this magnitude necessitated a delegation of tasks. **Rowan Miranda**, my co-author, conducted the background research in addition to drafting: Chapter 2, which quantitatively profiles the Illinois property tax system; Chapter 7, which reviews recent property tax reforms in other states; and Chapter 10, which proposes creation of an Illinois Property Tax Commission to implement our 42 proposals for structural change. **Andrea Raila**, a property tax consultant specializing in assessment appeals and former reviewer for the Board of (Tax) Appeals in Cook County, researched and drafted Chapter 4. I assumed responsibility for researching and writing the remainder of the study. The manuscript also benefited from critical comments from external reviewers.

Finally, I wish to express my appreciation to the University of Illinois at Chicago and, in particular, the Office for Governmental Accounting Research and Education for providing administrative support for this research.

**Ronald D. Picur**

January 1993

## Chapter 4

# The Property Tax Assessment System

**T**he purpose of this chapter is to examine and evaluate the Illinois property tax assessment system and its current application. National standards that measure assessment performance are utilized to evaluate the quality of Illinois assessments.

The assessment system plays a vital role in property taxation. It not only apportions tax burdens, but can also allow rate-restricted local units of government to increase levies. Assessments can represent the most important element of the entire property tax system to individual taxpayers.

### Overview

The general role of the assessment process was described in Chapter 3. This chapter focuses on an in-depth examination of the structure, quality, and administrative practices associated with assessments in Illinois. The analysis includes findings and issues contained in four major sections:

**Assessment System Structure** will emphasize organizations and participants within the assessment system. This section examines assessment districts and counties across the state, and the qualifications and roles of key participants—i.e., township assessors, county supervisors of assessments, appeal and review board members, and state agencies.

**Quality of Assessments** will focus on inter-county comparisons of the assessment quality between the 101 counties outside of Cook. More localized township comparisons (i.e., intra-county) are also analyzed. Cook County merits separate examination, based on its size and unique classification system.

**Administrative Practices** will examine current property assessment practices, taxpayer reassessment notifications, and appeal processes.

**Other Assessment Issues** will describe such issues as farmland assessments, homestead exemptions, and certificate of error practices.

As noted in Chapter 1, by its very nature this study is a critical examination of the Illinois property tax system. For the sake of balance, it is important to acknowledge that systemic improvements have been implemented, often upon the initiative of those public officials who must administer this system. Such efforts are ongoing. For example, Cook County Assessor Thomas Hynes has recently appointed a task force to evaluate the complex operations of that office. In short, issues raised herein are a reflection of the inherent deficiencies of the Illinois property tax system, and should not be taken as personal criticisms of the competence of its many professional administrators.

### Sources

This chapter's findings are largely based upon standards, techniques, and recommendations published by the International Association of Assessing Officers (IAAO). Much of the data was drawn from the Illinois Department of Revenue (DOR), which

Cook County assessor, whose office actively fought the court ruling and associated process.

**ISSUE: Notices of "Omitted Property" are not required to inform taxpayers of their statutory rights.**

*DISCUSSION:* Omitted property consists of real property that was not included on the assessment rolls for any number of years, such that the associated property taxes were not paid. Once the omitted property is discovered, a notice is sent to the taxpayer proposing an increase in assessment. The board of review (or the assessor in Cook County) will subsequently list and assess the property upon discovery.

Standard appeal rules on the new assessment are not available to taxpayers. Taxpayers are not granted standing with appeal and/or review boards because those entities lack jurisdiction to hear such complaints.

While notices do provide taxpayers with a hearing to contest the back taxes on the omitted property, the property owners are not alerted of their statutory rights regarding such payments. Specifically, no charges for taxes of previous years are due if: (1) the real property was last assessed as improved; (2) the owner gave notice of improvements; or (3) a reassessment of the discovered property was not made within 16 months following receipt of the omitted property notice (Ill. Rev. Stat. Ch. 120 par. 701-703).

**ISSUE: Despite changes in farmland assessment procedures, a shift in tax burden has resulted in the Illinois "farmland tax paradox."**

*DISCUSSION:* During the 1980s, rural assessment districts experienced population declines, an aging population, and a decline in property tax collections. One result was that the General Assembly passed a new farmland assessment formula which calculated assessment per acre on the basis of capitalized net income.

Even though some of the tax burden was then shifted onto nonfarm property, farmers still experienced higher tax burdens. This phenomena has been termed the "farmland tax paradox." That is, even as farmland assessments dropped, the value of farmland declined even faster. Thus, farmers were left paying a greater share of their income in the form of property taxes, even though property assessments were income-based. (See the Illinois Economic and Fiscal Commission's 1990 report for more information.)

## Summary

Major shortcomings in Illinois' property tax assessment stem from the following factors:

- Three different assessment and appeal systems exist within the state.
- The property classification system creates a dual structure; primary assessment units are not required to maintain the same assessment level throughout the state.
- A large number of small, primary assessment districts exist, containing too few property parcels to be efficient.
- County supervisors of assessments have no enforcement powers to ensure that elected township assessors perform assessment uniformly.
- Assessors, who have the primary responsibility for setting first assessments, are frequently part-time officials.

- Illinois statutes do not provide for uniform professional qualification or certification requirements.
- There are no incentives or uniform professional requirements for independent appeal boards and board of review members.
- Judged against national standards and state statistical ratings, statewide assessment quality falls below acceptable levels.
- Substandard assessment practices cause property taxes to become more regressive.
- Cook County's unique classification system causes inequities between property classes and also results in a high state equalizer.
- Taxpayer confusion is associated with Cook County's classification system.
- Illinois statutes require the state to create aggregate assessment compliance (to the statutory 33.3 percent level) through application of the state equalizer.
- Significant differences exist statewide, in the nature of reassessment notices, and can result in minimal taxpayer information being provided.
- Appeal standards effectively place the burden of proof upon the taxpayer.
- Cumbersome and confusing assessment appeal procedures are often the rule.
- A dual-appeal system often results in unequal taxpayer access across the state.

# 6

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## TOP 200 Senior Freeze Exemption Recipients — Valued \$1,000,000 and Greater

*Address	District	2018 Market Value	Senior Freeze EAV	2018 Final Taxes	2018 Taxes w/standard HO & SR Exemptions w/o SR Freeze	Taxes Lost to Senior Freeze	% Tax Bill Reduced
2120 W BELMONT AVE	Chicago	\$1,186,060	314,082	\$894	\$22,207	\$21,314	96%
2051 N CLIFTON AVE	Chicago	\$1,082,440	282,979	\$957	\$20,160	\$19,203	95%
4719 N DOVER ST	Chicago	\$1,749,250	466,480	\$1,677	\$33,332	\$31,655	95%
3822 N SEELEY AVE	Chicago	\$1,153,940	298,059	\$1,346	\$21,573	\$20,226	94%
2731 N SHEFFIELD AVE	Chicago	\$1,134,100	288,198	\$1,624	\$21,181	\$19,557	92%
4418 N SEELEY AVE	Chicago	\$1,128,370	286,172	\$1,648	\$21,068	\$19,420	92%
180 E PEARSON ST	Chicago	\$1,653,480	426,997	\$2,464	\$31,440	\$28,976	92%
1729 W BRYN MAWR AVE	Chicago	\$1,719,490	442,901	\$2,689	\$32,744	\$30,055	92%
1416 W WARNER AVE	Chicago	\$1,060,860	265,992	\$1,684	\$19,734	\$18,050	91%
1837 N CLEVELAND AVE	Chicago	\$1,465,150	366,125	\$2,705	\$27,551	\$24,845	90%
4733 N ROCKWELL ST	Chicago	\$1,211,540	299,974	\$2,354	\$22,711	\$20,356	90%
1523 W ROSEMONT AVE	Chicago	\$1,663,030	417,670	\$3,286	\$31,629	\$28,343	90%
3831 N LAKEWOOD AVE	Chicago	\$1,067,650	261,762	\$2,105	\$19,868	\$17,763	89%
2507 W GUNNISON ST	Chicago	\$1,443,920	359,088	\$2,933	\$27,301	\$24,368	89%
1322 W WINNEMAC AVE	Chicago	\$1,454,340	360,471	\$3,045	\$27,507	\$24,462	89%
2527 N BURLING ST	Chicago	\$1,294,330	317,380	\$2,808	\$24,346	\$21,537	88%
235 W SCOTT ST	Chicago	\$1,523,570	376,111	\$3,351	\$28,874	\$25,523	88%
1903 W OHIO ST	Chicago	\$1,034,610	249,510	\$2,284	\$19,216	\$16,932	88%
3720 N RACINE AVE	Chicago	\$1,053,650	253,693	\$2,376	\$19,592	\$17,216	88%
2239 N BURLING ST	Chicago	\$1,793,010	440,779	\$4,285	\$34,197	\$29,911	87%
2104 W BYRON ST	Chicago	\$1,285,300	307,736	\$3,285	\$24,168	\$20,883	86%
1362 N WOLCOTT AVE	Chicago	\$1,026,740	238,284	\$2,890	\$19,060	\$16,170	85%
1438 W HOLLYWOOD AVE	Chicago	\$1,003,250	232,465	\$2,821	\$18,596	\$15,775	85%
823 W WEBSTER AVE	Chicago	\$1,331,000	312,484	\$3,865	\$25,070	\$21,205	85%
1338 W CORNELIA AVE	Chicago	\$1,153,060	266,879	\$3,445	\$21,555	\$18,110	84%



\*Some primary residences listed contain commercial units

Winchester Ave, Chicago

Market Value: \$960,750

2,096 SF



TAX CALCULATOR			
2017 Assessed Value	69,582	2018 Total Tax Before Exemptions	18,978.07
2018 Property Value	960,750	Homeowner's Exemption	-678.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	96,075	Senior Freeze Exemption	-17,341.89
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	279,665	2018 Total Tax After Exemptions	414.69
2018 Local Tax Rate	X 6.786%	First Installment	244.22
2018 Total Tax Before Exemptions	18,978.07	Second Installment +	170.47
		Total 2018 Tax (Payable in 2019)	414.69

98%  
Reduction



Senior Assessment Freeze Exemption - Qualification is capped \$55-\$65,000 Annual Income

2013		2014		2015		2016	
Claimed Annual Income \$55,000	1.5%	Claimed Annual Income \$55,000	1.5%	Claimed Annual Income \$55,000	1.5%	Claimed Annual Income \$55,000	1.6%
Property Tax Bill \$827		Property Tax Bill \$825		Property Tax Bill \$831		Property Tax Bill \$865	

2017		2018		2019		Summary	
Claimed Annual Income \$65,000	0.7%	Claimed Annual Income \$65,000	0.6%	Claimed Annual Income \$65,000	0.6%	Avg Tax Bill Represents 1.1% of a Maximum Income Cap at \$65,000	
Property Tax Bill \$444		Property Tax Bill \$415		Property Tax Bill \$421		7 Years Sr Freeze Savings	\$89,165

Training, Research, Advocacy & Education Network (TRAEN, INC.)

**TOTAL PAYMENT DUE**

**\$0.00**

By 10/01/2020

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 14-18-12 479 73001 2018 (2019) LAKE VIEW 2-06

**IF PAYING LATE,  
PLEASE PAY**

**9**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	71.38	0.396	5.84%	8.11	0.00
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		0.00
Chicago Park District	59.49	0.330	4.86%	2.70	0.00
<b>Miscellaneous Taxes Total</b>	<b>130.87</b>	<b>0.726</b>	<b>10.70%</b>		<b>0.00</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	640.28	3.552	52.34%		0.00
Chicago Community College District	26.50	0.147	2.17%		0.00
<b>School Taxes Total</b>	<b>666.78</b>	<b>3.699</b>	<b>54.51%</b>		<b>0.00</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	24.52	0.136	2.00%		0.00
Chicago Library Fund	20.01	0.111	1.64%		0.00
City of Chicago	282.11	1.565	23.06%	187.83	0.00
<b>Municipality/Township Taxes Total</b>	<b>326.64</b>	<b>1.812</b>	<b>26.70%</b>		<b>0.00</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	10.82	0.060	0.88%	0.36	0.00
County of Cook	57.49	0.319	4.71%	19.64	0.00
Cook County Public Safety	22.17	0.123	1.81%		0.00
Cook County Health Facilities	8.47	0.047	0.69%		0.00
<b>Cook County Taxes Total</b>	<b>98.95</b>	<b>0.549</b>	<b>8.09%</b>		<b>0.00</b>
<b>(Do not pay these totals)</b>	<b>1,223.24</b>	<b>6.786</b>	<b>100.00%</b>		<b>0.00</b>

**TAX CALCULATOR**

2017 Assessed Value	56,908	2018 Total Tax Before Exemptions	18,866.84
2018 Property Value	955,120	Homeowner's Exemption	-678.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	.00
2018 Assessed Value	95,512	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109	Disabled Veterans Exemption	
2018 Equalized Assessed Value (EAV)			-16,965.00
	278,026	2018 Total Tax After Exemptions	1,223.24
2018 Local Tax Rate	X 6.786%	First Installment	0.00
2018 Total Tax Before Exemptions		Second Installment +	1,223.24
	18,866.84	Total 2018 Tax (Payable in 2019)	1,223.24

**IMPORTANT MESSAGES**

**70-100% Disabled Veteran's Exemption  
Exempts 100% of Property Taxes**

**If the EAV is not over 250,000 or a market value  
not over \$858,841 in Cook County**

**This tax bill's market value = \$955,120  
Veteran's tax savings = \$16,965**

**PROPERTY LOCATION**

**MAILING ADDRESS**

CHICAGO IL 60625 1602

CHICAGO IL 606251602

**\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\***

**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 10/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 14-20-11 483 73001 2018 (2019) LAKE VIEW 2-05

IF PAYING LATE,  
PLEASE PAY

**9**

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	0.00	0.396	0.00%		518.20
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		7.73
Chicago Park District	0.00	0.330	0.00%		453.75
<b>Miscellaneous Taxes Total</b>	<b>0.00</b>	<b>0.726</b>	<b>0.00%</b>		<b>979.68</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	0.00	3.552	0.00%		5,014.40
Chicago Community College District	0.00	0.147	0.00%		211.40
<b>School Taxes Total</b>	<b>0.00</b>	<b>3.699</b>	<b>0.00%</b>		<b>5,225.80</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	0.00	0.136	0.00%		159.84
Chicago Library Fund	0.00	0.111	0.00%		152.11
City of Chicago	0.00	1.565	0.00%		2,129.51
<b>Municipality/Township Taxes Total</b>	<b>0.00</b>	<b>1.812</b>	<b>0.00%</b>		<b>2,441.46</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	0.00	0.060	0.00%		79.92
County of Cook	0.00	0.319	0.00%		421.53
Cook County Public Safety	0.00	0.123	0.00%		140.51
Cook County Health Facilities	0.00	0.047	0.00%		77.34
<b>Cook County Taxes Total</b>	<b>0.00</b>	<b>0.549</b>	<b>0.00%</b>		<b>719.30</b>
<b>(Do not pay these totals)</b>	<b>0.00</b>	<b>6.786</b>	<b>100.00%</b>		<b>9,366.24</b>

**TAX CALCULATOR**

2017 Assessed Value	49,585	2018 Total Tax Before Exemptions	12,642.73
2018 Property Value	<b>640,030</b>	Homeowner's Exemption	-678.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	64,003	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109	Disabled Veterans Exemption	
2018 Equalized Assessed Value (EAV)			-11,421.25
	186,306	2018 Total Tax After Exemptions	0.00
2018 Local Tax Rate	X 6.786%	First Installment	0.00
2018 Total Tax Before Exemptions	12,642.73	Second Installment +	0.00
		Total 2018 Tax (Payable in 2019)	0.00

**IMPORTANT MESSAGES**

- Refund Due for Current Tax Year

**70-100% Disabled Veteran's Exemption  
Exempts 100% of Property Taxes**

**If the EAV is not over 250,000 or a market value  
not over \$858,841 in Cook County**

**This tax bill's market value = \$640,030  
Veteran's tax savings = \$11,421**

**PROPERTY LOCATION**

**MAILING ADDRESS**

CHICAGO IL 60613 3605

CHICAGO IL 606133605

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 10/01/2020

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
02-22-22	149	29007	2018	(2019)	PALATINE	2-04

**IF PAYING LATE,  
PLEASE PAY**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**9**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Northwest Mosq Abatement Dist Wheeling	0.00	0.011	0.00%		0.00
Metro Water Reclamation Dist of Chicago	0.00	0.396	0.00%		0.00
Palatine Public Library	0.00	0.291	0.00%		0.00
Palatine Park District	0.00	0.693	0.00%		0.00
<b>Miscellaneous Taxes Total</b>	<b>0.00</b>	<b>1.391</b>	<b>0.00%</b>		<b>0.00</b>
<b>SCHOOL TAXES</b>					
Harper College Comm College 512 Palatine	0.00	0.443	0.00%		0.00
Township HS District 211 (Palatine)	0.00	3.044	0.00%		0.00
Community Consolidated SD 15 (Palatine)	0.00	3.807	0.00%		0.00
<b>School Taxes Total</b>	<b>0.00</b>	<b>7.294</b>	<b>0.00%</b>		<b>0.00</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Village of Palatine	0.00	1.296	0.00%		0.00
Road & Bridge Palatine	0.00	0.080	0.00%		0.00
General Assistance Palatine	0.00	0.007	0.00%		0.00
Town of Palatine	0.00	0.059	0.00%		0.00
<b>Municipality/Township Taxes Total</b>	<b>0.00</b>	<b>1.442</b>	<b>0.00%</b>		<b>0.00</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	0.00	0.060	0.00%		0.00
Consolidated Elections	0.00	0.000	0.00%		0.00
County of Cook	0.00	0.319	0.00%		0.00
Cook County Public Safety	0.00	0.123	0.00%		0.00
Cook County Health Facilities	0.00	0.047	0.00%		0.00
<b>Cook County Taxes Total</b>	<b>0.00</b>	<b>0.549</b>	<b>0.00%</b>		<b>0.00</b>
<b>(Do not pay these totals)</b>	<b>0.00</b>	<b>10.676</b>	<b>100.00%</b>		<b>0.00</b>

**TAX CALCULATOR**

2017 Assessed Value	27,056	2018 Total Tax Before Exemptions	8,408.10
2018 Property Value	<b>270,560</b>	Homeowner's Exemption	-1,067.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	-854.08
2018 Assessed Value	27,056	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109	Disabled Veterans Exemption	
2018 Equalized Assessed Value (EAV)			-6,486.42
	78,757	2018 Total Tax After Exemptions	0.00
2018 Local Tax Rate	X 10.676%	First Installment	0.00
2018 Total Tax Before Exemptions		Second Installment +	0.00
	8,408.10	Total 2018 Tax (Payable in 2019)	0.00

**IMPORTANT MESSAGES**

**70-100% Disabled Veteran's Exemption  
Exempts 100% of Property Taxes**

**If the EAV is not over 250,000 or a market value  
not over \$858,841 in Cook County**

**This tax bill's market value = \$270,560  
Veteran's tax savings = \$6,486**

**PROPERTY LOCATION**

**MAILING ADDRESS**

PALATINE IL 60067 6844

PALATINE IL 600676844

**\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\***

**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 10/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 13-05-21 321 71033 2018 (2019) JEFFERSON 2-04

**IF PAYING LATE,  
PLEASE PAY**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**9**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Northwest Home Equity Assurance Chicago	0.00	0.004	0.00%		0.00
Metro Water Reclamation Dist of Chicago	0.00	0.396	0.00%		0.00
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		0.00
Chicago Park District	0.00	0.330	0.00%		0.00
<b>Miscellaneous Taxes Total</b>	<b>0.00</b>	<b>0.730</b>	<b>0.00%</b>		<b>0.00</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	0.00	3.552	0.00%		0.00
Chicago Community College District	0.00	0.147	0.00%		0.00
<b>School Taxes Total</b>	<b>0.00</b>	<b>3.699</b>	<b>0.00%</b>		<b>0.00</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	0.00	0.136	0.00%		0.00
Chicago Library Fund	0.00	0.111	0.00%		0.00
City of Chicago	0.00	1.565	0.00%		0.00
<b>Municipality/Township Taxes Total</b>	<b>0.00</b>	<b>1.812</b>	<b>0.00%</b>		<b>0.00</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	0.00	0.060	0.00%		0.00
County of Cook	0.00	0.319	0.00%		0.00
Cook County Public Safety	0.00	0.123	0.00%		0.00
Cook County Health Facilities	0.00	0.047	0.00%		0.00
<b>Cook County Taxes Total</b>	<b>0.00</b>	<b>0.549</b>	<b>0.00%</b>		<b>0.00</b>
<b>(Do not pay these totals)</b>	<b>0.00</b>	<b>6.790</b>	<b>100.00%</b>		<b>0.00</b>

**TAX CALCULATOR**

2017 Assessed Value	31,504	2018 Total Tax Before Exemptions	7,638.41
2018 Property Value	386,460	Homeowner's Exemption	-679.00
2018 Assessment Level	X 10%	Senior Citizen Exemption	-543.20
2018 Assessed Value	38,646	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109	Disabled Veterans Exemption	-6,416.21
2018 Equalized Assessed Value (EAV)	112,495	2018 Total Tax After Exemptions	0.00
2018 Local Tax Rate	X 6.790%	First Installment	0.00
2018 Total Tax Before Exemptions	7,638.41	Second Installment +	0.00
		Total 2018 Tax (Payable in 2019)	0.00

**IMPORTANT MESSAGES**

**70-100% Disabled Veteran's Exemption  
Exempts 100% of Property Taxes**

**If the EAV is not over 250,000 or a market value  
not over \$858,841 in Cook County**

**This tax bill's market value = \$386,460  
Veteran's tax savings = \$6,416**

**PROPERTY LOCATION**

**MAILING ADDRESS**

CHICAGO IL 60646 3918

CHICAGO IL 606463918

**\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\***

**TOTAL PAYMENT DUE**

**\$0.00**

By 10/01/2020

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 13-08-32 327 71033 2018 (2019) JEFFERSON 2-05

**IF PAYING LATE,  
PLEASE PAY**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**9**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Northwest Home Equity Assurance Chicago	0.00	0.004	0.00%		0.00
Metro Water Reclamation Dist of Chicago	0.00	0.396	0.00%		0.00
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		0.00
Chicago Park District	0.00	0.330	0.00%		0.00
<b>Miscellaneous Taxes Total</b>	<b>0.00</b>	<b>0.730</b>	<b>0.00%</b>		<b>0.00</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	0.00	3.552	0.00%		0.00
Chicago Community College District	0.00	0.147	0.00%		0.00
<b>School Taxes Total</b>	<b>0.00</b>	<b>3.699</b>	<b>0.00%</b>		<b>0.00</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	0.00	0.136	0.00%		0.00
Chicago Library Fund	0.00	0.111	0.00%		0.00
City of Chicago	0.00	1.565	0.00%		0.00
<b>Municipality/Township Taxes Total</b>	<b>0.00</b>	<b>1.812</b>	<b>0.00%</b>		<b>0.00</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	0.00	0.060	0.00%		0.00
County of Cook	0.00	0.319	0.00%		0.00
Cook County Public Safety	0.00	0.123	0.00%		0.00
Cook County Health Facilities	0.00	0.047	0.00%		0.00
<b>Cook County Taxes Total</b>	<b>0.00</b>	<b>0.549</b>	<b>0.00%</b>		<b>0.00</b>
<b>(Do not pay these totals)</b>	<b>0.00</b>	<b>6.790</b>	<b>100.00%</b>		<b>0.00</b>

**TAX CALCULATOR**

2017 Assessed Value	21,450	2018 Total Tax Before Exemptions	4,670.50
2018 Property Value	236,300	Homeowner's Exemption	-679.00
2018 Assessment Level	X 10%	Senior Citizen Exemption	-543.20
2018 Assessed Value	23,630	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109	Disabled Veterans Exemption	
2018 Equalized Assessed Value (EAV)			-3,448.30
	68,785	2018 Total Tax After Exemptions	0.00
2018 Local Tax Rate	X 6.790%	First Installment	0.00
2018 Total Tax Before Exemptions	4,670.50	Second Installment +	0.00
		Total 2018 Tax (Payable in 2019)	0.00

**IMPORTANT MESSAGES**

**70-100% Disabled Veteran's Exemption  
Exempts 100% of Property Taxes**

**If the EAV is not over 250,000 or a market value  
not over \$858,841 in Cook County**

**This tax bill's market value = \$236,300  
Veteran's tax savings = \$3,448**

**PROPERTY LOCATION**

**MAILING ADDRESS**

CHICAGO IL 60630 1921

CHICAGO IL 606301921

**\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\***

**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 10/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 32-11-20 011 12016 2018 (2019) BLOOM 2-34

IF PAYING LATE,  
PLEASE PAY

**9**

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
South Cook Mosquito Abatement Harvey	0.00	0.017	0.00%		0.00
Metro Water Reclamation Dist of Chicago	0.00	0.396	0.00%		0.00
Glenwood Lynwood Library	0.00	0.600	0.00%		0.00
<b>Miscellaneous Taxes Total</b>	<b>0.00</b>	<b>1.013</b>	<b>0.00%</b>		<b>0.00</b>
<b>SCHOOL TAXES</b>					
Prairie State Comm College 515 Chgo Hts	0.00	0.477	0.00%		0.00
Bloom Township HS Dist 206 (Chicago Hts)	0.00	3.325	0.00%		0.00
Brookwood School District 167 (Glenwood)	0.00	6.084	0.00%		0.00
<b>School Taxes Total</b>	<b>0.00</b>	<b>9.886</b>	<b>0.00%</b>		<b>0.00</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Village of Glenwood	0.00	5.948	0.00%		0.00
Road & Bridge Bloom	0.00	0.067	0.00%		0.00
General Assistance Bloom	0.00	0.083	0.00%		0.00
Town of Bloom	0.00	0.214	0.00%		0.00
<b>Municipality/Township Taxes Total</b>	<b>0.00</b>	<b>6.312</b>	<b>0.00%</b>		<b>0.00</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	0.00	0.060	0.00%		0.00
Consolidated Elections	0.00	0.000	0.00%		0.00
County of Cook	0.00	0.319	0.00%		0.00
Cook County Public Safety	0.00	0.123	0.00%		0.00
Cook County Health Facilities	0.00	0.047	0.00%		0.00
<b>Cook County Taxes Total</b>	<b>0.00</b>	<b>0.549</b>	<b>0.00%</b>		<b>0.00</b>
<b>(Do not pay these totals)</b>	<b>0.00</b>	<b>17.760</b>	<b>100.00%</b>		<b>0.00</b>

**TAX CALCULATOR**

2017 Assessed Value	13,759	2018 Total Tax Before Exemptions	7,113.06
2018 Property Value	<b>137,590</b>	Homeowner's Exemption	-1,776.00
2018 Assessment Level	X 10%	Senior Citizen Exemption	.00
2018 Assessed Value	13,759	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109	Disabled Veterans Exemption	
2018 Equalized Assessed Value (EAV)			-5,337.06
	40,051	2018 Total Tax After Exemptions	0.00
2018 Local Tax Rate	X 17.760%	First Installment	0.00
2018 Total Tax Before Exemptions		Second Installment +	0.00
	7,113.06	Total 2018 Tax (Payable in 2019)	0.00

**IMPORTANT MESSAGES**

**70-100% Disabled Veteran's Exemption Exempts 100% of Property Taxes**

**If the EAV is not over 250,000 or a market value not over \$858,841 in Cook County**

**This tax bill's market value = \$137,590  
 Veteran's tax savings = \$5,337**

**PROPERTY LOCATION**

**MAILING ADDRESS**

GLENWOOD IL 60425 2058

GLENWOOD IL 604252058

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

# 11

## PROPERTY TAX RELIEF TASK FORCE

### Subcommittee: Assessments & Exemptions

Meeting Minutes

Friday, September 13, 2019  
2:30pm

**James R. Thompson Center**  
100 West Randolph Street  
IDOR 7<sup>th</sup> Floor Media Room  
Chicago, Illinois

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The Property Tax Relief Task Force Subcommittee: Assessments & Exemptions met for the first time on September 13, 2019.

#### MEETING START

Meeting Scheduled to Start: 2:30pm.

#### AGENDA

##### I. Welcome/Roll Call

- a. IDOR staff member Sam Salustro called the meeting to order at approximately 2:30pm and welcomed members.
- b. Roll Call was taken. Quorum was met.

Name	Present
Representative Davis – Chair	Yes
Representative Didech	Yes
Representative Ford	No
Representative Greenwood	No
Representative Mayfield	Yes
Representative Mazzochi	Yes
Representative Meyers-Martin	Yes
Representative Ramirez	Yes
Representative Yingling	Yes
Senator Belt	No
Senator Ellman	No
Senator Martwick	No
Senator Righter	Yes
Senator Tracy	Yes

**Andrea Raila, President,**

**Training, Research, Advocacy,  
and Education Network (TRAEN, Inc.)**

**Testified for 4 days before  
the Property Tax Relief Task Force  
on several property  
tax reform measures, including  
inequitable tax breaks given to the  
wealthiest homeowners  
through the misuse of the  
Long-time and Senior Assessment  
Freeze Exemptions costing \$17 million  
in lost revenue**

make a determination on the assessment rate. Yingling asked if he believed people were using the appeals process to avoid paying their fair share of property taxes, and eventually shifting the property tax burden to other property owners. Kaegi agreed if property tax owners are winning their appeals. This is why he thought it was so important for the assessment to be accurate at the beginning. Kaegi noted, other states have just flat rates, while Illinois starts the property tax system by determining the levy wanted by a taxing body.

- viii. Representative Ramirez noted, her district was seeing increased property taxes from increasing land values. She asked how SB 1379 would impact gentrifying neighborhoods like Humboldt Park. Kaegi responded by saying, first, homeowners need to be aware of the exemptions they may be eligible for. For example, the Long-time Occupant Homestead Exemption. Second, Kaegi noted, over the past few years, residential assessments were increasing in Chicago, while commercial assessments were not. If commercial assessments are done correctly, it will impact residential property. He also said more data would allow for a better understanding of what is happening in individual neighborhoods.
- ix. Representative Meyers-Martin asked about other states, where there is a flat assessment rate, and if they have as many taxing bodies as Illinois. Kaegi responded by saying, the short answer is no other states don't have as many taxing bodies as Illinois. He noted Illinois starts with a levy that is needed by each taxing body and then it grows into a rate by spreading the levy across the assessed value in a community. He said other states among the taxing bodies agree how one rate will be split among the taxing bodies. Kaegi reiterated that he wanted to have better data when his office reassesses the South Suburbs.
- x. Yingling asked what the Long-time Occupant Homestead Exemption was. Kaegi did not know if it was only in effect in Cook County. It provided two tests – one for a household income of \$100,000 or less, and two, for a recent increase in neighborhood values. Yingling asked Kaegi to explain the privacy protections in his bill. The data submitted under the bill is not subject to the Freedom of Information Act, while the same data that is submitted through the appeals process is subject to FOIA. Therefore, the bill sets a higher standard of privacy. He also noted, his office could only use compiled anatomized information. Finally, he noted his bill has the same penalties IDOR uses for anyone giving out information.
- b. Chairman Davis asked committee members if additional information was needed for committee consideration.
  - i. Chairman Davis requested a list of Property Tax Exemptions from Kaegi.
  - ii. Chairman Davis asked Kaegi to invite other County Assessors to testify.

#### IV. New Business

- a. Representative Ramirez asked Kaegi to provide examples of property tax relief exemptions that have been used successfully. And to accompany them with the pros and cons data of such exemptions.

## PROPERTY TAX RELIEF TASK FORCE Subcommittee: Assessments & Exemptions

Meeting Minutes

Friday, September 20, 2019  
2:00pm

**James R. Thompson Center**  
100 West Randolph Street  
IDOR 7<sup>th</sup> Floor Media Room  
Chicago, Illinois

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### MEETING START

Meeting Scheduled to Start: 2:00pm.

### AGENDA

#### I. Welcome/Roll Call

- a. IDOR staff member Sam Salustro called the meeting to order at approximately 2:06pm and welcomed members.
- b. Roll Call was taken. Quorum was not met and therefore no action may be taken.

Name	Present
Representative Davis – Chair	Yes
Representative Didech	Yes
Representative Ford	Yes
Representative Greenwood	No
Representative Mayfield	No
Representative Mazzochi	Yes
Representative Meyers-Martin	Yes
Representative Ramirez	No
Representative Yingling	Yes
Senator Belt	No
Senator Ellman	No
Senator Martwick	No
Senator Righter	No
Senator Tracy	No

#### II. Approval of Meeting Minutes

- a. Due to the lack of a quorum the minutes of the September 13, 2019, Assessments & Exemptions Subcommittee were not adopted.

- a. Andrea Raila, President, Training, Research, Advocacy & Education Network testified. She supported Rep. Didech's recommendation and believes what could be added to his proposal is additional money (\$1 billion) from a graduated income tax. The \$1 billion could be given directly as a refund to all homeowners who hold an exemption. That would increase the refund from the proposed \$200 to \$600 and this would have a greater impact. Raila said the subcommittee should consider capping of tri-annual and quadrennial re-assessments tied to the Consumer Price Index and inflation rate. She noted property taxes are the most regressive tax based on a fixed asset, not a liquid asset, and it is driving people out of their homes. Raila brought attention to a story in Cook County that found Certificates of Corrections have been issued in New Trier allowing for a reassessment using FEMA maps, lowering the property tax bill for wealthier residents of Cook County. She said the Certificate of Correction process should be used in areas that are suffering from significant foreclosures to provide property tax relief in the black and brown communities.
- i. Davis noted the focus of the story and reassessment focused on very wealth areas, but flood plain properties exist in some of these black and brown communities He asked Raila if this same type of action was taken in the black and brown communities that were impacted by a flood plain and resulted in reduced taxes, would she have the same issues? Raila noted her objection was that the reassessment was performed through the Certificate of Correction process and said the entire system must be fair and transparent.
  - ii. Ford said he wrote to the Cook County assessor stating black and brown communities have been over assessed. He thought the first thing the assessor would have done was to take care of those communities. Now that there is a model (Certificate of Correction), he said it was time to use it.
  - iii. Raila noted the 2009 General Assembly passed one of the most important laws in property tax code in her mind that allowed assessors to take into account heavily foreclosed on areas with short sales, foreclosures, and auctions. In those areas, they can move away the national standards of assessment practice and take the hedonic effect into account to lower the community's assessments. This can be done now, and appeals have been put in to make that request but are routinely rejected even though it's a law on the books. She noted it was wrong that in one county the tax rates among communities have a variance greater than 200% and that the tax rates should be even, why are the rates so much higher in the black and brown communities? It is said that there is not enough of an industry base there.
- b. Anthony Travis, Homeowner in the Village of Riverdale testified next. Travis suggested the sub-committee study Proposition 13 from California. Proposition 13 takes the assessor out the assessment process. Travis shared his personal experience in that he owned an approximately 1,000 square-foot home that had a market value of \$100,000. He became ill and could not pay his property tax bill. He appealed and it was denied. His house went up for auction and was sold for \$24,000. He borrowed the money to buy his house back. He went through the

# 11

## PROPERTY TAX RELIEF TASK FORCE

### Subcommittee: Assessments & Exemptions

Meeting Minutes

Friday, October 4, 2019

2:00pm

#### James R. Thompson Center

100 West Randolph Street

Suite 9-040 (9th Floor)

Chicago, Illinois

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#### MEETING START

Meeting Scheduled to Start: 2:00pm.

#### AGENDA

##### I. Welcome/Roll Call

- a. IDOR staff member Sam Salustro called the meeting to order at approximately 2:10pm and welcomed members.
- b. Roll Call was taken. Quorum was met.

Name	Present
Representative Davis – Chair	Yes
Representative Didech	Yes
Representative Ford	Yes
Representative Greenwood	No
Representative Mayfield	No
Representative Mazzochi	Yes
Representative Meyers-Martin	Yes
Representative Ramirez	Yes
Representative Yingling	Yes
Senator Belt	No
Senator Ellman	Yes
Senator Martwick	Yes
Senator Righter	No
Senator Tracy	Yes

##### II. Approve Meeting Minutes

- a. Minutes of the September 13, 2019, and September 20, 2019, Assessments & Exemptions Subcommittee were presented for adoption. A motion was made by Rep. Yingling and Second by Rep. Meyers-Martin to approve the minutes.

but the incentives are for the business owner not the property owner.

**IV. Guest Presentations - Andrea Raila President TRAEN (Train Research Advocacy Education Network).**

- a. There are 9 property tax exemptions in Cook County that are made by either Cook County or the State of Illinois. Raila called for understanding the value of those exemptions. Illinois is only one of three states that has a Veterans Property Tax exemption. The long-time homeowner's exemption is sunseting. Raila provided data showing that some of these homeowners are living in million-dollar homes that are receiving substantial reductions in property tax while there are no homeowner's exemptions in the south suburbs. She claimed those homeowners are not aware of this exemption. She spoke about the Senior Citizen Freeze exemption and pointed to an example of a \$1.4 million home that receives a \$30,000 property tax reduction. Raila called for market value limitations for the long-time homeowner's exemption and the Senior Citizen Freeze exemptions to ensure that the neediest are receiving the exemptions. When creating new exemptions lawmakers need to understand how the distribution of property taxes will occur. In 2010 the General Assembly passed a bill that says assessors doesn't have to completely abide by assessment standards if they are assessing an area that has a high number of foreclosures. Raila also mentioned that TRAEN is an advocate of changing the current classification system in Cook County to the 33.33% assessed value.
- b. Yingling asked if the long-time homeowner's exemption is only available in Cook County? Raila believed each county must institute the exemption. Yingling asked if she would argue we need to restructure our entire tax system or just the property tax system? Did she think there is a way to restructure the property tax system without identifying other forms of revenue? Raila believed just the property tax system as there were other forms of revenues that no one is acting on. She called for a consumption tax. In New York City they tax multi-million homes with a one-time transfer tax. And consider a special service tax for the forest preserves. Yingling said his constituents believed property taxes were unfair, and were willing to pay more in other taxes to offset property taxes.
- c. Senator Martwick asked about her statement that reassessments occurring in the north tri are not providing businesses with tax relief. Would you speak to that please? Raila said TRAEN randomly sampled every tri-annual township and looked at 30 business properties and 30 multi-unit buildings-like apartments. TRAEN saw the increase in taxes and of those 60 properties, 90% filed an appeal. In the same area TRAEN randomly sampled 40 homeowners and only half of those filed an appeal. Over 50% of those homeowners filing an appeal received a reduction. Less than 1% of the commercial property owners filing appeals received tax relief.

**V. Guest Presentations – Carol Portman, President of the Taxpayers' Federation of Illinois.** Citizens complain about the property tax system for two reasons. First, property taxes are too high. Second, citizens do not trust the system. On the

assessment side, TFI concerns with the Cook County Assessors bill are only technical in nature. Portman believed we can eventually work out these issues. TFI does believe the Cook County's Assessors proposed bill should be optional only. TFI believes the methodology for the assessment process should be public thereby increasing citizens confidence in the process. Good tax policy says that taxes should be applied equally to everyone everywhere. It follows then that no property tax exemptions should be available to anyone. But that is not Illinois' system. Exemptions are an area that needs to be rightsized. Exemptions should be means tested.

- a. Martwick asked Portman to address the long-time homeowner's exemption. Portman said this exemption is only available in Cook County and the time for other counties to opt-in has expired. This protection only benefited those communities where property values were growing.
- b. Chairman Davis asked about the Cook County Assessors' bill how she said said other jurisdictions that have an optional program also have subpoena power. He asked her if she thought Illinois should have subpoena power as well. Portman said no.

## VI. New Business

- a. The subcommittee will need to produce a preliminary report by October 11, 2019.
- b. The subcommittee will meet on October 11, 2019, at 2:00pm.

## VII. Public Comment

- a. Spencer Staton
  - i. What would a world class property tax system look like and how would that happen? The Department of Revenue has a statutory mandate to ensure all assessments are just and equal. The Department is only funded at \$5.8 M to implement this mandate. Technology should be provided to the counties that help assure accurate assessments. The assessments should be published on a public database. More training is needed. Better analytics need to be available to the counties. Should there be more robust Inspector General powers to make sure assessors are doing their job properly and not favoring one homeowner or business over another? Should there be claw back provisions included in the property tax code? Ask the Department of Revenue what it would look like if all exemptions were sunset. Exemptions should be means tested. In regard to BOMA's presentation – shifting to 33.33% would be too great a tax shift. Staton concluded by saying this committee should step back to the first principles and determine what is truly being accomplished with property taxes.

## VIII. Adjourn

**MEETING END**

Meeting ended at 4:13pm.

## PROPERTY TAX RELIEF TASK FORCE

### Subcommittee: Social and Economic Disparities

Meeting Notes

Thursday, October 17th, 2019

6:30 PM

### Harry S. Truman College Auditorium

1145 West Wilson Ave

Chicago, IL 60640

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### MEETING START

Meeting Scheduled to Start: 6:30pm. It began approximately at 6:45pm.

### AGENDA

- I. **Welcome/Roll Call.** Two members were noted in attendance and thus quorum was not met.

Name	Present
Representative Mary E. Flowers	Yes
Representative LaToya Greenwood	No
Representative La Shawn K. Ford	No
Representative Marcus C. Evans, Jr.	No
Representative Delia C. Ramirez	No
Representative Curtis Tarver	No

Name	Present
Representative Sam Yingling	No
Representative Lamont J. Robinson, Jr.	No
Representative Thomas Morrison	No
Senator Christopher Belt	No
Senator Robert Peters	No

II. **Open Discussion.**

- I. Host Derek Harris welcomed everyone and introduced Representative Mary Flowers.
- II. Harris explained the law and the purpose of the Task Force.
- III. Representative Flowers pointed to recent Chicago Tribune articles that articulated what is happened to people with property taxes. She explained she was just in Cole County, and she heard the same concerns there as in Chicago about disparities in property taxes and inequalities. The Chicago Tribune and ProPublica showed how lower income people were subsidizing richer people's property taxes. Flowers said that the people on stage will help illuminate the problem. Flowers explained that she had been traveling the state for this Task Force, and the purpose of the meeting was to hear from the community. Flowers said she heard from a township assessor when they were in Cole County who had good ideas. Flowers said she felt the law focused on using a racial and economic lens to identify issues with property taxes. She says other politicians have claimed poorer people did not want to have great neighborhoods, but she said it was misnomer.

from 6 months to a year to give a person time to either sell or rent their home.

### III. Public Comment

- I. Mike Carlin wanted to speak about the troubled building initiative that is funded through HUD, other state funding, bank funding and tax buyers. In 2013, he went down to the building courts. He's seen a lot of homes be taken through this process, especially in Bronzeville. Reads statute on troubled building initiative which allows for city departments to move in on homes that are deemed trouble. The city then files case against dilapidated house and puts pressure on owner. If the owner doesn't do anything, it can petition to take away the home, and courts can slap a lien on it, and foreclosure on the property. Usually the property owner unloads it as quickly as possible. Carlin believed the program was targeting senior citizens and targeting people who have criminal infractions. He said that often times people go in to work with the city or through non-profits (including the Community Investment Corporation) on improving their property, and through the inspection process finds themselves in building court quickly.
  - i. Flowers agreed with Carlin. She said any process should include restoration for the people who had homes taken away from them. She said people have lost their livelihood due to property taxes.
  - ii. Carlin believed that many of these organizations and contractors were systematically working against people to take their homes. Fellows relayed a story about how they were trying to throw out a grandmother whose grandson got into legal trouble on the property. Fellows said the city and lawyers try to intimidate them out of their homes.
  - iii. Professor Graves who runs a nonprofit helping people get apartments, said that she used to work with a slumlord, but she stopped working with him due to his poor management, but that the slumlord was often funded by the non-profits addressed. Flowers said that people are entitled to a healthy environment, and that poorer communities just want a good neighborhood back, especially since they are paying above their fair share.
- II. Andrea Raila worked on this issue for the Harold Washington administration, and they found the same "Tax Divide" back then. She said the discovery did not have the same impact as the Tribune article stories did. She agreed about the need for a disabled tax exemption since they only get \$300 of relief. The state has a great exemption for veterans who are 70% disabled with a limit of \$850,000. There's another exemption for long-term homeowners, but that it is only for Cook County, for people making less than \$100,000. However, when she looked at the stats, she found only people on the north and northwest side seemed to be taking advantage of it, and homes were worth \$1 million to \$4 million. She said that no long-term exemptions were taken out on the southside. Raila said the senior freeze exemption was also being taken by wealthy landowners. Raila said exemptions should be looked at to help the people who are overburdened, and to put in caps for home worth. Raila said she wanted to have a disabled exemption that would forgive taxes for a year or two.
  - i. Flowers asked a clarifying question about the homeowners' exemptions. Raila said the exemptions could last forever, and the veterans exemption is

- passed onto the spouse. Raila said that the long-term exemption must be filed every year, and seniors have to file every year until this year. Raila said it was great the legislature passed a bill that made it automatic. She said it was hard to monitor all the exemption programs from fraud or correctness. She said assessors' offices have to do a better job of education and monitoring. She noted that the long-term homeowners' exemption is only used by 2,000 homes, and all of them are on the north side. She said only Cook County allowed the exemption; the other 101 counties opted out. Flowers said it was unfair that wealthier neighborhoods were taking advantage of exemptions and appeals, making taxes go up elsewhere.
- ii. Harris asked for clarification, too. He said his groups' research showed the wealthiest make appeals at a much higher rate because they can afford it, so they'll be taxed less. Raila noted the story about how northern suburban homes also just saw their assessments drop due to FEMA flood maps.
- III. Mother Wade spoke next and said she agreed with most things. She worked in Chatman. She said that homes that used to be stable are no longer so. She said there had been an influx of foreign buyers grabbing everything. She says she pays way too much in taxes, especially because she lives near a train line, whose vibrations were destroying her house. She believed the system was designed to make her community lose her home. She also thought they were using mortgage value to find appraisal value.
- i. Raila said in 2016 that northside homes got appeals based on plane noise out of O'Hare. She believed someone like Mother Wade should get a tax break. She again noted that the assessor can open up townships assessments after they've been closed, which they did on the north side.
- IV. Devin Jones says he's being hammered by taxes, not just property taxes. Everyone is in a budget deficit. He worries that the taxes are just go somewhere else like the gas tax if the legislature seeks property tax relief. He called for consolidation, and more importantly a comprehensive package that doesn't just look at property taxes and everything is done at once. He says the legislature often just makes small changes and he would want a more comprehensive approach that simplifies the process, too. He also asked what desegregation would look like, since it sounds like gentrification to him.
- i. Flowers said laws sunset, so the legislature can review and make sure they're up to date. She said the purpose of the hearings was to take testimonies, to discuss policies and strategies. Some legislation will take longer, and some could be immediate relief. As part of segregation is concerned, she said intentional desegregation must be part of the plan. Flowers noted that the northside didn't use to be so nice and fancy but noted that revenues were able to stay in the community, and the southside ended up paying more in taxes.
- V. Harris wanted to do a summation of what was discussed. He said that the causes have been well studied and well addressed, and he encouraged that people should move onto solutions. He read the Property Tax Relief Task Force legislation again. He addressed causes. He said there's been an unfair shift in property tax burden. From a racial standpoint, minority communities are being particularly



**Senate Republicans say little progress to show one year after  
Property Tax Relief Task Force created**

**FOR IMMEDIATE RELEASE**

**August 4, 2020**

**Contact: Name, Phone Etc.**

**SPRINGFIELD** – This week marks one year since the legislation creating the Property Tax Relief Task Force was signed into law. Unfortunately, instead of celebrating reforms to provide relief to Illinois’ over-burdened property tax payers, the Senate Republican members of the Task Force are issuing a call for a renewed focus on this urgent issue.

Senate Republican Task Force members included Senators Dale Righter (R-Mattoon), Jil Tracy (R-Quincy), Dan McConchie (R-Hawthorn Woods), Craig Wilcox (R-McHenry), and Don DeWitte (R-St. Charles).

“While I certainly had concerns that this would be another case of ‘form a task force, hold a bunch of meetings, and develop recommendations that never come to fruition,’ I still went into this process with an open mind hoping for a robust dialogue on this issue that is so critical to so many in our state,” said Task Force member Senator Craig Wilcox. “It is unfortunate that a year later, my fears have proved true and we’re still without any substantial property tax reform at a time when Illinois families need it more than ever.”

Specific responsibilities of the Task Force included:

- Identifying the causes of increasingly burdensome property taxes across Illinois;
- Reviewing successful public policy strategies that create short-term and long-term property tax relief for homeowners; and
- Making recommendations about what steps Illinois government needs to take to provide property tax relief.

The group was split into seven subcommittees, each tasked with examining a specific area of property tax reform. These subcommittee topics included PTELL and local governments tax levy, TIF districts, local pensions, school funding and school property taxes, social and economic disparities, assessments and exemptions and government consolidation.

“Nobody will argue that there is a simple solution to property tax reform,” said Senator Jil Tracy who served as a co-chair. “It is, however, vital that we make a concerted effort to find real, bipartisan reforms that reduce the burden on property tax payers in Illinois.”

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The Task Force, which included appointees selected by the Governor and legislative leaders, was to work with the Illinois Department of Revenue, the Governor's Office of Management and Budget, and the State Board of Education to take a deeper look at Illinois' property tax system and develop recommendations for reforms. In total, the group was comprised of 56 State Representatives, 30 State Senators, and two members appointed by Governor J.B. Pritzker.

"At the end of the day, a Task Force that includes nearly half of the General Assembly and no stakeholders from the community is unlikely to produce the kind of results our state so desperately needs," said Task Force member Senator Don DeWitte who served as a co-chair.

The Task Force was also required to provide an initial report outlining administrative, electoral and legislative changes to be submitted to the Governor's office and the General Assembly within 90 days, and a final report by Dec. 31, 2019. Unfortunately, neither of these reports were ever submitted.

"To have spent months attending meetings, only to have the Task Force devolve into partisan bickering was frustrating, to say the least," noted Task Force member Senator Dale Righter.

Senate Republican members of the Task Force say it's time to work together, in a truly bipartisan fashion to address issues like consolidating redundant layers of government; TIF district reform; reforming the assessment and appeals system to ensure it is fairly and accurately applied throughout the state; and reforming the appeals process to ensure connected politicians and lawyers don't profit off the convoluted property tax system in Illinois.

"The people of Illinois need more than smoke and mirrors," said Senator Dan McConchie. "They need relief."

###

# 15

## ASSESSOR'S RESIDENTIAL CLASSIFICATIONS

### Class 2-08 - 2nd largest luxury homes



Two or more story residence, up to 62 years, 3,801 to 4,999 sq. ft.

### Class 2-09 - Largest luxury mansions 5,000-20,000 SF



Two or more story residence, any age 5,000 sq. ft. and over

### Class 2-10



Old style townhouse, over 62 years

### Class 2-11 - Residential apartments, no stores



Two to six residential apartments, any age

### Class 2-12 - Has rental store(s)



Two to six mixed-use apartments, any age, up to 20,000 sq. ft.

### Class 2-06



Two or more story residence, over 62 years, 2,201 to 4,999 sq. ft.

### Class 2-78



Two or more story residence, up to 62 years, 2,001 to 3,800 sq. ft.

### Class 2-05



Two or more story residence, over 62 years, up to 2,200 sq. ft.

VOLUME PROPERTY INDEX NUMBER TOWNSHIP  
106

15

PROPERTY CLASSIFICATION 02-04-00 ONE STORY RESIDENCE, ANY AGE,  
1,801 SQ.FT. AND OVER

1.RESIDENCE TYPE --1.5 story	*19.CONSTRUCTION QUALITY --average
2.RESIDENCE USE --single family	*20.RENOVATED
3.TOTAL NO. OF UNITS --none	*21.STATE OF REPAIR --average
4.EXTERIOR WALLS --frame	*22.SITE DESIRABILITY --not relevant
5.ROOF --shingle/asphalt	*23.GARAGE SIZE --2 cars
6.NUMBER OF ROOMS (NO BATHS) --010--	*24. A.CONSTRUCTION --frame
7.NUMBER OF BEDROOMS --04--	*25. B.ATTACHED --yes
8.NUMBER OF FULL BATHS --03--	*26. C.IN AREA --no
9.NUMBER OF HALF BATHS --1--	*27.PORCH
10.BASEMENT --crawl	*28.OTHER IMPROVEMENT VALUE
11.BASEMENT FINISH --unfinished	*29.SQUARE FOOT OF LIVING AREA 2,564
12.CENTRAL HEATING --warm air	*30.LAND SQUARE FOOTAGE 17,842
13.OTHER HEATING STOVE SOLAR	*31.IRREGULAR LOT
UNIT HEATER FLOOR FURNACE	*32.NO.OF COMMERCIAL UNITS --0--
14.CENTRAL AIR CONDITIONING --yes	*33.PRORATED --no
15.NUMBER OF FIREPLACES --1--	*34.RELATED PARCEL NO.
16.ATTIC TYPE --full	*35.CATHEDRAL CEILING --no
17.ATTIC FINISH --living area	
18.PLAN OF DESIGN --stock	
PF -- ** DETAIL NO. ---	

Source: Cook County Assessor's Residential Database

PRSRT STD  
US POSTAGE PAID  
STATE OF NEW JERSEY

16

# 2019 Form PTR-1

## New Jersey Senior Freeze (Property Tax Reimbursement) Application

- File your application by —  
November 2, 2020
- For more information call —  
1-800-882-6597

### **IMPORTANT**

This form is for applicants who did NOT receive a 2018 Senior Freeze.

NJ DIVISION OF TAXATION  
PO BOX 269  
TRENTON, NJ 08646-0269



**NJ CENSUS**  
**2020**  
**BE COUNTED**



Name (Last, First, Middle Initial) and Your Social Security Number

PTR-1 (2019) Page 4

Principal Residence

9. Status (fill in appropriate oval): [ ] Homeowner [ ] Mobile Home Owner

10. Homeowners: Enter the block and lot numbers of your 2019 principal residence.

Block [ ][ ][ ][ ][ ] Lot [ ][ ][ ][ ][ ] Qualifier [ ][ ][ ][ ]

11a. Did you share ownership of this property with anyone other than your spouse/CU Partner? (Mobile Home Owners, see instructions) ... [ ] Yes [ ] No
11b. If you answered "Yes," indicate the share (percentage) of the property owned by you (and your spouse/CU partner) (Mobile Home Owners, see instructions) ... [ ][ ] %
12a. Did this property consist of multiple units? ... [ ] Yes [ ] No
12b. If you answered "Yes," indicate the share (percentage) of the property that you (and your spouse/CU partner) used as your principal residence. ... [ ][ ] %

If you answered "Yes" at line 11a or 12a, see instructions before completing lines 13 and 14.

Property Taxes

Proof of Property Taxes Due and Paid for 2018 and 2019 Must be Submitted With Application. See Instructions.

If you are claiming property taxes for additional lots, check box. (See instructions) [ ]

13. Enter your total 2019 property taxes due and paid (including any credits/deductions) on your principal residence. See instructions. (Mobile Home Owners: Property taxes = total site fees paid X 0.18) ..... 13. [ ][ ][ ][ ] , [ ][ ][ ][ ] . [ ][ ]

14. Enter your total 2018 property taxes due and paid (including any credits/deductions) on your principal residence. See instructions. (Mobile Home Owners: Property taxes = total site fees paid X 0.18) ..... 14. [ ][ ][ ][ ] , [ ][ ][ ][ ] . [ ][ ]

Reimbursement Amount (See "Impact of State Budget" on page 1 of instructions.)

15. Reimbursement. (Amount to be sent to you. Subtract line 14 from line 13) ..... 15. [ ][ ][ ][ ] , [ ][ ][ ][ ] . [ ][ ]

If line 15 is zero or less, you are not eligible for a reimbursement, and you should not file this application.

Signature section with fields for Your Signature, Date, Spouse's/CU Partner's Signature, Paid Preparer's Signature, Federal Identification Number, Firm's name, Federal Employer Identification Number, and Division Use (1-7).

Due Date: November 2, 2020
Mail your completed application to:
NJ Division of Taxation
Revenue Processing Center
Senior Freeze (PTR)
PO Box 635
Trenton, NJ, 08646-0635
Senior Freeze (PTR) Hotline:
1-800-882-6597

**Verification of 2018 and 2019 Property Taxes**  
 (Use blue or black ink. See instructions for completion on back.)

**Part I — To Be Completed by Applicant (Part II to be completed by tax collector)**

Social Security # \_\_\_\_\_ Spouse's/CU Partner's Social Security # \_\_\_\_\_

Name \_\_\_\_\_  
Last Name, First Name, and Initial (Joint filers enter first name and initial of each - Enter spouse's/CU partner's last name ONLY if different)

Address \_\_\_\_\_  
Street City State ZIP Code

Block \_\_\_\_\_ Lot \_\_\_\_\_ Qualifier \_\_\_\_\_

	2018	2019
A. Did you own this property with someone who was not your spouse/CU partner?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
B. If yes, indicate the share (percentage) of property that you (and your spouse/CU partner) owned.	<input type="text"/> <input type="text"/> %	<input type="text"/> <input type="text"/> %
C. Did this property consist of multiple units?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
D. If yes, indicate the share (percentage) of property used as your principal residence.	<input type="text"/> <input type="text"/> %	<input type="text"/> <input type="text"/> %

**Part II — To Be Completed by Tax Collector**

**2018 Property Taxes**

**2019 Property Taxes**

Check box if property had a tax appeal for 2018.....

Check box if property had an added assessment for 2018 ...

1. Assessed Value.....\$ \_\_\_\_\_

2. Tax Rate (including fire and other special tax rates)..... %

3. Total Property Taxes (Multiply line 1 by line 2).....\$ \_\_\_\_\_

4. REAP Credit (if any)..... \$ \_\_\_\_\_

5. Enter amount from line 3. If applicant answered "Yes" to Questions A and/or C above, you must apportion the amount on line 3 when completing this line. (See instructions on back.)..... \$

Check box if property had a tax appeal for 2019.....

Check box if property had an added assessment for 2019 ...

1. Assessed Value.....\$ \_\_\_\_\_

2. Tax Rate (including fire and other special tax rates)..... %

3. Total Property Taxes (Multiply line 1 by line 2).....\$ \_\_\_\_\_

4. REAP Credit (if any)..... \$ \_\_\_\_\_

5. Enter amount from line 3. If applicant answered "Yes" to Questions A and/or C above, you must apportion the amount on line 3 when completing this line. (See instructions on back.)..... \$

**Homeowners, enter this amount on line 14 of your Form PTR-1** ← ↑

**Homeowners, enter this amount on line 13 of your Form PTR-1** ← ↑

Under the penalties of perjury, I certify that I am the local tax collector of \_\_\_\_\_, where the above property is located. I further certify that the above-stated amounts of property taxes due were paid for Calendar Years 2018 and 2019 and are true and accurate to the best of my knowledge. I have placed my stamp below for verification.

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title)

(If you complete this form, be sure to enclose it with your Form PTR-1 application.)

## Form PTR-1A – Instructions

### Part I – To Be Completed by Applicant

**Social Security Number.** If your marital/civil union status as of December 31, 2019, was single, enter only your Social Security number in the space provided on Form PTR-1A. If your status as of December 31, 2019, was married/CU couple, you must report both applicants' numbers in the order in which the names are listed on the application. If you were married or in a civil union but living apart from your spouse/CU partner, and you did not have access to or receive support from their income, you are considered "Single" for purposes of the Property Tax Reimbursement. You should enter only your Social Security number on Form PTR-1A.

**Name and Address.** Print or type your name (last name first) and complete address of the property for which you are claiming the reimbursement in the spaces provided. Also include your spouse's/CU partner's name if filing jointly.

**Block/Lot/Qualifier.** Enter the block and lot numbers of the principal residence for which you are claiming the reimbursement in the spaces provided. Include qualifier if applicable. (Only condominiums may have qualifiers assigned to them.)

**A. Multiple Owners.** Check "Yes" if you owned the property that was your principal residence with someone who was not your spouse/CU partner — even if the other owner(s) did not live there. For example, you and your sister owned the home you lived in. If you (and your spouse/CU partner) were the sole owner(s), check "No."

**B. Percentage of Ownership.** If you answered "Yes" at line A, enter the share (percentage) of the property that you (and your spouse/CU partner) owned. For example, you and your spouse owned a home with your sister. Your sister did not live with you, and you and your spouse paid all the property taxes. You must enter 50% as your share of ownership because you and your spouse owned only one-half (50%) of the property. The shares of ownership of the property are considered to be held equally by all owners. If the shares of ownership are not equal, you must provide documentation as to the percentage of ownership.

**C. Multi-Unit Properties.** Check "Yes" if your principal residence was a unit in a multi-unit property that you owned. For example, you owned a property consisting of four residential units and you occupied one of the units as your principal residence. If the property is not a multi-unit property, check "No."

**NOTE:** Residents of condominium complexes, co-ops, and continuing care retirement facilities are not considered to be living in multi-unit properties and should check "No."

**D. Percentage of Occupancy.** If you answered "Yes" at line C, enter the share (percentage) of the property used as your principal residence. For example, you owned a four-unit property. The units are equal in size, and one of the units was your principal residence. You occupied

one-fourth (25%) of the property as your principal residence. Enter 25% as your share of occupancy.

### Part II – To Be Completed by Tax Collector

Enter the appropriate amounts for Calendar Years 2018 and 2019 as follows:

**Line 1.** Enter the assessed value of the property for each calendar year. If the assessed value changed for the tax year, use the final assessed value.

**Line 2.** Enter the tax rate for each calendar year. Include fire and other special tax rates.

**Line 3.** Multiply the assessed value on line 1 by the tax rate on line 2 and enter the result on line 3. This is the total amount of taxes due for each calendar year before any deductions and/or credits are subtracted (e.g., senior citizen's deduction, Homestead Benefit credit).

**Line 4.** Enter the amount of any Regional Efficiency Aid Program (REAP) credit the homeowner(s) received for each calendar year.

**Line 5.** If the applicant answered "No" to the questions at both line A and line C, enter the amount of property taxes from line 3.

If the applicant answered "Yes" at either line A or line C, you must apportion the amount of property taxes to be entered on line 5. If title to the property is held by the eligible applicant with others as tenants in common or joint tenants (except in the case of husband and wife or CU partners), or if the property consists of more than one unit, the applicant is only eligible for the proportionate share of the reimbursement that reflects the percentage of ownership or the percentage of occupancy.

**Multiple Owners.** If the applicant answered "Yes" at Part I, line A, multiply the amount of property taxes on line 3 by the percentage of ownership shown at Part I, line B, and enter the result on line 5.

**Multi-Unit Properties.** If the applicant answered "Yes" at Part I, line C, multiply the amount of property taxes on line 3 by the percentage of occupancy shown at Part I, line D, and enter the result on line 5.

If the applicant answered "Yes" to the questions at both lines A and C in the same year, multiply the amount of property taxes on line 3 by the percentage of occupancy shown at Part I, line D, and enter the result on line 5.

**Certification.** Complete the certification portion of Form PTR-1A. Sign and date the certification and place the authorization stamp in the space provided. (Use blue or black ink.)

## What is the Senior Citizens Assessment Freeze Homestead Exemption ("Senior Freeze")?

The Senior Citizens Assessment Freeze Homestead Exemption (35 ILCS 200/15-172) allows you, as a qualified senior citizen, to have your home's equalized assessed value (EAV) "frozen" at a base year value and prevent or limit any increase due to inflation. The base year generally is the year before the year you first qualify and apply for the exemption. For example, if you first qualify and apply in 2019, your property's EAV will be "frozen" at the 2018 EAV. The amount of the exemption is the difference between your base year EAV and your current year EAV. In Cook County, the amount of the exemption is the difference between your base year EAV and your current year EAV or \$2,000 whichever is greater. **Freezing your property's EAV does not mean that your property taxes will not increase, however.** Other factors also affect your tax bill. For example, your tax bill could increase if the tax rate, which is based on the amount of revenues taxing districts re-quest, increases. Your EAV and tax bill may also increase if you add improvements to your home. However, if your home's EAV decreases, you will benefit from any reduction.

## Who is eligible?

The senior citizens assessment freeze homestead exemption qualifications for the 2019 tax year (for the property taxes you will pay in 2020), are listed below.

- You will be 65 or older during 2019.
- Your total household income in 2018 was \$65,000 or less.
- On January 1, 2018, **and** January 1, 2019, you
  - used the property as your principal place of residence,
  - owned the property, or had a legal or equitable interest in the property as evidenced by a written instrument, or had a leasehold interest in the property used as a single-family residence, and
  - were liable for the payment of property taxes.

You do **not** qualify for this exemption if your property is assessed under the mobile home privilege tax.

**Surviving spouse** — Even if you are not 65 or older during 2019, you are eligible for this exemption for 2019 (and possibly 2018) if your spouse died in 2019 and would have met all of the qualifications.

**Residents in a health facility** — Even if you did not use the property as your principal place of residence on January 1, 2019, you qualify for this exemption if you are a resident of a facility licensed under the Assisted Living and Shared Housing Act, Nursing Home Care Act, ID/DD (intellectually disabled/developmentally disabled) Community Care Act, or Specialized Mental Health Rehabilitation Act of 2013 and you meet all other requirements, have received this exemption previously, **and** your property is either unoccupied or is occupied by your spouse.

**Residents of cooperatives** — If you are a resident of a cooperative apartment building or cooperative life-care facility, you qualify for this exemption if you are liable for the payment of the property taxes on your residence and meet the other eligibility requirements.

## What is a household?

A household includes you, your spouse, and all other persons who used your residence as a principal dwelling place on January 1, 2019.

## What is included in household income?

Household income includes your income, your spouse's income, and the income of **all** individuals living in the household. Examples of income that must be included in your household income are listed below.

- alimony or maintenance received
- annuities and other pensions
- Black Lung benefits
- business income
- capital gains

- cash assistance from the Illinois Department of Human Services and other governmental cash public assistance
- cash winnings from such sources as raffles and lotteries
- Civil Service benefits
- damages awarded in a lawsuit for nonphysical injury or sickness (for example, age discrimination or injury to reputation)
- dividends
- farm income
- Illinois Income Tax refund (only if you received Form 1099-G)
- interest
- interest received on life insurance policies
- long term care insurance (federally taxable portion only)
- lump sum Social Security payments
- miscellaneous income, such as from rummage sales, recycling aluminum, or baby sitting
- military retirement pay based on age or length of service
- monthly insurance benefits
- pension and IRA benefits (federally taxable portion only)
- Railroad Retirement benefits (including Medicare deductions)
- rental income
- Social Security income (including Medicare deductions)
- Supplemental Security Income (SSI) benefits
- all unemployment compensation
- wages, salaries, and tips from work
- Workers' Compensation Act income
- Workers' Occupational Diseases Act income

## What is not included in household income?

Some examples of income that are not included in household income are listed below.

- cash gifts
- child support payments
- COBRA subsidy payments
- damages awarded in a lawsuit for a physical personal injury or sickness
- Energy Assistance payments
- federal income tax refunds
- IRA's "rolled over" into other retirement accounts, unless "rolled over" into a Roth IRA
- lump sums from inheritances
- lump sums from insurance policies
- money borrowed against a life insurance policy or from any financial institution
- reverse mortgage payments
- spousal impoverishment payments
- stipends from Foster Parent and Foster Grandparent programs
- Veterans' benefits

## What if I have a net operating loss or capital loss carryover from a previous year?

You cannot include any carryover of net operating loss or capital loss from a previous year. You can include only a net operating loss or capital loss that occurred in 2018.

## Will my information remain confidential?

All information received from your application is confidential and may be used only for official purposes.

## When must I file?

You must file an application **every year** and meet the qualifications for that year to continue to receive the exemption.

**Note:** The CCAO may require additional documentation (*i.e.*, birth certificates, tax returns) to verify the information in this application.

## What if I need additional assistance?

If you have questions about this form, please contact the Cook County Assessor or your township Assessor.



## Disabled Veterans Standard Homeowner Exemption

### General Information

#### What is the Disabled Veterans Standard Homeowner Exemption?

The Disabled Veterans Standard Homeowner Exemption provides an annual reduction in the Equalized Assessed Value (EAV) on the primary residence occupied by a disabled veteran on January 1st of the assessment year. The amount of the exemption each year depends on the percentage of the disabled veteran's service connected disability as certified by the U.S. Department of Veterans Affairs. A disabled veteran at least 70% disabled will be completely exempt from property taxes. A disabled veteran with at least a 50% to 69% service-connected disability will receive an annual \$5,000 reduction in EAV. A veteran with a 30% to 49% service-connected disability will receive an annual \$2,500 reduction in EAV.

#### Who is eligible?

To qualify for the Disabled Veterans Standard Homeowner Exemption, the veteran must meet the following requirements

- Be an Illinois resident who has served as a member of the U.S. Armed Forces on active duty or State active duty, Illinois National Guard or U.S. Reserve Forces and have been honorably discharged.
- Have at least a 30% service-connected disability certified by the U.S. Department of Veterans Affairs,
- Own and occupy the property as the primary residence on January 1st of the assessment year and
- Have a total EAV for the primary residence of less than \$250,000, excluding the EAV of property used for commercial purposes or rented for more than six months

**Note:** The property's total EAV must be less than \$250,000 after subtracting any portion used for commercial purposes. Commercial purposes include any portion of the property rented for more than six months.

A non-remarried surviving spouse of a disabled veteran can continue to receive this exemption on the spouse's homestead property or transfer this exemption to a new primary residence. To qualify, the surviving spouse must meet the following requirements:

- Sell the disabled veteran's previous property before transferring the exemption to his or her new primary residence, and
- Occupy the property as the primary residence and hold a legal or beneficial title to the property on January 1st of the assessment year.

#### What types of documentation must be provided with this form as proof of my disability?

Applicants are **required** to please include a disability certification or verification letter from the **U.S. Department of Veterans Affairs (VA)** stating the applicant [veteran] has a service-connected disability for the assessment year being applied for. The document must also specify the percentage of that service-connected disability. Application forms cannot be processed without such a document.

Also required is one of the following documents that is the original or a copy certified by the county recorder, record of deeds, Illinois Department of Veterans Affairs or the National Archives Record Center.

- Form DD214 or separation of service from the War Department (military service prior to 1950); or
- Certification of Military Service Form.

A non-remarried surviving spouse of a disabled veteran applying for the first time or transferring the exemption must also provide the disabled veteran's marriage and death certificates and proof of ownership.

#### When will I receive my exemption?

The year that you apply for this exemption is referred to as the assessment year. If your exemption is granted, it will be applied to the property tax bills that are paid the year following the assessment year.

#### What are the different types of homeowner exemptions available for disabled persons and/or veterans?

The Disabled Veterans Homestead Exemption allows for up to a \$70,000 reduction in assessed value for federally approved, specially adapted housing. This exemption is administered and certified by the Illinois Department of Veterans Affairs. Three additional exemptions are administered by the Cook County Assessor's Office. The Disabled Persons Homeowner Exemption allows for an annual \$2,000 reduction in EAV and the Disabled Veterans Standard Homeowner Exemption allows for an annual reduction of \$2,500 or \$5,000 in a property's EAV. **Please Note:** you can claim only one of the three exemptions referenced above. A Returning Veterans Homeowner Exemption is also available to veterans returning from active duty. This exemption allows for a \$5,000 reduction in EAV and may be received in addition to any of the other exemptions referenced above.

#### When and where must I file?

You must apply for this exemption each year with the Cook County Assessor's Office by the due date in order to receive this exemption. For additional information or assistance in filing this application, please contact the Cook County Assessor's Office. The office's address and telephone number are atop this page.



## Senior Citizens Assessment Freeze Homestead Exemption for 2022

KANE COUNTY ASSESSMENT OFFICE  
719 Batavia Avenue  
Geneva, Illinois 60134-3000

(630) 208-3818

[www.KaneCountyAssessments.org](http://www.KaneCountyAssessments.org)



Please **file this form immediately for the 2022 (taxes payable 2022) assessment year**. You will not receive another application for this exemption.



To qualify for the Senior Freeze for 2022, you must have:

- Owned and occupied the property since January 1, 2021;
- Be 65 or older by December 31, 2022; and
- Have a total household income (as defined below) no greater than \$65,000 in 2021.

### Checklist before filing

- Did you fill out the form completely, including part 3?
- Did you include ALL income for
  - The applicant
  - The applicant's spouse, and
  - Everyone else who lived in the home on January 1, 2022?
- Did you attach copies of the **entire 2021 Federal tax returns for the applicant, applicant's spouse, and everyone who lived in the home** on January 1, 2022?
- If any of the above was not required to file a 2021 Federal tax return, did you attach copies of the SSA-1099 and all 1099 forms for annuities, 401Ks, other pensions, interest income, rental income, life insurance dividends, etc.?**
- **Incomplete applications (including applications missing income documentation) cannot be approved for the exemption.**
- **All applications are subject to audit (35 ILCS 200/15-172).**
- **A taxpayer's signing a fraudulent application under this Act is perjury, as defined in Section 32-2 of the Criminal Code of 2012.**

Assistance in filling out these forms is available at:

#### County Assessment Office

(All of Kane County)

630-208-3818

M-F, 8:30 a.m.-4:30 p.m.

#### Senior Services of Aurora

(St. Charles and south)

630-897-4035

M-F, 8 a.m.-4 p.m.

#### Senior Services of Elgin

(South Elgin and north)

847-741-0404

M-F, 8 a.m.-4 p.m.

You may also contact your Township Assessor's office for assistance.



**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

By 06/01/2020 **\$0.00**

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 099 23008 2018 (2019) NEW TRIER 2-09

**IF PAYING LATE,  
PLEASE PAY**

**17**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
North Shore Mosq Abate. Dist Northfield	125.23	0.010	0.12%		92.81
Metro Water Reclamation Dist of Chicago	4,958.99	0.396	4.81%	563.52	3,731.11
Winnetka-Northfield Public Library Dist	2,817.61	0.225	2.73%	75.13	1,949.09
Winnetka Park District	4,796.19	0.383	4.65%	550.99	3,313.45
<b>Miscellaneous Taxes Total</b>	<b>12,698.02</b>	<b>1.014</b>	<b>12.31%</b>		<b>9,086.46</b>
<b>SCHOOL TAXES</b>					
Oakton College Dist Skokie Des Plaines	3,080.58	0.246	2.99%		2,153.28
New Trier High School 203 (Winnetka)	26,435.42	2.111	25.62%	839.02	18,497.75
Winnetka Public School District 36	40,323.09	3.220	39.08%	1,189.65	27,862.64
SD 35 Bond/Pt Assumed By SD 36	0.00	0.000	0.00%		0.00
<b>School Taxes Total</b>	<b>69,839.09</b>	<b>5.577</b>	<b>67.69%</b>		<b>48,513.67</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Village of Winnetka	13,011.09	1.039	12.61%	2,917.78	9,225.67
Road & Bridge New Trier	0.00	0.000	0.00%		0.00
General Assistance New Trier	100.18	0.008	0.10%		64.97
Town of New Trier	663.70	0.053	0.64%		464.07
<b>Municipality/Township Taxes Total</b>	<b>13,774.97</b>	<b>1.100</b>	<b>13.35%</b>		<b>9,754.71</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	751.36	0.060	0.73%	25.04	575.44
Consolidated Elections	0.00	0.000	0.00%		287.72
County of Cook	3,994.75	0.319	3.86%	1,364.97	3,035.00
Cook County Public Safety	1,540.29	0.123	1.49%		1,011.67
Cook County Health Facilities	588.57	0.047	0.57%		556.88
<b>Cook County Taxes Total</b>	<b>6,874.97</b>	<b>0.549</b>	<b>6.65%</b>		<b>5,466.71</b>
<b>(Do not pay these totals)</b>	<b>103,187.05</b>	<b>8.240</b>	<b>100.00%</b>		<b>72,821.55</b>

**TAX CALCULATOR**

2017 Assessed Value	534,625	2018 Total Tax Before Exemptions	128,234.18
2018 Property Value	5,346,250	Homeowner's Exemption	-824.00
2018 Assessment Level	X 10%	Senior Citizen Exemption	-659.20
2018 Assessed Value	534,625	Senior Freeze Exemption	-23,563.93
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	1,556,240	2018 Total Tax After Exemptions	103,187.05
2018 Local Tax Rate	X 8.240%	First Installment	40,051.85
2018 Total Tax Before Exemptions	128,234.18	Second Installment +	63,135.20
		Total 2018 Tax (Payable in 2019)	103,187.05

**IMPORTANT MESSAGES**

- Records indicate taxes for prior years may be due.  
 Visit the Clerk's delinquent tax search at [cookcountyclerk.com](http://cookcountyclerk.com)

**PROPERTY LOCATION**

**MAILING ADDRESS**

1033 SHENANDOAH  
 WINNETKA IL 60093 1535

**17**

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

# 18

**Total SF pins 97,166**

**SF EAV SUM:**

**2,111,997,109**

319400000000	2018	1	1 N/W	SF (co-op)	6130000	4888000	1647320
17032200000000	2018	1	1 CITY	SF (co-op)	612000	262800	852329
17032200000000	2018	1	1 CITY	SF (co-op)	612000	262800	823994
17042100000000	2018	1	1 CITY	SF	10000	8000	526294
11321100000000	2018	1	1 CITY	SF	10000	288000	484909
14171000000000	2018	1	1 CITY	SF	10000	8000	466480
14304000000000	2018	1	1 CITY	SF	10000	8000	449139
14072000000000	2018	1	1 CITY	SF	10000	8000	442901
14331100000000	2018	1	1 CITY	SF	10000	8000	440779
33130100000000	2018	1	1 N/W	SF (co-op)	2180000	96000	436850
17032300000000	2018	1	1 CITY	SF	10000	8000	426997
14051100000000	2018	1	1 CITY	SF	10000	8000	417670
17101000000000	2018	1	1 CITY	SF	10000	8000	391593
17042200000000	2018	1	1 CITY	SF	10000	8000	376111
17032000000000	2018	1	1 CITY	SF	10000	8000	371940
14333100000000	2018	1	1 CITY	SF	10000	8000	366125
14083100000000	2018	1	1 CITY	SF	10000	8000	360471
13124300000000	2018	1	1 CITY	SF	10000	8000	359088
14084100000000	2018	1	1 CITY	SF	10000	456000	352139
14202100000000	2018	1	1 CITY	SF	10000	8000	350966
14322200000000	2018	1	1 CITY	SF	10000	8000	350946
17041100000000	2018	1	1 CITY	SF	10000	8000	320585
14163000000000	2018	1	1 CITY	SF	10000	8000	319509
14283100000000	2018	1	1 CITY	SF	10000	8000	317380
14331100000000	2018	1	1 CITY	SF	10000	8000	316979
14193300000000	2018	1	1 CITY	SF	10000	8000	314082
52840200000000	2018	1	1 N/W	SF	10000	8000	312747
14322200000000	2018	1	1 CITY	SF	10000	8000	312484
14331100000000	2018	1	1 CITY	SF	10000	8000	308377
14191100000000	2018	1	1 CITY	SF	10000	8000	307736
13132000000000	2018	1	1 CITY	SF	10000	8000	299974
17042000000000	2018	1	1 CITY	SF	10000	8000	299491
14191100000000	2018	1	1 CITY	SF	10000	8000	298059
14171000000000	2018	1	1 CITY	SF	10000	8000	297783
51720300000000	2018	1	1 N/W	SF	10000	8000	294979
17081100000000	2018	1	1 CITY	SF	10000	8000	292997
14174100000000	2018	1	1 CITY	SF	10000	8000	292716
17171100000000	2018	1	1 CITY	SF	10000	8000	289987
14294000000000	2018	1	1 CITY	SF	10000	8000	288198
50810100000000	2018	1	1 N/W	SF	10000	8000	287125
14181300000000	2018	1	1 CITY	SF	10000	8000	286172
51720300000000	2018	1	1 N/W	SF	10000	8000	285970
14322200000000	2018	1	1 CITY	SF	10000	8000	282979
14321300000000	2018	1	1 CITY	SF	10000	8000	275139
14283100000000	2018	1	1 CITY	SF	10000	8000	272607
14174100000000	2018	1	1 CITY	SF	10000	8000	272495
14283200000000	2018	1	1 CITY	SF	10000	320000	270503
14203100000000	2018	1	1 CITY	SF	10000	8000	266879
14081200000000	2018	1	1 CITY	SF	10000	8000	266553
14173100000000	2018	1	1 CITY	SF	10000	8000	265992

# 19

## 2018 Senior Freeze Exemption Recipients

### Top 1,526 by Market Value

Market Value Range	Number of Properties	Taxes Lost to Senior Freeze	Average Lost per Property	LOCATION		
				North and NW	City of Chicago	South and SW
\$5,000,000 – \$5,346,250	1	\$23,564	\$23,564	100%	0%	0%
\$4,000,000 – \$4,999,999	1	\$35,714	\$35,714	0%	100%	0%
\$3,000,000 – \$3,999,999	2	\$40,534	\$20,267	50%	50%	0%
\$2,000,000 – \$2,999,999	8	\$135,149	\$16,894	12%	88%	0%
\$1,000,000 – \$1,999,999	196	\$2,717,857	\$13,867	11%	89%	0%
\$900,000 – \$999,999	95	\$1,048,694	\$11,039	6%	94%	0%
\$800,000 – \$899,999	174	\$1,903,423	\$10,939	3%	96%	1%
\$700,000 – \$799,999	277	\$2,866,046	\$10,347	8%	90%	2%
\$600,000 – \$699,999	396	\$3,816,894	\$9,639	7%	91%	2%
\$500,000 – \$599,999	376	\$3,228,449	\$8,586	3%	92%	5%
<b>Sum:</b>	<b>1,526</b>	<b>\$15,816,324</b>	<b>\$10,365</b>	<b>6%</b>	<b>92%</b>	<b>2%</b>

1,526 properties / 160,958 Applications ≈ 1%

Source: Cook County Assessor's Office, Cook County Treasurer's Office, Training, Research, Advocacy & Education Network (TRAEN, Inc.), IDOR

Winchester Ave, Chicago

Market Value: \$960,750

2,096 SF



TAX CALCULATOR			
2017 Assessed Value	69,582	2018 Total Tax Before Exemptions	18,978.07
2018 Property Value	960,750	Homeowner's Exemption	-678.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	96,075	Senior Freeze Exemption	-17,341.89
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	279,665	2018 Total Tax After Exemptions	414.69
2018 Local Tax Rate	X 6.786%	First Installment	244.22
2018 Total Tax Before Exemptions	18,978.07	Second Installment +	170.47
		Total 2018 Tax (Payable in 2019)	414.69

**98% Reduction**

**Senior Assessment Freeze Exemption - Qualification is capped \$55-\$65,000 Annual Income**

2013		2014		2015		2016	
Claimed Annual Income \$55,000	1.5%	Claimed Annual Income \$55,000	1.5%	Claimed Annual Income \$55,000	1.5%	Claimed Annual Income \$55,000	1.6%
Property Tax Bill \$827		Property Tax Bill \$825		Property Tax Bill \$831		Property Tax Bill \$865	

2017		2018		2019		Summary	
Claimed Annual Income \$65,000	0.7%	Claimed Annual Income \$65,000	0.6%	Claimed Annual Income \$65,000	0.6%	Avg Tax Bill Represents 1.1% of a Maximum Income Cap at \$65,000	
Property Tax Bill \$444		Property Tax Bill \$415		Property Tax Bill \$421		7 Years Sr Freeze Savings	\$89,165

Training, Research, Advocacy & Education Network (TRAEN, INC.)

## 2018 Senior Freeze Exemption – Top 18 by Market Value

# 20

		2018 Market Value	PIN / Address	PCL	Building Sq. Ft.	2018 Taxes w/o Sr. Freeze	Reduction Due to Sr. Freeze	Final 2018 Tax Bill	Sr. Freeze Reduces Taxes By %
1		\$5,346,250	05-17-0000 1 Sheridan Rd Winnetka	209	6,110	\$126,751	\$23,564	\$103,187	19%
2		\$4,667,190	17-04-0000 1 N Dearborn St Chicago	211	7,671	\$90,971	\$35,714	\$55,257	39%
3		\$3,163,980	05-08-0000 5 Longwood Ave Glencoe	206	2,876	\$78,859	\$25,075	\$53,785	32%
4		\$2,413,280	17-04-0000 1 N Sedgwick St Chicago	212	8,414	\$46,449	\$21,755	\$24,694	47%
5		\$2,278,140	14-33-0000 2 N Cleveland Ave Chicago	206	4,028	\$43,779	\$20,926	\$22,853	48%
6		\$2,213,690	17-10-0000 7 N Rush St Chicago	212	5,400	\$42,506	\$26,574	\$15,933	63%
7		\$2,129,540	05-17-0000 8 Glen Oak Dr Winnetka	209	5,262	\$49,596	\$24,306	\$25,289	49%
8		\$1,960,180	14-20-0000 3 N Sheffield Ave Chicago	212	10,818	\$37,499	\$23,817	\$13,682	64%
9		\$1,953,040	14-30-0000 2 N Clybourn Ave Chicago	212	5,310	\$37,358	\$30,479	\$6,879	82%
10		\$1,793,010	14-33-0000 2 N Burling St Chicago	206	3,248	\$34,197	\$29,911	\$4,285	87%
11		\$1,789,280	17-03-0000 5 E Cedar St Chicago	211	4,326	\$34,123	\$25,240	\$8,883	74%
12		\$1,780,780	14-32-0000 2 N Seminary Ave Chicago	211	4,658	\$33,955	\$23,815	\$10,140	70%
13		\$1,749,250	14-17-0000 4 N Dover St Chicago	211	6,275	\$33,332	\$31,655	\$1,677	95%
14		\$1,719,490	14-07-0000 1 W Bryn Mawr Ave Chicago	211	8,901	\$32,744	\$30,055	\$2,689	92%
15		\$1,690,450	05-28-0000 5 Kenilworth Ave Kenilworth	206	3,390	\$41,965	\$27,684	\$14,281	66%
16		\$1,663,030	14-05-0000 1 W Rosemont Ave Chicago	211	9,288	\$31,629	\$28,343	\$3,286	90%
17		\$1,653,480	17-03-0000 1 E Pearson #5803 Chicago	299	3,320	\$31,440	\$28,976	\$2,464	92%
18		\$1,625,270	10-20-0000 8 Georgiana Ave Morton Grove	211	10,203	\$49,333	\$24,552	\$24,781	50%
<b>Sum:</b>						<b>\$876,486</b>	<b>\$482,441</b>	<b>\$394,045</b>	<b>55%</b>

Source: Cook County Assessor's Office and Cook County Treasurer's Office  
Study by Training, Research, Advocacy, and Education Network (TRAEN, Inc.)

# 20

## Senior Freeze Exemption (SFE)

## 2013 New Trier Township

## 339 Property Owners Received SFE in 2013 (sorted by Market Value)

Based on \$55,000 Annual Household Income

Total Tax for 339 SFE parcels: \$2,835,753

Total Senior Freeze Amount for 339 SFE parcels: \$1,208,013

Total Adjusted Tax for 339 SFE parcels: \$1,627,739

Data Source: Cook County Assessor's Office

By Training, Research, Advocacy &amp; Education Network, Inc. (TRAEN, Inc.)

PIN	2019 MV	2013 w/o SFE	SFE \$ Removed	2013 Taxes Adjusted	SFE EAV
5172030160000	\$5,040,620	\$108,859	\$32,580	\$76,279	395,727
5173120730000	\$2,634,420	\$56,187	\$719	\$55,467	8,737
5173070380000	\$2,133,010	\$45,211	\$3,580	\$41,631	43,478
5172030270000	\$1,800,000	\$37,921	\$12,701	\$25,220	154,269
5284020080000	\$1,652,090	\$34,683	\$21,445	\$13,238	260,477
5083030130000	\$1,350,000	\$28,070	\$22,358	\$5,712	271,569
5173160050000	\$1,235,280	\$25,559	\$16,580	\$8,979	201,388
5081040090000	\$1,192,690	\$24,627	\$16,747	\$7,880	203,414
5072090150000	\$1,165,260	\$24,026	\$8,157	\$15,869	99,082
5283020140000	\$1,150,490	\$23,703	\$144	\$23,559	1,749
5174160130000	\$1,073,990	\$22,028	\$7,258	\$14,770	88,161
5261030210000	\$1,066,600	\$21,866	\$8,261	\$13,605	100,343
5184000060000	\$1,057,660	\$21,671	\$14,177	\$7,494	172,198
5172020170000	\$1,021,190	\$20,872	\$17,175	\$3,698	208,607
5342100030000	\$991,900	\$20,231	\$12,094	\$8,137	146,900
5273090040000	\$949,870	\$19,311	\$10,747	\$8,564	130,535
5344040030000	\$932,290	\$18,926	\$2,763	\$16,164	33,557
5342110040000	\$931,680	\$18,913	\$30	\$18,883	361
5083120250000	\$908,750	\$18,411	\$2,599	\$15,812	31,566
5292000110000	\$905,200	\$18,333	\$12,785	\$5,548	155,289
5344100140000	\$874,780	\$17,667	\$3,607	\$14,060	43,815
5181060140000	\$850,000	\$17,125	\$11,078	\$6,047	134,553
5351170150000	\$828,310	\$16,650	\$1,722	\$14,928	20,912
5274000210000	\$819,310	\$16,453	\$4,097	\$12,356	49,760
5193250260000	\$810,000	\$16,249	\$508	\$15,741	6,171
5274110050000	\$806,880	\$16,181	\$3,148	\$13,033	38,241
5342030080000	\$777,170	\$15,531	\$8,959	\$6,571	108,821
5072030060000	\$776,320	\$15,512	\$7,952	\$7,560	96,587
5083130130000	\$755,570	\$15,058	\$10,692	\$4,365	129,873

## Senior Freeze Exemption (SFE)

### 2016 New Trier Township

### 615 Property Owner Received SFE in 2016 (sorted by Market Value)

Based on \$55,000 Annual Household Income

**Total Tax for 615 SFE parcels: \$6,884,270**

**Total Senior Freeze Amount for 615 SFE parcels: \$2,207,194**

**Total Adjusted Tax for 615 SFE parcels: \$4,677,075**

Data Source: Cook County Assessor's Office

By Training, Research, Advocacy & Education Network, Inc. (TRAEN, Inc.)

PIN	2019 MV	2016 w/o SFE	SFE \$ Removed	2016 Taxes Adjusted	SFE EAV
5172030210000	\$5,637,200	\$121,521	\$28,034	\$93,487	361,778
5172030160000	\$5,346,250	\$115,201	\$17,698	\$97,503	228,391
5081010480000	\$3,163,980	\$67,798	\$19,609	\$48,189	253,049
5292040050000	\$2,913,760	\$62,363	\$11,103	\$51,259	143,288
5271110180000	\$2,800,000	\$59,892	\$2,923	\$56,969	37,716
5173070380000	\$2,168,400	\$46,172	\$4,936	\$41,236	63,700
5172030270000	\$2,129,540	\$45,328	\$21,081	\$24,247	272,044
5271010010000	\$2,097,310	\$44,628	\$11,197	\$33,431	144,497
5083060020000	\$2,015,640	\$42,854	\$6,212	\$36,642	80,168
5291010470000	\$1,903,830	\$40,425	\$2,225	\$38,200	28,716
5352010170000	\$1,868,590	\$39,660	\$14,185	\$25,475	183,054
5284020080000	\$1,690,450	\$35,790	\$22,824	\$12,966	294,541
5352010020000	\$1,663,950	\$35,214	\$2,803	\$32,412	36,166
5083200080000	\$1,434,010	\$30,220	\$8,487	\$21,733	109,518
5271050040000	\$1,422,040	\$29,960	\$4,461	\$25,499	57,566
5072090150000	\$1,364,630	\$28,713	\$12,344	\$16,368	159,304
5283020140000	\$1,348,840	\$28,370	\$5,702	\$22,668	73,584
5064000210000	\$1,297,260	\$27,249	\$9,114	\$18,135	117,612
5302010210000	\$1,283,020	\$26,940	\$2,826	\$24,114	36,474
5172020170000	\$1,275,700	\$26,781	\$22,810	\$3,971	294,360
5221000570000	\$1,268,500	\$26,624	\$4,198	\$22,427	54,171
5081040090000	\$1,261,840	\$26,480	\$17,465	\$9,015	225,385
5173160050000	\$1,259,740	\$26,434	\$17,487	\$8,947	225,674
5083210570000	\$1,252,520	\$26,277	\$4,425	\$21,852	57,104
5172000730000	\$1,224,370	\$25,666	\$4,850	\$20,816	62,590
5291000930000	\$1,218,680	\$26,100	\$2,894	\$23,206	37,348
5204090030000	\$1,194,580	\$25,019	\$1,300	\$23,718	16,782

## Senior Freeze Exemption (SFE)

### 2019 New Trier Township

### 700 Property Owners Received SFE in 2019 (sorted by Market Value)

Based on \$65,000 Annual Household Income

<b>Total Tax for 700 SFE parcels:</b>	<b>\$7,587,378</b>
<b>Total Senior Freeze Amount for 700 SFE parcels:</b>	<b>\$1,990,279</b>
<b>Total Adjusted Tax for 700 SFE parcels:</b>	<b>\$5,597,099</b>

Data Source: Cook County Assessor's Office

By Training, Research, Advocacy & Education Network, Inc. (TRAEN, Inc.)

PIN	2019 MV	2019 w/o SFE	SFE \$ Removed	2019 Taxes Adjusted	SFE EAV
5172030160000	\$5,875,770	\$133,002	\$22,434	\$110,568	285,970
5271110180000	\$3,457,290	\$77,677	\$5,325	\$72,352	67,872
5081010480000	\$3,361,530	\$75,486	\$22,525	\$52,961	287,125
5173070380000	\$2,340,090	\$52,120	\$6,829	\$45,290	87,054
5161010270000	\$2,215,920	\$49,279	\$157	\$49,122	2,000
5161050120000	\$1,899,750	\$42,047	\$9,278	\$32,769	118,267
5172030270000	\$1,858,030	\$41,092	\$23,141	\$17,951	294,979
5291000960000	\$1,830,880	\$40,471	\$4,652	\$35,819	59,305
5172020480000	\$1,720,920	\$37,956	\$8,441	\$29,514	107,602
5072090150000	\$1,646,750	\$36,259	\$13,650	\$22,609	174,001
5283020140000	\$1,536,730	\$33,742	\$6,912	\$26,830	88,111
5083210570000	\$1,438,200	\$31,488	\$5,538	\$25,950	70,594
5284020080000	\$1,428,880	\$31,275	\$24,535	\$6,740	312,747
5291000930000	\$1,356,350	\$29,616	\$2,767	\$26,849	35,268
5221000570000	\$1,324,580	\$28,889	\$4,194	\$24,695	53,462
5202160040000	\$1,312,300	\$28,608	\$1,049	\$27,559	13,374
5173160050000	\$1,272,130	\$27,689	\$18,769	\$8,921	239,242
5081050030000	\$1,271,460	\$27,674	\$157	\$27,517	2,000
5302010210000	\$1,263,720	\$27,497	\$3,945	\$23,551	50,292
5072080080000	\$1,253,180	\$27,256	\$2,604	\$24,651	33,198
5273140120000	\$1,248,250	\$27,143	\$8,330	\$18,813	106,184
5081040090000	\$1,233,000	\$26,794	\$18,748	\$8,046	238,975
5204090030000	\$1,231,200	\$26,753	\$2,326	\$24,427	29,647
5184010250000	\$1,210,950	\$26,290	\$157	\$26,133	2,000
5064060280000	\$1,176,990	\$25,513	\$3,875	\$21,638	49,395
5274110050000	\$1,163,090	\$25,195	\$4,285	\$20,910	54,616
5274130040000	\$1,152,050	\$24,942	\$7,187	\$17,756	91,607
5172000270000	\$1,139,510	\$24,655	\$3,662	\$20,993	46,679
5284100190000	\$1,103,390	\$23,829	\$157	\$23,672	2,000

PIN	Address	2013 Market Value	2013 Taxes w/o Sr Freeze	2013 Sr Freeze Savings	2013 Taxes Adjusted	2016 Market Value	2016 Taxes w/o Sr Freeze	Sr S
517:	11 LAUREL AVE WINNETKA	\$2,133,010	\$45,211	\$3,580	\$41,631	\$2,168,400	\$46,172	\$
5172	8 GLEN OAK DR	\$1,800,000	\$37,921	\$12,701	\$25,220	\$2,129,540	\$45,328	\$
517:	10 SHERIDAN RD WINNETKA	\$5,040,620	\$ 108,859	\$32,580	\$ 76,279	\$5,346,250	\$128,234	\$
508:	5 LONGWOOD AVE GLENCOE	\$2,801,380	\$61,398*	\$17,754*	\$43,644*	\$3,163,980	\$67,798	\$
507	6 LONGWOOD AVE GLENCOE	\$1,165,260	\$24,026	\$8,157	\$15,869	\$1,364,630	\$28,713	\$

\*LTHOE

PIN	Address	2018 Market Value	2018 Taxes w/o Sr Freeze	2018 Sr Freeze Savings	2018 Taxes Adjusted	2019 Market Value	2019 Taxes w/o Sr Freeze	Sr S
5172	11 SHERIDAN RD WINNETKA	\$5,346,250	\$128,234	\$23,563	\$103,187	\$5,875,770	\$133,002	\$
5271	3 SHERIDAN RD WINNETKA	\$2,800,000	\$72,148	\$6,008	\$64,547	\$3,457,290	\$77,677	\$
5081	5 LONGWOOD AVE GLENCOE	\$3,163,980	\$80,431	\$25,074	\$53,784	\$3,361,530	\$75,486	\$
517:	11 LAUREL AVE WINNETKA	\$2,168,400	\$52,010	\$7,173	\$43,354	\$2,340,090	\$52,120	\$
5161	6 PROSPECT AVE WINNETKA	\$2,080,460	\$49,901	\$164	\$48,253	\$2,215,920	\$49,279	\$
5161	6 SHERIDAN RD WINNETKA	\$1,829,510	\$43,882	\$9,745	\$32,653	\$1,899,750	\$42,047	\$
5172	10 GLEN OAK DR WINNETKA	\$2,129,540	\$51,078	\$24,306	\$25,289	\$1,858,030	\$41,092	\$
529:	7 WOODLEY RD WINNETKA	\$1,568,510	\$28,376	\$3,685	\$24,019	\$1,830,880	\$40,471	\$
517:	9 PRIVATE RD WINNETKA	\$1,780,230	\$42,700	\$8,866	\$32,350	\$1,720,920	\$37,956	\$
507:	6 LONGWOOD AVE GLENCOE	\$1,364,630	\$34,690	\$15,195	\$17,922	\$1,646,750	\$36,259	\$

## TOP 200 Senior Freeze Exemption Recipients — Valued \$1,000,000 and Greater

*Address	District	2018 Market Value	Senior Freeze EAV	2018 Final Taxes	2018 Taxes w/standard HO & SR Exemptions w/o SR Freeze	Taxes Lost to Senior Freeze	% Tax Bill Reduced
21 W BELMONT AVE	Chicago	\$1,186,060	314,082	\$894	\$22,207	\$21,314	96%
20 N CLIFTON AVE	Chicago	\$1,082,440	282,979	\$957	\$20,160	\$19,203	95%
47 N DOVER ST	Chicago	\$1,749,250	466,480	\$1,677	\$33,332	\$31,655	95%
38 N SEELEY AVE	Chicago	\$1,153,940	298,059	\$1,346	\$21,573	\$20,226	94%
27 N SHEFFIELD AVE	Chicago	\$1,134,100	288,198	\$1,624	\$21,181	\$19,557	92%
44 N SEELEY AVE	Chicago	\$1,128,370	286,172	\$1,648	\$21,068	\$19,420	92%
18 E PEARSON ST	Chicago	\$1,653,480	426,997	\$2,464	\$31,440	\$28,976	92%
17 W BRYN MAWR AVE	Chicago	\$1,719,490	442,901	\$2,689	\$32,744	\$30,055	92%
14 W WARNER AVE	Chicago	\$1,060,860	265,992	\$1,684	\$19,734	\$18,050	91%
18 N CLEVELAND AVE	Chicago	\$1,465,150	366,125	\$2,705	\$27,551	\$24,845	90%
47 N ROCKWELL ST	Chicago	\$1,211,540	299,974	\$2,354	\$22,711	\$20,356	90%
15 W ROSEMONT AVE	Chicago	\$1,663,030	417,670	\$3,286	\$31,629	\$28,343	90%
38 N LAKEWOOD AVE	Chicago	\$1,067,650	261,762	\$2,105	\$19,868	\$17,763	89%
25 W GUNNISON ST	Chicago	\$1,443,920	359,088	\$2,933	\$27,301	\$24,368	89%
13 W WINNEMAC AVE	Chicago	\$1,454,340	360,471	\$3,045	\$27,507	\$24,462	89%
25 N BURLING ST	Chicago	\$1,294,330	317,380	\$2,808	\$24,346	\$21,537	88%
23 W SCOTT ST	Chicago	\$1,523,570	376,111	\$3,351	\$28,874	\$25,523	88%
19 W OHIO ST	Chicago	\$1,034,610	249,510	\$2,284	\$19,216	\$16,932	88%
37 N RACINE AVE	Chicago	\$1,053,650	253,693	\$2,376	\$19,592	\$17,216	88%
22 N BURLING ST	Chicago	\$1,793,010	440,779	\$4,285	\$34,197	\$29,911	87%
21 W BYRON ST	Chicago	\$1,285,300	307,736	\$3,285	\$24,168	\$20,883	86%
13 N WOLCOTT AVE	Chicago	\$1,026,740	238,284	\$2,890	\$19,060	\$16,170	85%
14 W HOLLYWOOD AVE	Chicago	\$1,003,250	232,465	\$2,821	\$18,596	\$15,775	85%
82 W WEBSTER AVE	Chicago	\$1,331,000	312,484	\$3,865	\$25,070	\$21,205	85%
13 W CORNELIA AVE	Chicago	\$1,153,060	266,879	\$3,445	\$21,555	\$18,110	84%

\*Some primary residences listed contain commercial units

**SENIOR FREEZE EXEMPTION (SFE)  
Number of Approvals**

	District 1 City of Chicago	District 2 N/NW Suburbs	District 3 S/SW Suburbs	TOTAL
2008	46,972	28,041	38,617	113,630
2009	45,292	28,226	37,925	111,443
2010	48,277	29,066	40,539	117,882
2011	44,298	25,180	32,597	102,075
2012	42,979	22,968	30,208	96,155
2013	38,792	16,577	26,394	81,763
2014	55,662	33,451	22,623	111,736
2015	53,152	28,631	22,786	104,569
2016	57,903	34,406	44,379	136,688
2017	65,340	41,011	50,816	157,167
2018	66,240	41,269	53,447	160,956
TOTAL:	564,907	328,826	400,331	1,294,064
Percent:				

43% increase

**LONG-TIME HOMEOWNER EXEMPTION (LOHE)  
Number of Approvals**

Must reside for 10 yrs as of Jan. 1	LOHE Application Year Mailed *	District 1 City of Chicago	District 2 N/NW Suburbs	District 3 S/SW Suburbs	TOTAL
1998	2008	46,406	34,854	6,454	87,714
1999	2009	48,865	42,512	13,850	105,227
2000	2010	57,247	15,621	27,869	100,737
2001	2011	30,151	1,437	418	32,006
2002	2012	35,467	907	250	36,624
2003	2013	2,358	11,236	73	13,667
2004	2014	3,966	163	22,670	26,799
2005	2015	4,465	124	132	4,721
2006	2016	2,851	188	101	3,140
2007	2017	2,336	136	69	2,541
2008	2018	2,586	107	70	2,763
2009	2019	1,600	129	81	1,810
2010	2020	556	3	20	579
TOTAL:		238,854	107,417	72,057	418,328
Percent:		57%	26%	17%	

11 YEAR SFE	District 1 City of Chicago	District 2 N/NW Suburbs	District 3 S/SW Suburbs	TOTAL
11 YEAR SFE ESTIMATED TAX BREAKS*	\$840,568,307	\$433,689,269	\$617,887,639	\$1,892,145,215

13 YEAR LOHE	District 1 City of Chicago	District 2 N/NW Suburbs	District 3 S/SW Suburbs	TOTAL
13 YEAR LOHE ESTIMATED TAX BREAKS *	\$413,933,982	\$186,153,661	\$124,874,781	\$724,962,424

Triennial Reassessment Years

\* Mailed by the Cook County Assessor to homeowners in their 10th year of residency. Only the Assessor is mandated to mail LOHE applications yearly.

\* Total District EAV × District Average Weighted Tax Rate

\* Appendix A, Footnote 23: \$1,733 average LOHE Tax Break × Total

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## 2018 Long-Time Homeowner Exemption – 2,728 Properties

### Top 28% – 756 Properties

Market Value Range	Number of Properties	Taxes Lost to LTHOE	Average Lost per Property	LOCATION		
				North and NW	City of Chicago	South and SW
\$1,000,000 – \$3,107,390	59	\$424,513	\$7,195	8%	92%	0%
\$900,000 – \$999,999	29	\$128,895	\$4,445	10%	90%	0%
\$800,000 – \$899,999	56	\$200,904	\$3,588	4%	96%	0%
\$700,000 – \$799,999	104	\$342,064	\$3,289	7%	90%	3%
\$600,000 – \$699,999	183	\$460,481	\$2,516	8%	89%	3%
\$500,000 – \$599,999	325	\$719,299	\$2,213	8%	91%	1%
<b>Sum:</b>	<b>756</b>	<b>\$2,276,156</b>	<b>\$3,011</b>	<b>7%</b>	<b>91%</b>	<b>2%</b>

### Bottom 72% – 1,972 Properties

Market Value Range	Number of Properties	Tax Reduced by LTHOE	Average Tax Bill Savings	LOCATION		
				North and NW	City of Chicago	South and SW
\$400,000 – \$499,999	467	\$789,225	\$1,690	5%	94%	1%
\$300,000 – \$399,999	508	\$801,677	\$1,578	1%	97%	2%
\$200,000 – \$299,999	557	\$669,700	\$1,202	1%	97%	2%
\$48,630 – \$199,999	440	\$304,502	\$692	2%	94%	4%
<b>Sum:</b>	<b>1,972</b>	<b>\$2,565,104</b>	<b>\$1,301</b>	<b>2%</b>	<b>96%</b>	<b>2%</b>

Source: Cook County Assessor's Office and Cook County Treasurer's Office  
 Training, Research, Advocacy & Education Network (TRAEN, Inc.)

**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 09/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 10-17-21 115 24019 2018 (2019) NILES 2-78

**IF PAYING LATE,  
PLEASE PAY**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**24**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Morton Grove-Niles Water Commission	0.00	0.000	0.00%		0.00
North Shore Mosq Abate. Dist Northfield	12.39	0.010	0.10%		14.68
Metro Water Reclamation Dist of Chicago	490.72	0.396	3.96%	55.76	590.03
Morton Grove Park District	572.51	0.462	4.62%	57.00	651.68
<b>Miscellaneous Taxes Total</b>	<b>1,075.62</b>	<b>0.868</b>	<b>8.68%</b>		<b>1,256.39</b>
<b>SCHOOL TAXES</b>					
Oakton College Dist Skokie Des Plaines	304.84	0.246	2.46%		340.52
Niles Township HS District 219 (Skokie)	4,147.57	3.347	33.50%	157.37	5,003.53
Golf School District 67 (Morton Grove)	3,853.88	3.110	31.12%	127.63	4,347.45
<b>School Taxes Total</b>	<b>8,306.29</b>	<b>6.703</b>	<b>67.08%</b>		<b>9,691.50</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Morton Grove Library Fund	532.85	0.430	4.30%		617.92
Village of Morton Grove	1,716.28	1.385	13.86%	928.15	1,953.56
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	9.91	0.008	0.08%		10.27
Town of Niles	60.72	0.049	0.49%		68.98
<b>Municipality/Township Taxes Total</b>	<b>2,319.76</b>	<b>1.872</b>	<b>18.73%</b>		<b>2,650.73</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	74.35	0.060	0.60%	2.47	91.00
Consolidated Elections	0.00	0.000	0.00%		45.50
County of Cook	395.31	0.319	3.21%	135.07	479.95
Cook County Public Safety	152.42	0.123	1.23%		159.98
Cook County Health Facilities	58.24	0.047	0.47%		88.06
<b>Cook County Taxes Total</b>	<b>680.32</b>	<b>0.549</b>	<b>5.51%</b>		<b>864.49</b>
<b>(Do not pay these totals)</b>	<b>12,381.99</b>	<b>9.992</b>	<b>100.00%</b>		<b>14,463.11</b>

**Homeowner Downloaded Long-Time Application  
From Assessor Website & Submitted**

**TAX CALCULATOR**

2017 Assessed Value	52,916	2018 Total Tax Before Exemptions	15,390.98
2018 Property Value	529,160	Homeowner's Exemption	-3,008.99
2018 Assessment Level	X 10%	Senior Citizen Exemption	.00
2018 Assessed Value	52,916	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	154,033	2018 Total Tax After Exemptions	12,381.99
2018 Local Tax Rate	X 9.992%	First Installment	7,954.71
2018 Total Tax Before Exemptions	15,390.98	Second Installment +	4,427.28
		Total 2018 Tax (Payable in 2019)	12,381.99

**IMPORTANT MESSAGES**

Long-Time Homeowner Homeowner Exemption  
 ↳ \$2,009.79 ↳ \$999.20  
**TOTAL: \$3,008.99**

**PROPERTY LOCATION**

**MAILING ADDRESS**

MORTON GROVE IL 60053 1521

MORTON GROVE IL 600531521

**\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\***

**N Honore St, Chicago**

**Market Value: \$2.5 Million**

**5,925 SF**



### **Longtime Occupancy Exemption**

The Longtime Occupancy Exemption is granted to help longtime homeowners living at least 10 years in gentrifying neighborhoods with new development, and were faced with unpredictable, escalating tax bills due to rapid rehab, demolition sales for land acquisition and redevelopment. Longtime Occupancy qualifications require maximum income capped at \$75,000 then increased to \$100,000 and do not claim homeowner exemptions on other residences in order to get substantial property tax breaks as seen here.

- From 2002 to 2008 the property was 2 vacant lots.
- Prior owner began construction in 2009.
- Current owner purchased property in 2011 for \$1,275,000.
- Current owner filed 6 successful vacancy appeals from 2011 to 2016.
- In 2008, Full Homestead exemption granted on 100% Vacant Land.
- From 2009 to 2016, Partial Homestead exemption granted, in addition to Vacancy Appeals.
- **In 2018 the Longtime Occupancy Exemption was applied for and approved by April 2019, reducing taxes 87% from \$53,549 to \$6,803.**
- To qualify for the Longtime exemption, the owner must have occupied the property for 10 years prior, i.e. since 2008.
- Current owner also receives a standard Homestead Exemption in Indiana.

Training, Research, Advocacy & Education Network (TRAEN, INC.)

**2955-59 Honore St, Chicago with  
Longtime Occupancy Exemption**

The Longtime Occupancy Exemption was created to help longtime homeowners living at least 10 years in gentrifying neighborhoods with new development who were faced with unpredictable, escalating tax bills due to rapid rehab, demolition sales for land acquisition and redevelopment. Longtime Occupancy qualifications initially capped income at \$75,000, then increased it to \$100,000 and do not allow homeowner exemptions on secondary residences for substantial property tax breaks as seen here.

2018 Longterm Exemption was calculated on the base year in 2002	Land Value	Building Value	Total Assessed Value	Annual Taxes	Homeowner Exemption & Longtime Exemption	Successful Tax Appeals for Vacancy granted by Assessor	Tax Bill	Taxes Refunded
2002	6,855	0	6,855	\$1,232			\$1,232	
2003	13,697	0	13,697	\$2,167			\$2,167	
2004	13,697	0	13,697	\$2,216			\$2,216	
2005	13,697	0	13,697	\$2,238			\$2,238	
2006	52,795	0	52,795	\$7,579			\$7,579	
2007	52,795	0	52,795	\$7,498			\$7,498	
2008	52,795	0	52,795	\$7,573	\$847		\$6,726	
2009	50,590	23,750	74,340	\$11,592	\$0.34	Vacancy Tax Relief	\$11,592	
2010	50,590	23,750	74,340	\$12,097	\$0.34	Vacancy Tax Relief	\$12,096	
2011	50,590	23,750	74,340	\$10,126	\$16	Vacancy Tax Relief	\$10,110	
2012	42,807	8,468	51,275	\$9,201	\$38	Vacancy Tax Relief	\$9,163	
2013	42,807	8,468	51,275	\$9,326	\$48	Vacancy Tax Relief	\$9,278	
2014	42,807	8,468	51,275	\$9,513	\$48	Vacancy Tax Relief	\$9,465	
2015	49,293	125,830	175,123	\$32,091	\$240	Vacancy Tax Relief	\$31,850	
2016	49,293	50,332	99,625	\$19,954	\$100	Vacancy Tax Relief	\$19,854	
2017	49,293	151,182	200,475	\$43,156	\$727	Homeowner Savings in full	\$42,430	
2018	55,779	215,308	271,087	\$53,549	\$46,745	Longtime Savings	\$6,803	\$4,533
2019	55,779	199,002	254,781	\$51,189	\$689	Homeowner Savings in full	\$50,500	
2020	55,779	199,002	254,781	\$51,189				

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Data Source: Cook County Assessor's Office, Cook County Treasurer's Office  
Training, Research, Advocacy & Education Network, Inc. (TRAEN, Inc.)

# Price and tax history

# 25

## Price history

DATE	EVENT	PRICE
6/2/2011	Sold	\$1,275,000

Source: Public Record

2955-59 N Honore Chicago 14-30-222-183 / 184

## Public tax history

YEAR	PROPERTY TAXES	CHANGE	TAX ASSESSMENT	CHANGE
2018	\$6,804	-83.96%	\$271,087	35.22%
2017	\$42,430	113.72%	\$200,475	101.23%
2016	\$19,853	-37.67%	\$99,625	-43.11%
2015	\$31,850	236.47%	\$175,123	241.54%
2014	\$9,466	2.04%	\$51,275	0.00%
2013	\$9,277	1.67%	\$51,275	0.00%
2012	\$9,125	-24.05%	\$51,275	-31.03%
2011	\$12,014	-41.79%	\$74,340	-41.39%
2010	\$20,638	78.02%	\$126,830	70.61%
2009	\$11,593		\$74,340	

**TOTAL PAYMENT DUE**

**\$0.00**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

By 07/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 25 491 73001 2018 (2019) LAKE VIEW 2-09

IF PAYING LATE,  
PLEASE PAY

LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	198.80	0.396	5.84%	22.59	1,174.00
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		17.52
Chicago Park District	165.67	0.330	4.86%	7.53	1,027.98
<b>Miscellaneous Taxes Total</b>	<b>364.47</b>	<b>0.726</b>	<b>10.70%</b>		<b>2,219.50</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	1,783.18	3.552	52.34%		11,360.36
Chicago Community College District	73.80	0.147	2.17%		478.95
<b>School Taxes Total</b>	<b>1,856.98</b>	<b>3.699</b>	<b>54.51%</b>		<b>11,839.31</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	68.27	0.136	2.00%		362.13
Chicago Library Fund	55.72	0.111	1.64%		344.61
City of Chicago	785.66	1.565	23.06%	523.10	4,824.50
<b>Municipality/Township Taxes Total</b>	<b>909.65</b>	<b>1.812</b>	<b>26.70%</b>		<b>5,531.24</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	30.12	0.060	0.88%	1.00	181.06
County of Cook	160.15	0.319	4.71%	54.72	954.98
Cook County Public Safety	61.75	0.123	1.81%		318.32
Cook County Health Facilities	23.59	0.047	0.69%		175.22
<b>Cook County Taxes Total</b>	<b>275.61</b>	<b>0.549</b>	<b>8.09%</b>		<b>1,629.58</b>
<b>(Do not pay these totals)</b>	<b>3,406.71</b>	<b>6.786</b>	<b>100.00%</b>		<b>21,219.63</b>

#1 PIN

**TAX CALCULATOR**

2017 Assessed Value	100,260	2018 Total Tax Before Exemptions	26,779.46
2018 Property Value	1,355,690	Homeowner's Exemption	-23,372.75
2018 Assessment Level	X 10%	Senior Citizen Exemption	.00
2018 Assessed Value	135,569	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	394,628	2018 Total Tax After Exemptions	3,406.71
2018 Local Tax Rate	X 6.786%	First Installment	3,406.71
2018 Total Tax Before Exemptions	26,779.46	Second Installment +	0.00
		Total 2018 Tax (Payable in 2019)	3,406.71

**IMPORTANT MESSAGES**

- Refund Due for Current Tax Year  
Long-Time Homeowner

on 8/6/19 \$8,268

**PROPERTY LOCATION**

2959 N HONORE ST  
CHICAGO IL 60657 4048

**MAILING ADDRESS**

2959 HONORE LLC  
2955 N HONORE ST  
CHICAGO IL 606574048

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

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#1 PIN

**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 07/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 25 491 73001 2018 (2019) LAKE VIEW 2-09

IF PAYING LATE,  
PLEASE PAY

LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	198.21	0.396	5.84%	22.52	1,173.47
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		17.51
Chicago Park District	165.17	0.330	4.86%	7.50	1,027.51
<b>Miscellaneous Taxes Total</b>	<b>363.38</b>	<b>0.726</b>	<b>10.70%</b>		<b>2,218.49</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	1,777.88	3.552	52.34%		11,355.18
Chicago Community College District	73.58	0.147	2.17%		478.73
<b>School Taxes Total</b>	<b>1,851.46</b>	<b>3.699</b>	<b>54.51%</b>		<b>11,833.91</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	68.07	0.136	2.00%		361.96
Chicago Library Fund	55.56	0.111	1.64%		344.45
City of Chicago	783.33	1.565	23.06%	521.55	4,822.30
<b>Municipality/Township Taxes Total</b>	<b>906.96</b>	<b>1.812</b>	<b>26.70%</b>		<b>5,528.71</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	30.03	0.060	0.88%	1.00	180.98
County of Cook	159.68	0.319	4.71%	54.55	954.55
Cook County Public Safety	61.57	0.123	1.81%		318.18
Cook County Health Facilities	23.52	0.047	0.69%		175.14
<b>Cook County Taxes Total</b>	<b>274.80</b>	<b>0.549</b>	<b>8.09%</b>		<b>1,628.85</b>
<i>(Do not pay these totals)</i>	<b>3,396.60</b>	<b>6.786</b>	<b>100.00%</b>		<b>21,209.96</b>

**TAX CALCULATOR**

2017 Assessed Value	100,215	2018 Total Tax Before Exemptions	26,769.34
2018 Property Value	1,355,180	Homeowner's Exemption	-23,372.75
2018 Assessment Level	X 10%	Senior Citizen Exemption	.00
2018 Assessed Value	135,518	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	394,479	2018 Total Tax After Exemptions	3,396.60
2018 Local Tax Rate	X 6.786%	First Installment	3,396.60
2018 Total Tax Before Exemptions	26,769.34	Second Installment +	0.00
		Total 2018 Tax (Payable in 2019)	3,396.60

**IMPORTANT MESSAGES**

- Refund Due for Current Tax Year  
 Long-Time Homeowner → on 8/6/19  
 \$8,268

**PROPERTY LOCATION**

2955 N HONORE ST  
 CHICAGO IL 60657 4048

**MAILING ADDRESS**

2959 HONORE LLC  
 2955 N HONORE ST  
 CHICAGO IL 606574048

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

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#2 PIN

## Tax Details

PROPERTY CLASSIFICATION	209
SQUARE FOOTAGE (LAND)	3,240
NEIGHBORHOOD	200
TAXCODE	73001
NEXT SCHEDULED REASSESSMENT	2021

## New Assessor Website

## Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-1

	2020 Assessor Valuation
TOTAL ESTIMATED MARKET VALUE	\$1,273,650
TOTAL ASSESSED VALUE	\$127,365
LAND ASSESSED VALUE	\$27,864
BUILDING ASSESSED VALUE	\$99,501

## Exemption Status

2019	Homeowner   \$344.50 Senior Citizen   N/A Senior Freeze   N/A
2018	Homeowner   N/A Senior Citizen   N/A Senior Freeze   N/A
2017	Homeowner   \$363.30 Senior Citizen   N/A Senior Freeze   N/A
2016	Homeowner   \$50.01 Senior Citizen   N/A Senior Freeze   N/A
2015	Homeowner   \$120.17 Senior Citizen   N/A Senior Freeze   N/A

MISSING Long-TIME EXEMPTION  
\$23,372

VACANT } should not get exemptions  
VACANT }

2007 to 2016 100% Vacant

**Tax Details**

PROPERTY CLASSIFICATION	209
SQUARE FOOTAGE (LAND)	3,246
NEIGHBORHOOD	200
TAXCODE	73001
NEXT SCHEDULED REASSESSMENT	2021

**New Assessor Website**

**Assessed Valuation**

2020 Assessor Certified values include adjustments, where applicable, for COVID

2020 Assessor Valuation	
TOTAL ESTIMATED MARKET VALUE	\$1,274,160
TOTAL ASSESSED VALUE	\$127,416
LAND ASSESSED VALUE	\$27,915
BUILDING ASSESSED VALUE	\$99,501

**Exemption Status**

2019 Homeowner | \$344.50  
 Senior Citizen | N/A  
 Senior Freeze | N/A

2018 Homeowner | N/A  
 Senior Citizen | N/A  
 Senior Freeze | N/A

*- MISSING Long-TIME EXEMPTION \$23,372*

2017 Homeowner | \$363.30  
 Senior Citizen | N/A  
 Senior Freeze | N/A

2016 Homeowner | \$50.01  
 Senior Citizen | N/A  
 Senior Freeze | N/A

*VACANT*

2015 Homeowner | \$120.17  
 Senior Citizen | N/A  
 Senior Freeze | N/A

*VACANT*

*should not get exemptions*

*2007 to 2016 100% vacant*

14-30-222- 184

25

## Exemption History

Exemption (if applicable) will be applied to the 2nd-installment tax bill.

### Exemption Status

#### 2019 Exemption Status

Homeowner: No Exemption amount: \$0.00

Senior Citizen: No Exemption amount: \$0.00

## Archived Assessor Website

#### 2018 Exemption Status

Homeowner: Yes Exemption amount: \$23,372.74

Senior Citizen: No Exemption amount: \$0.00

### Exemption History

#### 2018

Exemption Status: Long-Time Occupant Exemption was applied to the property this year.

#### 2017

Exemption Status: Homeowner Exemption was applied to the property this year.

#### 2016 VACANT

Exemption Status: Homeowner Exemption was applied to the property this year.

#### 2015 VACANT

Exemption Status: Homeowner Exemption was applied to the property this year.

PIN #  
2

should not get exemptions

14-30-222 183

### Exemption History

25

Exemption (if applicable) will be applied to the 2nd-installment tax bill.

### Exemption Status

## Archived Assessor Website

### 2019 Exemption Status

Homeowner: No Exemption amount: \$0.00  
Senior Citizen: No Exemption amount: \$0.00

### 2018 Exemption Status

Homeowner: Yes Exemption amount: \$23,372.74  
Senior Citizen: No Exemption amount: \$0.00

PIN #1

### Exemption History

#### 2018

Exemption Status: Long-Time Occupant Exemption was applied to the property this year.

#### 2017

Exemption Status: Homeowner Exemption was applied to the property this year.

#### 2016

Exemption Status: Homeowner Exemption was applied to the property this year.

VACANT

#### 2015

Exemption Status: Homeowner Exemption was applied to the property this year.

VACANT

should not get homeowner exemptions

### 2018 Assessment Appeal Information

Tax Year: 2018  
 Appeal Number: 26873  
 Attorney/Tax Representative: ADAM E. BOSSOV  
 Applicant: 2959 HONORE LLC  
 Status: Appeal Review Complete  
 Status Date:  
 Prior Value: 100,215  
 Current Value: 135,518  
 Result: This result is based on consideration of submitted appraisal and also an analysis of comparable properties.

# 25

1) Initial Result:		0
2) Re-Review:	Assessed Value Adjusted	135,518
3) Final Review:	Assessed Value Not Adjusted	135,518

Permanent Index Number	Class	Property Location	Result	2017 Board Final	2018 Proposed	2018 Assessor Final
14-30-222-184-0000	2-09	2955 N HONORE ST	This result is based on consideration of submitted appraisal and also an analysis of comparable properties.	100,215	140,251	135,518

### 2017 Assessment Appeal Information

Tax Year: 2017  
 Appeal Number: 6039098  
 Attorney/Tax Representative: James Prendergast  
 Applicant: 2959 HONORE LLC  
 Status: Appeal Review Complete  
 Status Date:  
 Prior Value: 49,790  
 Current Value: 138,407  
 Result: **Assessed Value Adjusted** The result of a market analysis of your property as well as an analysis of comparable properties.

1) Initial Result:		0
2) Re-Review:		0
3) Final Review:	Assessed Value Adjusted	138,407

Permanent Index Number	Class	Property Location	Result	2016 Board Final	2017 Proposed	2017 Assessor Final
14-30-222-184-0000	2-09	2955 N HONORE ST	The result of a market analysis of your property as well as an analysis of comparable properties.	49,790	150,455	138,407

### 2016 Assessment Appeal Information

Tax Year: 2016 **VACANT**  
 Appeal Number: 35876  
 Attorney/Tax Representative: 2959 HONORE LLC  
 Applicant: ADAM E. BOSSOV  
 Status: Appeal Review Complete  
 Status Date:  
 Prior Value: 87,539  
 Current Value: 49,790  
 Result: **Assessed Value Adjusted** This is the result of the total vacancy of your property.

1) Initial Result:		0
2) Re-Review:	Assessed Value Adjusted	138,408
3) Final Review:	Assessed Value Adjusted	49,790

Permanent Index Number	Class	Property Location	Result	2015 Board Final	2016 Proposed	2016 Assessor Final
14-30-222-184-0000	2-09	2955 N HONORE ST	This is the result of the total vacancy of your property.	87,539	150,455	49,790

### 2015 Assessment Appeal Information

Tax Year: 2015  
 Appeal Number: 20827  
 Attorney/Tax Representative: 2959 HONORE LLC  
 Applicant: ADAM E BOSSOV  
 Status: Appeal Review Complete  
 Status Date:  
 Prior Value: 25,618  
 Current Value: 87,539  
 Result: **Assessed Value Adjusted** This is the result of the partial occupancy of your property.

# VACANT

1) Initial Result:		0
2) Re-Review:	Assessed Value Adjusted	141,678

## 2018 Long-Time Homeowner Exemption – Top 18 by Market Value

	2018 Market Value	PIN / Address	PCL	Location	2018 Taxes w/o LTHOE	Reduction Due to LTHOE	Final 2018 Tax Bill	LTHOE Reduces Taxes By %
1	\$3,107,390	14-32-0000 8 W WEBSTER AVE	209	Chicago	\$60,703	\$2,126	\$58,576	4%
2	\$2,710,870	14-30- 2 N HONORE ST	209	Chicago	\$52,870	\$46,067	\$6,803	87%
3	\$2,690,070	14-33--0000 2 N ORLEANS ST	209	Chicago	\$51,916	\$9,799	\$42,118	19%
4	\$2,355,200	14-29-0000 1 W WRIGHTWOOD AVE	208	Chicago	\$45,845	\$5,238	\$40,607	11%
5	\$2,167,610	11-18--0000 1 JUDSON AVE	209	N / NW	\$57,693	\$10,380	\$47,313	18%
6	\$1,971,200	14-30-0000 2 N MARSHFIELD AVE	208	Chicago	\$38,259	\$11,689	\$26,571	31%
7	\$1,847,430	14-20-0000 1 W MELROSE ST	208	Chicago	\$35,814	\$17,856	\$17,958	50%
8	\$1,824,230	14-20-0000 8 W ALDINE AVE	206	Chicago	\$35,356	\$2,562	\$32,794	7%
9	\$1,740,580	14-29-0000 1 W WRIGHTWOOD AVE	208	Chicago	\$33,161	\$5,285	\$27,875	16%
10	\$1,728,970	14-20--0000 3 N SOUTHPORT AVE	211	Chicago	\$34,431	\$8,053	\$26,378	23%
11	\$1,631,260	14-33-0000 2 N CLEVELAND AVE	206	Chicago	\$31,544	\$3,796	\$27,749	12%
12	\$1,537,060	14-20--0000 3 N SOUTHPORT AVE	212	Chicago	\$29,974	\$9,532	\$20,441	32%
13	\$1,513,310	14-18--0000 4 N WOLCOTT AVE	278	Chicago	\$29,214	\$18,658	\$10,557	64%
14	\$1,488,080	17-21-0000 1 PLYMOUTH CT	208	Chicago	\$28,716	\$1,208	\$27,508	4%
15	\$1,479,590	04-28--0000 1 ELMDALE RD	209	N / NW	\$33,239	\$25,184	\$8,055	76%
16	\$1,478,450	14-19--0000 3 N BELL AVE	278	Chicago	\$28,526	\$10,157	\$18,369	36%
17	\$1,464,000	14-29-0000 1 W WOLFRAM ST	278	Chicago	\$28,240	\$9,716	\$18,524	34%
18	\$1,424,380	14-33-0000 3 W CONCORD PL	206	Chicago	\$27,458	\$14,089	\$13,369	51%
<b>Sum:</b>					<b>\$682,960</b>	<b>\$211,394</b>	<b>\$471,565</b>	<b>31%</b>

Source: Cook County Assessor's Office and Cook County Treasurer's Office  
Training, Research, Advocacy & Education Network (TRAEN, Inc.)

# 30 High-Value Recipients of Long-Time Homeowner Exemption

PIN	Address	PCL	District	Township	2018 Market Value	2018 Taxes	Taxes if HOE used instead of LTHOE	LTHOE Reduces Taxes By \$	LTHOE Reduces Taxes By %
14-30-	2' N HONORE ST	209	Chicago	Lake View	\$2,710,870	\$ 6,803	\$ 52,870	\$ 46,067	87%
14-30-	2 N MARSHFIELD AVE	208	Chicago	Lake View	\$1,971,200	\$ 26,571	\$ 38,259	\$ 11,689	31%
14-20-	1 W MELROSE ST	208	Chicago	Lake View	\$1,847,430	\$ 17,958	\$ 35,814	\$ 17,856	50%
14-20-	3 N SOUTHPORT AVE	212	Chicago	Lake View	\$1,537,060	\$ 20,441	\$ 29,974	\$ 9,532	32%
14-18-	4' N WOLCOTT AVE	278	Chicago	Lake View	\$1,513,310	\$ 10,557	\$ 29,214	\$ 18,658	64%
04-28	1 ELMDALE RD	209	N / NW	Northfield	\$1,479,590	\$ 8,055	\$ 33,239	\$ 25,184	76%
14-19	3 N BELL AVE	278	Chicago	Lake View	\$1,478,450	\$ 18,369	\$ 28,526	\$ 10,157	36%
14-29	1 W WOLFRAM ST	278	Chicago	Lake View	\$1,464,000	\$ 18,524	\$ 28,240	\$ 9,716	34%
14-33	3 W CONCORD PL	206	Chicago	North Chicago	\$1,424,380	\$ 13,369	\$ 27,458	\$ 14,089	51%
17-04	1 N CLYBOURN AVE	212	Chicago	North Chicago	\$1,151,360	\$ 8,230	\$ 22,065	\$ 13,835	63%
13-06-	5 N NEWARK AVE	209	Chicago	Jefferson	\$1,134,060	\$ 14,570	\$ 21,723	\$ 7,153	33%
04-05-	5 PFINGSTEN RD	208	N / NW	Northfield	\$1,112,800	\$ 11,049	\$ 25,331	\$ 14,281	56%
17-06	9 N DAMEN AVE	211	Chicago	West Chicago	\$1,070,060	\$ 7,794	\$ 19,780	\$ 11,986	61%
17-06	1 N WOLCOTT AVE	211	Chicago	West Chicago	\$1,062,960	\$ 10,339	\$ 19,776	\$ 9,437	48%
13-36-	1 N HUMBOLDT BLVD	206	Chicago	West Chicago	\$1,042,460	\$ 10,686	\$ 19,371	\$ 8,685	45%
17-05-	8 W WEED ST	211	Chicago	North Chicago	\$1,009,620	\$ 11,378	\$ 18,722	\$ 7,344	39%
04-03-	1 BEECHNUT RD	208	N / NW	Northfield	\$1,008,660	\$ 12,467	\$ 21,291	\$ 8,824	41%
14-07-	1 W CARMEN AVE	278	Chicago	Lake	\$979,500	\$ 4,341	\$ 18,670	\$ 14,329	77%
17-34	3 S MICHIGAN AVE	211	Chicago	South Chicago	\$977,920	\$ 2,983	\$ 18,639	\$ 15,656	84%
14-30	3 N CLYBOURN AVE	211	Chicago	Lake View	\$972,630	\$ 9,533	\$ 17,991	\$ 8,458	47%
17-05-	1 W WALTON ST	211	Chicago	West Chicago	\$966,740	\$ 7,433	\$ 17,875	\$ 10,442	58%
14-19-	3 N BELL AVE	204	Chicago	Lake View	\$955,020	\$ 10,135	\$ 17,643	\$ 7,509	43%
14-18-	4 N LINCOLN AVE	212	Chicago	Lake View	\$894,920	\$ 8,381	\$ 17,155	\$ 8,774	51%
17-06-	1 W POTOMAC AVE	211	Chicago	West Chicago	\$886,100	\$ 8,283	\$ 16,282	\$ 7,999	49%
17-05-	9 N NOBLE ST	211	Chicago	West Chicago	\$856,000	\$ 9,843	\$ 16,230	\$ 6,387	39%
14-31-	2 W CORTLAND ST	205	Chicago	West Chicago	\$838,510	\$ 9,294	\$ 15,342	\$ 6,048	39%
17-28-	2 S WALLACE ST	211	Chicago	South Chicago	\$832,640	\$ 4,800	\$ 15,090	\$ 10,290	68%
17-07-	2 W WASHINGTON BLVD	206	Chicago	West Chicago	\$826,050	\$ 4,317	\$ 15,145	\$ 10,828	71%
17-18-	2 W ADAMS ST	206	Chicago	West Chicago	\$820,100	\$ 7,034	\$ 15,571	\$ 8,538	55%
14-19-	2 W SCHOOL ST	205	Chicago	Lake View	\$812,800	\$ 8,638	\$ 14,834	\$ 6,196	42%
						<b>\$ 322,174</b>	<b>\$ 688,119</b>	<b>\$ 365,945</b>	<b>52%</b>

25

## 2018 Senior Freeze Exemption – Top 18 by Market Value

# 25

		2018 Market Value	PIN / Address	PCL	Building Sq. Ft.	2018 Taxes w/o Sr. Freeze	Reduction Due to Sr. Freeze	Final 2018 Tax Bill	Sr. Freeze Reduces Taxes By %
1		\$5,346,250	05-17-203-016 1055 Sheridan Rd Winnetka	209	6,110	\$126,751	\$23,564	\$103,187	19%
2		\$4,667,190	17-04-210-012 1507 N Dearborn St Chicago	211	7,671	\$90,971	\$35,714	\$55,257	39%
3		\$3,163,980	05-08-101-048 533 Longwood Ave Glencoe	206	2,876	\$78,859	\$25,075	\$53,785	32%
4		\$2,413,280	17-04-111-023 1544 N Sedgwick St Chicago	212	8,414	\$46,449	\$21,755	\$24,694	47%
5		\$2,278,140	14-33-105-005 2339 N Cleveland Ave Chicago	206	4,028	\$43,779	\$20,926	\$22,853	48%
6		\$2,213,690	17-10-104-032 716 N Rush St Chicago	212	5,400	\$42,506	\$26,574	\$15,933	63%
7		\$2,129,540	05-17-203-027 845 Glen Oak Dr Winnetka	209	5,262	\$49,596	\$24,306	\$25,289	49%
8		\$1,960,180	14-20-211-025 3800 N Sheffield Ave Chicago	212	10,818	\$37,499	\$23,817	\$13,682	64%
9		\$1,953,040	14-30-400-002 2506 N Clybourn Ave Chicago	212	5,310	\$37,358	\$30,479	\$6,879	82%
10		\$1,793,010	14-33-108-008 2239 N Burling St Chicago	206	3,248	\$34,197	\$29,911	\$4,285	87%
11		\$1,789,280	17-03-201-050 54 E Cedar St Chicago	211	4,326	\$34,123	\$25,240	\$8,883	74%
12		\$1,780,780	14-32-215-018 2123 N Seminary Ave Chicago	211	4,658	\$33,955	\$23,815	\$10,140	70%
13		\$1,749,250	14-17-102-012 4719 N Dover St Chicago	211	6,275	\$33,332	\$31,655	\$1,677	95%
14		\$1,719,490	14-07-202-009 1729 W Bryn Mawr Ave Chicago	211	8,901	\$32,744	\$30,055	\$2,689	92%
15		\$1,690,450	05-28-402-008 514 Kenilworth Ave Kenilworth	206	3,390	\$41,965	\$27,684	\$14,281	66%
16		\$1,663,030	14-05-108-011 1523 W Rosemont Ave Chicago	211	9,288	\$31,629	\$28,343	\$3,286	90%
17		\$1,653,480	17-03-226-065-1173 180 E Pearson #5803 Chicago	299	3,320	\$31,440	\$28,976	\$2,464	92%
18		\$1,625,270	10-20-114-063 8524 Georgiana Ave Morton Grove	211	10,203	\$49,333	\$24,552	\$24,781	50%
<b>Sum:</b>						<b>\$876,486</b>	<b>\$482,441</b>	<b>\$394,045</b>	<b>55%</b>

Source: Cook County Assessor's Office and Cook County Treasurer's Office  
Study by Training, Research, Advocacy, and Education Network (TRAEN, Inc.)

**TOTAL PAYMENT DUE**

**\$0.00**

By 10/01/2020

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 17-05 581 77001 2018 (2019) WEST CHICAGO 2-11

**IF PAYING LATE PLEASE PAY**

**25**

**LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	433.77	0.396	5.84%	49.29	409.43
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		6.11
Chicago Park District	361.47	0.330	4.86%	16.43	358.50
<b>Miscellaneous Taxes Total</b>	<b>795.24</b>	<b>0.726</b>	<b>10.70%</b>		<b>774.04</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	3,890.75	3.552	52.34%		3,961.89
Chicago Community College District	161.02	0.147	2.17%		167.03
<b>School Taxes Total</b>	<b>4,051.77</b>	<b>3.699</b>	<b>54.51%</b>		<b>4,128.92</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	148.97	0.136	2.00%		126.29
Chicago Library Fund	121.59	0.111	1.64%		120.18
City of Chicago	1,714.25	1.565	23.06%	1,141.37	1,682.53
<b>Municipality/Township Taxes Total</b>	<b>1,984.81</b>	<b>1.812</b>	<b>26.70%</b>		<b>1,929.00</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	65.72	0.060	0.88%	2.19	63.15
County of Cook	349.43	0.319	4.71%	119.39	333.05
Cook County Public Safety	134.73	0.123	1.81%		111.01
Cook County Health Facilities	51.48	0.047	0.69%		61.11
<b>Cook County Taxes Total</b>	<b>601.36</b>	<b>0.549</b>	<b>8.09%</b>		<b>568.32</b>
<b>(Do not pay these totals)</b>	<b>7,433.18</b>	<b>6.786</b>	<b>100.00%</b>		<b>7,400.28</b>

**TAX CALCULATOR**

2017 Assessed Value	55,357	2018 Total Tax Before Exemptions	19,096.35
2018 Property Value	966,740	Homeowner's Exemption	-11,120.29
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	96,674	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	281,408	2018 Total Tax After Exemptions	7,433.18
2018 Local Tax Rate	X 6.786%	First Installment	4,070.15
2018 Total Tax Before Exemptions	19,096.35	Second Installment +	3,363.03
		Total 2018 Tax (Payable in 2019)	7,433.18

**IMPORTANT MESSAGES**

Long-Time Homeowner **ERROR**

2 units  
1 owner occupied

Exemption applied to both

**PROPERTY LOCATION**

**MAILING ADDRESS**

CHICAGO IL 60642 5530

CHICAGO IL 606425530

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

**TOTAL PAYMENT DUE**

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 10/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 17-08-117 589 77001 2018 (2019) WEST CHICAGO 2-11

IF PAYING PLEASE

**25**

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing District	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	718.82	0.396	5.84%	81.68	679.34
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		10.14
Chicago Park District	599.02	0.330	4.86%	27.22	594.85
<b>Miscellaneous Taxes Total</b>	<b>1,317.84</b>	<b>0.726</b>	<b>10.70%</b>		<b>1,284.33</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	6,447.59	3.552	52.34%		6,573.75
Chicago Community College District	266.83	0.147	2.17%		277.15
<b>School Taxes Total</b>	<b>6,714.42</b>	<b>3.699</b>	<b>54.51%</b>		<b>6,850.90</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	246.87	0.136	2.00%		209.55
Chicago Library Fund	201.49	0.111	1.64%		199.41
City of Chicago	2,840.79	1.565	23.06%	1,891.43	2,791.73
<b>Municipality/Township Taxes Total</b>	<b>3,289.15</b>	<b>1.812</b>	<b>26.70%</b>		<b>3,200.69</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	108.91	0.060	0.88%	3.63	104.77
County of Cook	579.05	0.319	4.71%	197.85	552.61
Cook County Public Safety	223.27	0.123	1.81%		184.20
Cook County Health Facilities	85.31	0.047	0.69%		101.39
<b>Cook County Taxes Total</b>	<b>996.54</b>	<b>0.549</b>	<b>8.09%</b>		<b>942.97</b>
<b>(Do not pay these totals)</b>	<b>12,317.95</b>	<b>6.786</b>	<b>100.00%</b>		<b>12,278.89</b>

**TAX CALCULATOR**

2017 Assessed Value	82,424	2018 Total Tax Before Exemptions	16,682.91
2018 Property Value	844,560	Homeowner's Exemption	-3,686.36
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	84,456	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109	Disabled Persons Exemption	
2018 Equalized Assessed Value (EAV)	245,843		-135.72
2018 Local Tax Rate	X 6.786%	2018 Total Tax After Exemptions	12,317.95
2018 Total Tax Before Exemptions	16,682.91	First Installment	6,753.39
		Second Installment +	5,564.56
		Total 2018 Tax (Payable in 2019)	12,317.95

**IMPORTANT MESSAGES**

Long-Time Homeowner **Correct**  
 → 6 units  
 1 owner occupied

**PROPERTY LOCATION**

OHIO ST  
 CHICAGO IL 60642 6456

**MAILING ADDRESS**

W OHIO  
 CHICAGO IL 606426456

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

**TOTAL PAYMENT DUE**

**\$0.00**

By 10/01/2020

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 14-07-7 100 475 73001 2018 (2019) LAKE VIEW 2-11

**IF PAYING LAT  
PLEASE PAY**

**25**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	156.92	0.396	5.84%	17.83	159.29
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		2.38
Chicago Park District	130.76	0.330	4.86%	5.94	139.48
<b>Miscellaneous Taxes Total</b>	<b>287.68</b>	<b>0.726</b>	<b>10.70%</b>		<b>301.15</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	1,407.48	3.552	52.34%		1,541.41
Chicago Community College District	58.25	0.147	2.17%		64.99
<b>School Taxes Total</b>	<b>1,465.73</b>	<b>3.699</b>	<b>54.51%</b>		<b>1,606.40</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	53.89	0.136	2.00%		49.14
Chicago Library Fund	43.98	0.111	1.64%		46.76
City of Chicago	620.13	1.565	23.06%	412.89	654.61
<b>Municipality/Township Taxes Total</b>	<b>718.00</b>	<b>1.812</b>	<b>26.70%</b>		<b>750.51</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	23.78	0.060	0.88%	0.79	24.57
County of Cook	126.40	0.319	4.71%	43.19	129.55
Cook County Public Safety	48.74	0.123	1.81%		43.19
Cook County Health Facilities	18.62	0.047	0.69%		23.78
<b>Cook County Taxes Total</b>	<b>217.54</b>	<b>0.549</b>	<b>8.09%</b>		<b>221.09</b>
<b>(Do not pay these totals)</b>	<b>2,688.95</b>	<b>6.786</b>	<b>100.00%</b>		<b>2,879.15</b>

**TAX CALCULATOR**

2017 Assessed Value	96,859	2018 Total Tax Before Exemptions	33,965.69
2018 Property Value	1,719,490	Homeowner's Exemption	-678.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	171,949	Senior Freeze Exemption	-30,055.26
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	500,526	2018 Total Tax After Exemptions	2,688.95
2018 Local Tax Rate	X 6.786%	First Installment	1,583.53
2018 Total Tax Before Exemptions	33,965.69	Second Installment +	1,105.42
		Total 2018 Tax (Payable in 2019)	2,688.95

**IMPORTANT MESSAGES**

**ERROR**

→ 6 units  
1 owner occupied

SR Freeze applied to all 6 units

**PROPERTY LOCATION**

BRYN MAWR AVE  
CHICAGO IL 60660 3901

**MAILING ADDRESS**

CHICAGO IL 606901600

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

**TOTAL PAYMENT DUE**

**\$0.00**

By 10/01/2020

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 14-32-2 00 492 74026 2018 (2019) NORTH CHICAGO 2-11

IF PAY PLEA

**25**

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing District	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	493.84	0.396	4.87%	53.73	558.68
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		8.34
Chicago Park District	411.54	0.330	4.06%	17.91	489.20
<b>Miscellaneous Taxes Total</b>	<b>905.38</b>	<b>0.726</b>	<b>8.93%</b>		<b>1,056.22</b>
<b>SCHOOL TAXES</b>					
Board of Education - TIF RPM1	1,065.68	0.000	10.51%		0.00
Board of Education Chicago	4,241.75	3.552	41.83%		5,406.19
Chicago Community College District	183.32	0.147	1.81%		227.92
<b>School Taxes Total</b>	<b>5,490.75</b>	<b>3.699</b>	<b>54.15%</b>		<b>5,634.11</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
TIF Transit City of Chicago-Rpm1	776.31	0.000	7.66%		758.90
Chicago School Bldg & Imp Fund	169.60	0.136	1.67%		172.33
Chicago Library Fund	138.43	0.111	1.37%		164.00
City of Chicago	1,951.67	1.565	19.25%	1,244.32	2,295.89
<b>Municipality/Township Taxes Total</b>	<b>3,036.01</b>	<b>1.812</b>	<b>29.95%</b>		<b>3,391.12</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	74.82	0.060	0.74%	2.38	86.16
County of Cook	420.73	0.319	4.15%	130.16	454.45
Cook County Public Safety	153.40	0.123	1.51%		151.49
Cook County Health Facilities	58.62	0.047	0.57%		83.38
<b>Cook County Taxes Total</b>	<b>707.57</b>	<b>0.549</b>	<b>6.97%</b>		<b>775.48</b>
<b>(Do not pay these totals)</b>	<b>10,139.71</b>	<b>6.786</b>	<b>100.00%</b>		<b>10,856.93</b>

\*\*\*Visit [cookcountyclerk.com](http://cookcountyclerk.com) for information about Transit TIFs.

**TAX CALCULATOR**

2017 Assessed Value	131,298	2018 Total Tax Before Exemptions	35,176.38
2018 Property Value	1,780,780	Homeowner's Exemption	-678.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	178,078	Senior Freeze Exemption	-23,815.20
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	518,367	2018 Total Tax After Exemptions	10,139.71
2018 Local Tax Rate	X 6.786%	First Installment	5,971.31
2018 Total Tax Before Exemptions	35,176.38	Second Installment +	4,168.40
		Total 2018 Tax (Payable in 2019)	10,139.71

**IMPORTANT MESSAGES**

**ERROR**

→ 5 units  
1 owner occupied

\$23,815 SR Freeze applied to all 5 units

**PROPERTY LOCATION**

SEMINARY AVE  
CHICAGO IL 60614 4113

**MAILING ADDRESS**

SEMINARY AV  
CHICAGO IL 606144113

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

N Clybourn Ave

Market Value: \$2 Million

5,310 SF



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**Senior Assessment Freeze Exemption - Qualification is capped \$55-\$65,000 Annual Income**

2013		2014		2015		2016	
Claimed Annual Income \$55,000	13%	Claimed Annual Income \$55,000	13%	Claimed Annual Income \$55,000	13%	Claimed Annual Income \$55,000	14%
Property Tax Bill \$7,336		Property Tax Bill \$7,225		Property Tax Bill \$7,373		Property Tax Bill \$7,672	

2017		2018		2019		2020	
Claimed Annual Income \$65,000	11%	Claimed Annual Income \$65,000	11%	Claimed Annual Income \$65,000	11%	63% of Building is for Commercial* Purposes & Receives Senior Freeze	
Property Tax Bill \$7,366		Property Tax Bill \$6,879		Property Tax Bill \$3,984		7 Years Sr Freeze Savings	\$69,591

\* Restaurant and Office Space

Training, Research, Advocacy & Education Network (TRAEN, INC.)

**TOTAL PAYMENT DUE**

**\$0.00**

By 06/01/2020

**2018 Second Installment Property Tax Bill - Cook County Electronic Bill**

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 491 73001 2018 (2019) LAKE VIEW 2-12

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**IF PAYING LATE,  
PLEASE PAY**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	401.43	0.396	5.84%	45.61	407.51
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		6.08
Chicago Park District	334.52	0.330	4.86%	15.20	356.83
<b>Miscellaneous Taxes Total</b>	<b>735.95</b>	<b>0.726</b>	<b>10.70%</b>		<b>770.42</b>
<b>SCHOOL TAXES</b>					
Board of Education Chicago	3,600.70	3.552	52.34%		3,943.33
Chicago Community College District	149.02	0.147	2.17%		166.25
<b>School Taxes Total</b>	<b>3,749.72</b>	<b>3.699</b>	<b>54.51%</b>		<b>4,109.58</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Chicago School Bldg & Imp Fund	137.86	0.136	2.00%		125.70
Chicago Library Fund	112.52	0.111	1.64%		119.62
City of Chicago	1,586.46	1.565	23.06%	1,056.28	1,674.65
<b>Municipality/Township Taxes Total</b>	<b>1,836.84</b>	<b>1.812</b>	<b>26.70%</b>		<b>1,919.97</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	60.82	0.060	0.88%	2.02	62.85
County of Cook	323.38	0.319	4.71%	110.49	331.49
Cook County Public Safety	124.69	0.123	1.81%		110.49
Cook County Health Facilities	47.64	0.047	0.69%		60.82
<b>Cook County Taxes Total</b>	<b>556.53</b>	<b>0.549</b>	<b>8.09%</b>		<b>565.65</b>
<b>(Do not pay these totals)</b>	<b>6,879.04</b>	<b>6.786</b>	<b>100.00%</b>		<b>7,365.62</b>

**TAX CALCULATOR**

2017 Assessed Value	55,477	2018 Total Tax Before Exemptions	38,579.09
2018 Property Value	1,953,040	Homeowner's Exemption	-678.60
2018 Assessment Level	X 10%	Senior Citizen Exemption	-542.88
2018 Assessed Value	195,304	Senior Freeze Exemption	-30,478.57
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	568,510	2018 Total Tax After Exemptions	6,879.04
2018 Local Tax Rate	X 6.786%	First Installment	4,051.09
2018 Total Tax Before Exemptions	38,579.09	Second Installment +	2,827.95
		Total 2018 Tax (Payable in 2019)	6,879.04

**IMPORTANT MESSAGES**

**PROPERTY LOCATION**

2506 N CLYBOURN AVE  
CHICAGO IL 60614 1906

**MAILING ADDRESS**

JOHN S KUREK  
2508 N CLYBOURN AV  
CHICAGO IL 606141906

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*

## W Walton St - 2 units

4,536 SF

Market Value: \$970,000



Homeowner Exemption:	\$679
Longtime Exemption:	\$10,441
Senior Exemption:	\$543
Total Exemptions:	\$11,663

Original Taxes:	\$19,096
-Tax Breaks:	- \$11,663
Total Tax Bill:	\$7,433

- 2 unit building
- 1 unit owner-occupied
- Longtime Exemption should be \$5,221

## W Ohio St. - 6 units

6,340 SF

Market Value: \$840,000



Homeowner Exemption:	\$679
Longtime Exemption:	\$3,008
Senior Exemption:	\$543
Disabled Persons Ex:	\$136
Total Exemptions:	\$4,336

Original Taxes:	\$16,683
-Tax Breaks:	- \$4,336
Total Tax Bill:	\$12,317

- 1 unit owner-occupied
- Longtime Exemption correctly applied to owner's unit only

## W Bryn Mawr Ave - 6 units

8,901 SF

Market Value: \$1.7 Million



Homeowner Exemption:	\$679
Senior Exemption:	\$543
Senior Freeze:	\$30,055
Total Exemptions:	\$31,277

Original Taxes:	\$33,966
-Tax Breaks:	-\$31,277
Total Tax Bill:	\$2,689

- 6 unit building
- 1 unit owner-occupied
- Senior Freeze should be \$5,009

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## Property Search Details

[View Property Record Card](#)

### Property Index

**Number:**  
**Address :** SEMINARY AVE  
**City :** CHICAGO  
**Township :** North Chicago  
**Neighborhood :** 12  
**Taxcode :** 74026



### Assessed Valuation

	2019 Board Certified Assessment	2018 Board of Review Certified
Land Assessed Value	34,100	34,100
Building Assessed Value	143,978	143,978
Total Assessed Value	178,078	178,078
Estimated Market Value	1,780,780	1,780,780

### Property Characteristics

**Class:** 2-11  
**Description :** Two to six apartments, over 62 years  
**Residence Type** Two Story  
**Use** Multi Family  
**Apartments** 5  
**Exterior Construction** Masonry  
**Full Baths** 5  
**Half Baths** 0  
**Basement<sup>1</sup>** Full and Apartment  
**Attic** None  
**Central Air** No  
**Number of Fireplaces** 0  
**Garage Size/Type<sup>2</sup>** 1.5 car detached  
**Building Square Footage:** 4,658  
**Land Square Footage** 3,100  
**Assessment Pass** Board Certified  
**Age:** 130  
**Land Square Footage:** 3,100

<sup>1</sup> Excluded from Building Square footage, except apartment

<sup>2</sup> Excluded from Building Square footage

[Return to Search Results](#) - [New Search](#)

## Exemption History

Your Exemption application for the PIN: 01/22/2019.  
Please allow 4 to 6 weeks for complete processing.  
Exemption (if applicable) will be applied to the 2nd-installment tax bill.

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### Exemption Status

#### 2019 Exemption Status

**Homeowner:** Yes **Exemption amount:** \$689.00

**Senior Citizen:** Yes **Exemption amount:** \$551.20

**Senior Freeze:** Received \$24,242.74

#### 2018 Exemption Status

**Homeowner:** Yes **Exemption amount:** \$678.60

**Senior Citizen:** Yes **Exemption amount:** \$542.88

**Senior Freeze:** Received \$23,815.19

### Exemption History

#### 2018

**Exemption Status:** Homeowner Exemption was applied to the property this year.  
Senior Citizen Exemption was applied to the property this year.  
Senior Freeze Exemption was applied to the property this year.

#### 2017

**Exemption Status:** Homeowner Exemption was applied to the property this year.  
Senior Citizen Exemption was applied to the property this year.  
Senior Freeze Exemption was applied to the property this year.

#### 2016

**Exemption Status:** Homeowner Exemption was applied to the property this year.  
Senior Citizen Exemption was applied to the property this year.  
Senior Freeze Exemption was applied to the property this year.

#### 2015

**Exemption Status:** Homeowner Exemption was applied to the property this year.  
Senior Citizen Exemption was applied to the property this year.  
Senior Freeze Exemption was applied to the property this year.

## PROPERTY TAX SCORECARD

This Scorecard evaluates multiple criteria in three primary subject areas: (1) Transparency; (2) Consistency; and (3) Procedural Fairness. Each of the primary subject areas comprises three categories which, in turn, contain three sub-categories, and within each sub-category are three questions, making a total of twenty-seven items for grading. A detailed explanation of each sub-category follows the jurisdictional scoring table below. Each question was scored with a 0, 1, or a 2, with 0 representing “good”, 1 representing “average” and 2 representing “poor”. The individual question scores have then been totaled and a letter grade derived from this score for each of the categories (*i.e.*, transparency, consistency and procedural fairness). The overall score for the jurisdiction has been converted to an alphabetical grade—

arrived at by consideration of the various category scores—adopting the same method used with the previous scorecard.

Below is a table showing the grades for each jurisdiction overall and in the three primary subject areas. Following that is a detailed explanation of the specific areas being examined, with descriptions of the criteria used in scoring. After that, a detailed chart is provided with the specific basis for each jurisdiction’s grade. The detailed chart starts with the U.S. states and proceeds alphabetically through Australia (states), Canada (provinces), Hong Kong, Ireland, New Zealand, Singapore, South Africa, Spain, The Netherlands and the United Kingdom (countries).

This Scorecard is available on the website of both COST ([www.cost.org](http://www.cost.org)) and IPTI ([www.ipti.org](http://www.ipti.org)).

### Jurisdictional Scoring Table

United States	Transparency	Consistency	Procedural Fairness	Overall Grade
Alabama	C	B	C	C+
Alaska	C	D	D	D+
Arizona	B	C	C	C+
Arkansas	C	C	C	C
California	C	B	D	C
Colorado	B	B	D	C+
Connecticut	D	C	C	C-
Delaware	F	D	C	D
District of Columbia	C	C	C	C
Florida	A	C	B	B
Georgia	A	B	B	B+
Hawaii	D	F	D	D-
Idaho	B	B	D	C+
Illinois	D	C	D	D+
Indiana	C	A	C	B-
Iowa	C	C	D	C-
Kansas	A	B	B	B+
Kentucky	D	B	C	C
Louisiana	C	C	F	D+
Maine	C	B	C	C+
Maryland	A	B	D	B-
Massachusetts	F	C	F	D-
Michigan	B	C	D	C
Minnesota	C	C	C	C
Mississippi	D	F	F	F
Missouri	D	B	B	C+
Montana	A	D	C	C+
Nebraska	B	B	D	C+
Nevada	C	B	D	C
New Hampshire	C	C	C	C
New Jersey	C	C	D	C-
New Mexico	B	D	B	C+
New York	C	F	F	D-