

Office Location

18 North County Street – 7th Floor
Waukegan, IL 60085-4335

Visit our website at: assessor.lakecountyil.gov

Homestead Exemption Recapture – Effective June 1, 2014 The Chief County Assessment Office has new authority to recapture taxable value in instances where property owners have received homestead benefits inappropriately. In 2014, the office will be having an amnesty period in order to gain maximum compliance, prior to adding taxable value to property tax values in 2015. If you have homestead benefits that you are not eligible for, please contact the Chief County Assessment Office or your township assessor’s office.

FORWARDING SERVICE REQUESTED

Property Index Number

Property Address

Taxpayer of Record

	2013 Final Assessed Valuation after Board of Review Appeals	2013 State Equalized Assessed Valuation	2014 Township Assessor Valuation	2014 Equalized Assessed Valuation	Percent Change from 2013 Final Assessed Valuation	Reason for 2014 valuation change
Land						
Building						
Total						

Full Fair Cash Value (35 ILCS 200/1-55) _____

Assessment Valuation Date: January 1, 2014

2014 Assessed Values are based upon sales transactions from 2011-2013 (35 ILCS 200/1-55)

Township Equalized Assessed Values will be published in the following newspaper:
Newspaper Name _____ Price Per Copy _____

Publication Date _____

Check the accuracy of your assessed valuation
This assessment indicates an estimate of fair cash value of \$ _____. Per state statute property is to be assessed at one-third of its fair cash value (33.33%), based upon sales transactions from 2011-2013. The assessed valuation is not intended to be reflective of current market value at the time you receive this assessment notice. **Before filing an assessment appeal, an attempt should be made to review the details of your property with your township assessor’s office.** The equalization factor for Township is _____ which was already applied to the value shown above. Your assessed valuation is also subject to state equalization.

Detailed Property Information on County Website
A detailed description and assessed valuations of all parcels in your township is available at assessor.lakecountyil.gov. Property characteristic information shown on the county website is from the township assessor's property records. Any errors, omissions, or discrepancies should be discussed with the appropriate township office.

Selected Township Assessor Property Characteristics	Above Ground Living Area	Basement Size
	Year Built	Story Height
	Garage Size	Central Air

The data displayed above is from your township assessor’s records. Please refer questions on the data displayed here to your appropriate assessor’s office.

Homestead Exemptions on the previous bill

Questions / concerns on your assessed valuation? Contact your local township assessor’s office.
Office Hours: _____
Website: _____
Phone: _____

When can I file an assessment appeal?
Taxpayers may file an appeal of their assessed valuation with the Lake County Board of Review no later than 30 consecutive days from the actual publication date for your township. All appeals must be on the prescribed forms. **The final filing date for this township is _____.** Late filings cannot be accepted.

For appeal forms, instructions, and the Rules and Procedures of the Board of Review, Visit boardofreview.lakecountyil.gov or call (847) 377-2100 for more information.

For information on e-filing, see the back of this notice.

How can a taxpayer file an assessment appeal?
1. By using our on-line filing system, or
2. By filing an assessment appeal using paper forms.

How can a taxpayer participate in a Board of Review case?
1. Attend a hearing in-person.
2. Attend via telephone.
3. Just submit case materials and ask the Board to decide the case based on the evidence.

Office Location:
18 N County St – 7th Floor, Waukegan 60085

Tax Assessment Help Centers:
The Help Centers provide one-on-one taxpayer assistance in evaluating property assessments.

Help Centers on weekdays will be from 5 p.m. – 8 p.m., and Saturday sessions will be from 9:00 a.m.-12:00 p.m.
College of Lake County Southlake Educational Center, 1120 S. Milwaukee Ave. Vernon Hills
To be announced – check our website for details
University Center of Lake County, 1200 University Center Dr., Grayslake
August 6th, 9th, 13th, 16th, 20th, 23rd, 27th,
September 3rd, 6th, 10th, 13th, 17th.
Taxpayer advocates are available daily (8:30 a.m. – 5 p.m.) at the Chief County Assessment Office.

New State Law Effective June 1, 2014 - Homestead Exemption Amnesty in 2014

In counties with fewer than 3,000,000 inhabitants, if a chief county assessment officer discovers at any time before judgment that a property has been granted a homestead exemption under Article 15 of this Code to which it was not entitled, the chief county assessment officer may consider the erroneously exempt portion of the property as omitted property under this Section for that taxable year only. (Source: P.A. 98-615, eff. 6-1-14.) For 2014, the Chief County Assessment Office is providing an amnesty period for taxpayers, so that property owners can ensure that they are in compliance with the above state law. If you have homestead benefits on a property inappropriately, contact the Chief County Assessment Office or your township assessor's office.

What is the "2014 Equalized Assessed Valuation"?

The Illinois Property Tax Code requires that the Chief County Assessment Office and/or the Board of Review apply an equalization factor to all property (except for farmland and farm buildings) to make assessment levels uniform among Lake County's 18 townships. This factor can increase the valuation, decrease the valuation, or leave it unchanged. The "2014 Equalized Assessed Valuation" is your property's valuation after equalization is applied. For a description of how these factors are developed, visit assessor.lakecountyil.gov. It is important to remember that this value may be modified at billing for Department of Revenue Equalization.

Recommended steps to review your assessment valuation:

1. Review your assessment notice and county website information related to your parcel.
2. **Contact your local township assessor's office with your questions / concerns.**
3. Research and collect evidence to support your appeal (Refer to Board of Review rules for appropriate items).
4. Participate in a Lake County Board of Review hearing (if necessary).
5. After receiving your Notice of Finding from the Board of Review, determine if you need to appeal to the Illinois Property Tax Appeal Board.

How is a property tax bill calculated?

The property tax bill is calculated as follows:

$$\text{Final Equalized Assessed Value} - \text{Exemptions} = \text{Taxable Assessment Value}$$

$$\text{Taxable Assessment Value} \times \text{Last Available Tax Rate} = \text{Estimated Total Tax Bill}$$

Note: In times of decreasing assessed valuations, district tax rates are likely to rise from previous years.

E – Filing Option

You are now able to file your assessment appeal on-line, along with uploading your case evidence to the Board of Review. If you choose this mode of filing and successfully submit an assessment appeal, you will not be required to send the Board of Review the appeal form and evidence. Evidence will be made available on the Board of Review website the day following the successful completion of your electronic submission. To file an assessment appeal on-line, an evidence file is required (except in instances of an appraisal to be filed later).

Please be sure to print off a copy of the appeal form submission, along with any evidence submission in your e-filing. An appeal must be complete and submitted to be recognized by the Board of Review.

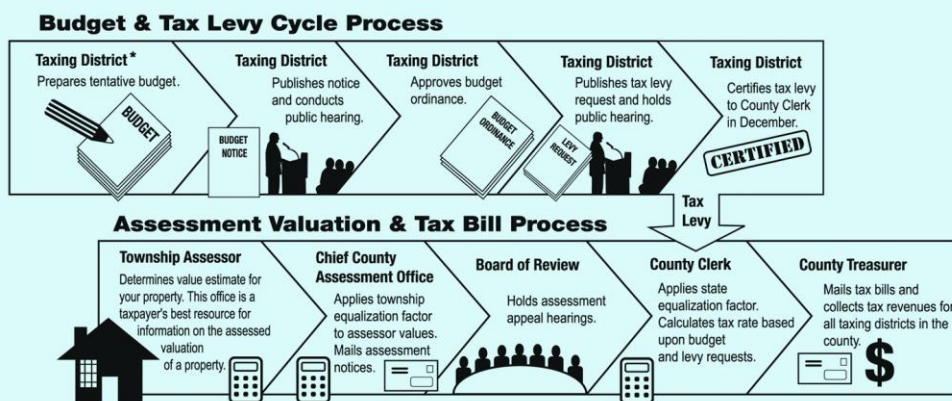
Please Note: The on-line appeal application depends upon the successful operation of many electronic systems, each beyond the control of the Board of Review. Lake County cannot guarantee the availability of the on-line application, and the Board highly recommends appellants not wait until a filing deadline to submit their appeals on-line. Filing deadlines are fixed and not extended if, for some reason, the on-line application is unavailable. If you have questions on the e-filing process, please call the Board of Review office at 847-377-2100.

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the owner-occupied homestead exemptions listed below. For eligibility requirements, contact your local township assessor's office, the Chief County Assessment Office, or assessor.lakecountyil.gov/property-tax-relief.

- **General Homestead Exemption**
- **Home Improvement Exemption**
- **Disabled Persons' Exemption**
- **Senior Citizens' Exemption**
- **Senior Citizens' Assessment Freeze Exemption**
- **Returning Veterans' Exemption**
- **Disabled Veterans' Exemption**

Understanding the Property Tax Process



* There are more than 200 independent taxing districts (government entities) in Lake County, including schools, municipalities, Lake County government, libraries and many others

Taxing district budget and levy hearings occur throughout each year. The Chief County Assessment Office and local township assessors do not participate in the financial decisions of the taxing districts.