

# Zion School District #6 21.206%

## Tax Rate Comparison

April, 2015

TAXES are the result of a simple multiplication: **Assessment X Rate = Taxes**

Shown below are the property taxes for a 150,000 owner-occupied home in Lake County

	Location	2014 Tax Rate *	2014 Taxes on a 150,000 Home	% Difference from Zion
1	<b>Zion (School Dist 6)</b>	<b>21.206%</b>	<b>\$9,331</b>	0%
2	Waukegan	16.931%	\$7,450	-20%
3	North Chicago	16.202%	\$7,129	-24%
4	Grayslake	16.147%	\$7,105	-24%
5	Beach Park	14.775%	\$6,501	-30%
6	Lindenhurst	14.339%	\$6,309	-32%
7	Winthrop Harbor	14.106%	\$6,207	-33%
8	Round Lake	13.693%	\$6,025	-35%
9	Lake Villa	12.847%	\$5,653	-39%
10	Mundelein	12.228%	\$5,380	-42%
11	Wauconda	12.216%	\$5,375	-42%
12	Antioch	12.153%	\$5,347	-43%
13	Fox Lake	11.419%	\$5,024	-46%
14	Vernon Hills	9.573%	\$4,212	-55%
15	Gurnee	10.132%	\$4,458	-52%
16	Deerfield	9.198%	\$4,047	-57%
17	<b>Kenosha WI</b>	<b>8.869%</b>	<b>\$4,435 *</b>	<b>-52%</b>
18	Highland Park	8.323%	\$3,662	-61%
19	Lake Zurich	8.199%	\$3,608	-61%
20	Libertyville	8.165%	\$3,593	-61%
21	<b>Pleasant Prairie, WI</b>	<b>6.144%</b>	<b>\$3,072 *</b>	<b>-67%</b>
22	Lake Forest	5.615%	\$2,471	-74%
<b>AVERAGES</b>		<b>12.216%</b>	<b>\$5,375</b>	

\* The Tax Rates come from the "Requests for Money" by a) Schools b) Cities/Villages c) Park Districts and d) other smaller taxing bodies ( County, Townships, CLC, Forest Preserve, etc. )

\* Wisconsin does not have an exemption for owner-occupied properties

Zion Township Assessor's Office

# HOW ARE MY PROPERTY TAXES CALCULATED ?

April 2015

A) TAXES are the result of a simple multiplication: **Assessment X Rate = Taxes**

B) The 2 components:

**ASSESSMENT:** 33.33% of the property's Market Value ( minus applicable exemptions )

Parties involved: Buyers & Sellers, Twp Assessor's Office, County Assessor's Office, County Board of Review, Illinois Department of Revenue, &, of course, Legislators

**RATE:** "Requests for Money" by the Taxing Bodies divided by the aggregate assessed valuations

Parties involved: School Boards, City Councils, Park Boards, etc.

## Predominant Tax Rates

a typical single-family home in Zion ( 126,500 FMV in 2009 )

Taxing Body	Year	Assessment	% Change	Rate	% Change
District 6 ( 46% of tax bill )	2009	42,162		4.423	
	2010	39,203	-7.0%	4.879	10.3%
	2011	33,698	-14.0%	5.818	19.2%
	2012	28,643	-15.0%	7.302	25.5%
	2013	24,347	-15.0%	8.762	20.0%
	2014	22,862	-6.0%	9.799	11.8%
	The Assessment is <u>down</u> 57.1% in 5 years			The District 6 Rate is <u>up</u> 122% in 5 years	
District 126 ( 24% of tax bill )	2009	42,162		2.735	
	2010	39,203	-7.0%	2.986	9.2%
	2011	33,698	-14.0%	3.409	14.2%
	2012	28,643	-15.0%	4.093	20.1%
	2013	24,347	-15.0%	4.757	16.2%
	2014	22,862	-6.0%	5.093	7.1%
	The Assessment is <u>down</u> 57.1% in 5 years			The District 126 Rate is <u>up</u> 86.2% in 5 years	
City of Zion ( 13% of tax bill )	2009	42,162		1.496	
	2010	39,203	-7.0%	1.487	-0.6%
	2011	33,698	-14.0%	1.832	23.2%
	2012	28,643	-15.0%	2.215	20.9%
	2013	24,347	-15.0%	2.571	16.1%
	2014	22,862	-6.0%	2.815	9.5%
	The Assessment is <u>down</u> 57.1% in 5 years			The City of Zion Rate is <u>up</u> 88.1% in 5 years	
Zion Park Dist. ( 6% of tax bill )	2009	42,162		0.703	
	2010	39,203	-7.0%	0.767	9.1%
	2011	33,698	-14.0%	0.894	16.6%
	2012	28,643	-15.0%	1.101	23.2%
	2013	24,347	-15.0%	1.260	14.4%
	2014	22,862	-6.0%	1.298	3.0%
	The Assessment is <u>down</u> 57.1% in 5 years			The Zion Park District Rate is <u>up</u> 84.6% in 5 years	
Zion Township ( 1.8% of tax bill )	2009	42,162		0.364	
	2010	39,203	-7.0%	0.372	2.2%
	2011	33,698	-14.0%	0.397	6.7%
	2012	28,643	-15.0%	0.405	2.0%
	2013	24,347	-15.0%	0.417	3.0%
	2014	22,862	-6.0%	0.392	-6.0%
	The Assessment is <u>down</u> 57.1% in 5 years			The Township of Zion Rate is <u>up</u> 7.7% in 5 years	
Zion Benton Library ( 2% of tax bill )	2009	42,162		0.218	
	2010	39,203	-7.0%	0.240	10.1%
	2011	33,698	-14.0%	0.278	15.8%
	2012	28,643	-15.0%	0.337	21.2%
	2013	24,347	-15.0%	0.402	19.3%
	2014	22,862	-6.0%	0.441	9.8%
	The Assessment is <u>down</u> 57.1% in 5 years			The Zion Benton Library Rate is <u>up</u> 102.3% in 5 years	

## ZION'S MAJOR PLAYERS in the PROPERTY TAX GAME

District 3	District 126	City of Zion	Zion Park District	Zion Township	Zion Benton Library
Check website www.bpd3.org for meeting dates Ph: 847-599-5070	Meetings 4th Thursday of the month Ph: 847-731-9792	Meetings 1st and 3rd Tuesday of the month Ph: 847-746-4000	Meetings 3rd Thursday of the month Ph: 847-746-5500	Meetings 3rd Tuesday of the month Superv: 847-872-2811 Assessor: 847-872-5031	Meetings 4th Tuesday of the month Ph: 847-872-4660

# Zion School District #3 17.748%

## Tax Rate Comparison

April, 2015

TAXES are the result of a simple multiplication: **Assessment X Rate = Taxes**

Shown below are the property taxes for a 150,000 owner-occupied home in Lake County

	Location	2014 Tax Rate *	2014 Taxes on a 150,000 Home	% Difference from Zion
1	<b>Zion (School Dist 3)</b>	<b>17.748%</b>	<b>\$7,809</b>	0%
2	Waukegan	16.931%	\$7,450	-5%
3	North Chicago	16.202%	\$7,129	-9%
4	Grayslake	16.147%	\$7,105	-9%
5	Beach Park	14.775%	\$6,501	-17%
6	Lindenhurst	14.339%	\$6,309	-19%
7	Winthrop Harbor	14.106%	\$6,207	-21%
8	Round Lake	13.693%	\$6,025	-23%
9	Lake Villa	12.847%	\$5,653	-28%
10	Mundelein	12.228%	\$5,380	-31%
11	Wauconda	12.216%	\$5,375	-31%
12	Antioch	12.153%	\$5,347	-32%
13	Fox Lake	11.419%	\$5,024	-36%
14	Vernon Hills	9.573%	\$4,212	-46%
15	Gurnee	10.132%	\$4,458	-43%
16	Deerfield	9.198%	\$4,047	-48%
17	<b>Kenosha WI</b>	<b>8.869%</b>	<b>\$4,435</b> *	<b>-43%</b>
18	Highland Park	8.323%	\$3,662	-53%
19	Lake Zurich	8.199%	\$3,608	-54%
20	Libertyville	8.165%	\$3,593	-54%
21	<b>Pleasant Prairie, WI</b>	<b>6.144%</b>	<b>\$3,072</b> *	<b>-61%</b>
22	Lake Forest	5.615%	\$2,471	-68%
<b>AVERAGES</b>		<b>12.216%</b>	<b>\$5,375</b>	

\* The Tax Rates come from the "Requests for Money" by a) Schools b) Cities/Villages c) Park Districts and d) other smaller taxing bodies ( County, Townships, CLC, Forest Preserve, etc. )

\* Wisconsin does not have an exemption for owner-occupied properties

Zion Township Assessor's Office

# HOW ARE MY PROPERTY TAXES CALCULATED ?

April 2015

A) TAXES are the result of a simple multiplication: **Assessment X Rate = Taxes**

B) The 2 components:

**ASSESSMENT:** 33.33% of the property's Market Value ( minus applicable exemptions )

Parties involved: Buyers & Sellers, Twp Assessor's Office, County Assessor's Office, County Board of Review, Illinois Department of Revenue, &, of course, Legislators

**RATE:** "Requests for Money" by the Taxing Bodies divided by the aggregate assessed valuations

Parties involved: School Boards, City Councils, Park Boards, etc.

## Predominant Tax Rates

a typical single-family home in Zion (126 500 FMV in 2009)

Taxing Body	Year	Assessment	% Change	Rate	% Change
District 3 ( 36% of tax bill )	2009	42,162		3.531	
	2010	39,203	-7.0%	3.804	7.7%
	2011	33,698	-14.0%	4.240	11.5%
	2012	28,643	-15.0%	5.053	19.2%
	2013	24,347	-15.0%	5.600	10.8%
	2014	22,862	-6.0%	6.341	13.2%
			The Assessment is <u>down 57.1%</u> in 5 years		The District 3 Rate is <u>up 79.6%</u> in 5 years
District 126 ( 29% of tax bill )	2009	42,162		2.735	
	2010	39,203	-7.0%	2.986	9.2%
	2011	33,698	-14.0%	3.409	14.2%
	2012	28,643	-15.0%	4.093	20.1%
	2013	24,347	-15.0%	4.757	16.2%
	2014	22,862	-6.0%	5.093	7.1%
			The Assessment is <u>down 57.1%</u> in 5 years		The District 126 Rate is <u>up 86.2%</u> in 5 years
City of Zion ( 16% of tax bill )	2009	42,162		1.496	
	2010	39,203	-7.0%	1.487	-0.6%
	2011	33,698	-14.0%	1.832	23.2%
	2012	28,643	-15.0%	2.215	20.9%
	2013	24,347	-15.0%	2.571	16.1%
	2014	22,862	-6.0%	2.815	9.5%
			The Assessment is <u>down 57.1%</u> in 5 years		The City of Zion Rate is <u>up 88.1%</u> in 5 years
Zion Park Dist. ( 7% of tax bill )	2009	42,162		0.703	
	2010	39,203	-7.0%	0.767	9.1%
	2011	33,698	-14.0%	0.894	16.6%
	2012	28,643	-15.0%	1.101	23.2%
	2013	24,347	-15.0%	1.260	14.4%
	2014	22,862	-6.0%	1.298	3.0%
			The Assessment is <u>down 57.1%</u> in 5 years		The Zion Park District Rate is <u>up 84.6%</u> in 5 years
Zion Township ( 2% of tax bill )	2009	42,162		0.364	
	2010	39,203	-7.0%	0.372	2.2%
	2011	33,698	-14.0%	0.397	6.7%
	2012	28,643	-15.0%	0.405	2.0%
	2013	24,347	-15.0%	0.417	3.0%
	2014	22,862	-6.0%	0.392	-6.0%
			The Assessment is <u>down 57.1%</u> in 5 years		The Township of Zion Rate is <u>up 7.7%</u> in 5 years
Zion Benton Library ( 3% of tax bill )	2009	42,162		0.218	
	2010	39,203	-7.0%	0.240	10.1%
	2011	33,698	-14.0%	0.278	15.8%
	2012	28,643	-15.0%	0.337	21.2%
	2013	24,347	-15.0%	0.402	19.3%
	2014	22,862	-6.0%	0.441	9.8%
		The Assessment is <u>down 57.1%</u> in 5 years		The Zion Benton Library Rate is <u>up 102.4%</u> in 5 years	

## ZION'S MAJOR PLAYERS in the PROPERTY TAX GAME

District 3	District 126	City of Zion	Zion Park District	Zion Township	Zion Benton Library
Check website www.bpd3.org for meeting dates Ph: 847/599-5070	Meetings 4th Thursday of the month Ph: 847-731-9792	Meetings 1st and 3rd Tuesday of the month Ph: 847-746-4000	Meetings 3rd Thursday of the month Ph: 847-746-5500	Meetings 3rd Tuesday of the month Superv: 847-872-2811 Assessor: 847-872-5031	Meetings 4th Tuesday of the month Ph: 847-872-4680