

Zion Township Assessor Larry Wicketts, C.I.A.O

The Housing Market is improving and our 2017 Assessment notices are reflecting an upward market. Everyone should have received their Zion Township Assessment notices that were mailed out by the Chief County Assessor and there has been an increase of 10.2% on all parcel's in Zion Township.

Many people will be coming into my office with expectations of reducing their 'taxes'. Taxes are created when taxing bodies ask for money. Assessors do not control how much the taxing bodies ask for, therefore I cannot reduce taxes. Keep in mind that close to seventy-five percent of Zion Township taxes are for the funding of schools alone. Lower the increased spending each year and this will create lower taxes for our community.

The Blue Assessment notices come out once a year. I like to urge all taxpayers to first of all review the property information that we have on file. If you find that there is a factual error on your property description please call my office (847-872-5031) for a field visit review. Once the error has been documented we will correct the error and make the necessary correction to the value. Secondly, I remind our taxpayers to review the new market value. The opportunity to appeal the new value is open until 8/25/17. The appeal process is an important safeguard for the taxpayer. Its intent is to protect the taxpayer and ensure fair and equitable assessments. There are several platforms for an appeal.

1. If you have recently purchased your home. Certain documentation would need to be provided as evidence. Please include with your appeal a copy of your MLS listing, PTAX 203 and HUD1 statement.
2. If you have had a recent appraisal, please provide the full copy of your appraisal with your appeal.
3. If you feel your property is overvalued based upon the sales or on the uniformity of value in your area please provide that evidence on the Lake county Comparison Grid tool that is available at <http://www.lakecountyil.gov/3296/Comparable-Search-Tool>
Keep in mind when you are reviewing comparisons that you need to compare apples to apples. For instance if you have a Ranch home with a basement and garage that you compare your value to other like homes.

Top FAQ

Q1: Should I expect my taxes to increase 10.2%?

A1: No. This 10.2% is increasing the value of EVERY property and is only a reflection of the increase in Market Values in our area. The past 3 years of sales are analyzed by the County Assessor in comparison to the values that I have placed on the parcels in Zion.

Q2: Should my value increase even though I did not do anything to my property to increase the value?

A2: Yes. Market values fluctuate based upon the current trending of sale prices.

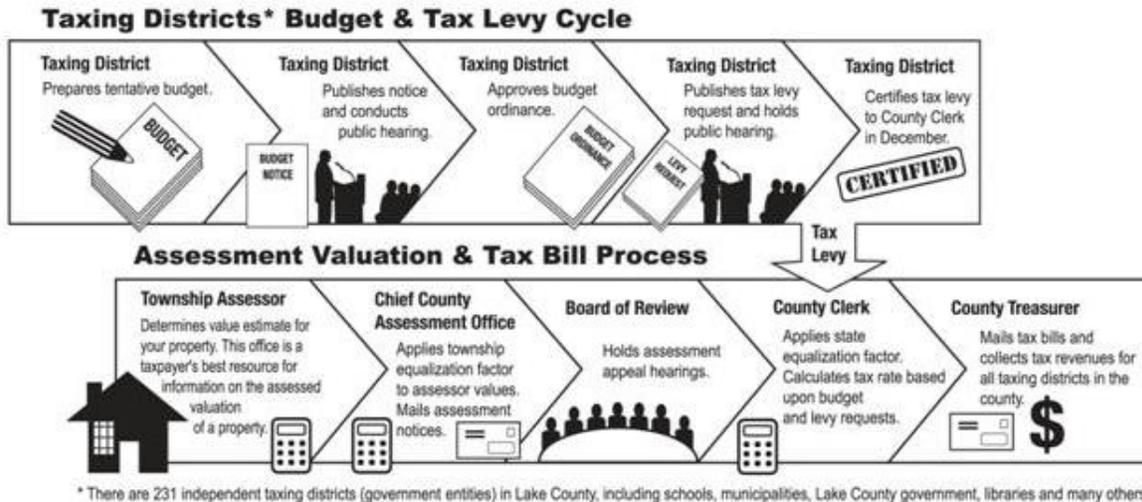
Q3: How do I figure how much my taxes will be for 2017?

A3: There are 3 important figures that you need to figure taxes.

Basic Formula: (2017 Assessed Value – Exemption) X 2017 Tax Rate = 2017 Taxes

Q4: I know what my 2017 assessed value is and I know what exemptions I have, what is the 2017 tax rate?

A4: Assessor's do not control the tax rate nor do we know when the rate will be available. Rates are figured by a County Office. See below:



Q5: How do I lower my taxes on my home?

A5: On the back of your blue notice is a list of tax relief exemptions that are available for owner occupied properties. Please review the information on the notice or call my office for an application or eligibility concerns.

As always, it is a privilege to serve you, the taxpayers of Zion. I would like to express my sincere thanks for the opportunity to work with you. Please feel free to call upon me with any questions you have regarding your assessment, exemptions or the appeal process. I will be happy to assist you in any way I can.

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