



COUNTY OF KANE

Mark D. Armstrong, CIAO, Supervisor of Assessments
John A. Cunningham, Esq., Clerk
David J. Rickert, CPA, Treasurer

www.KaneCountyAssessments.org
www.KaneCountyClerk.org
www.KaneCountyTreasurer.org

Frequently Asked Questions about the 2012 (payable 2013) Kane County Property Tax Bills

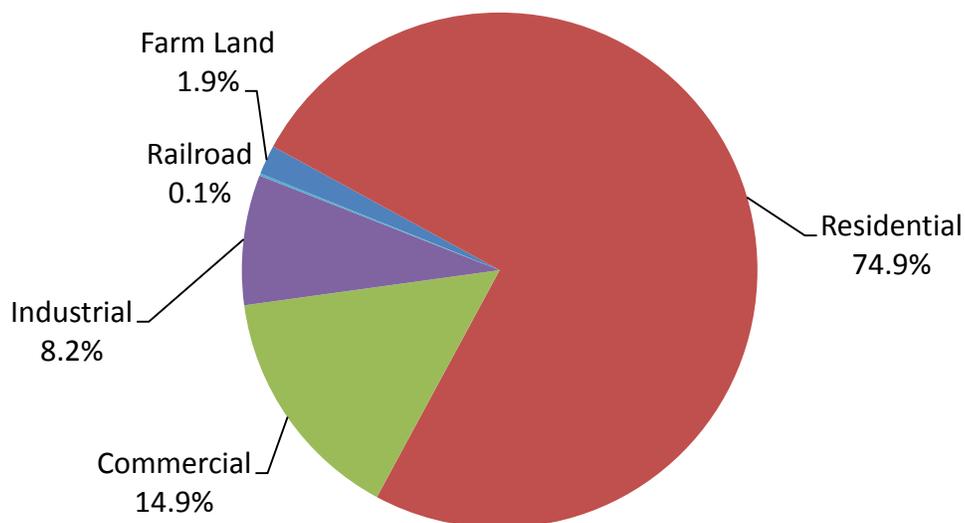
Q: *My assessed value declined; why did my tax bill go up?*

A: Your taxes may be higher than they were last year for any or all of four general reasons:

- The local governments (such as schools and municipalities) in your area may have approved a higher tax levy than last year.
- While most properties in the county have a lower value than last year, the rate of decline can be different. If your property's value declined at a faster rate than the average decline in your area (say 20% as compared to an 8% average), your relative tax burden will be less than it was last year. If your property's value declined at a slower rate than the average decline in your area (say 5% as compared to an 8% average), your relative tax burden will be more than it was last year.
- You may not be receiving all homestead exemptions for which your property is eligible.
- Other properties in your area may qualify for one or more homestead exemptions for which you are not eligible.

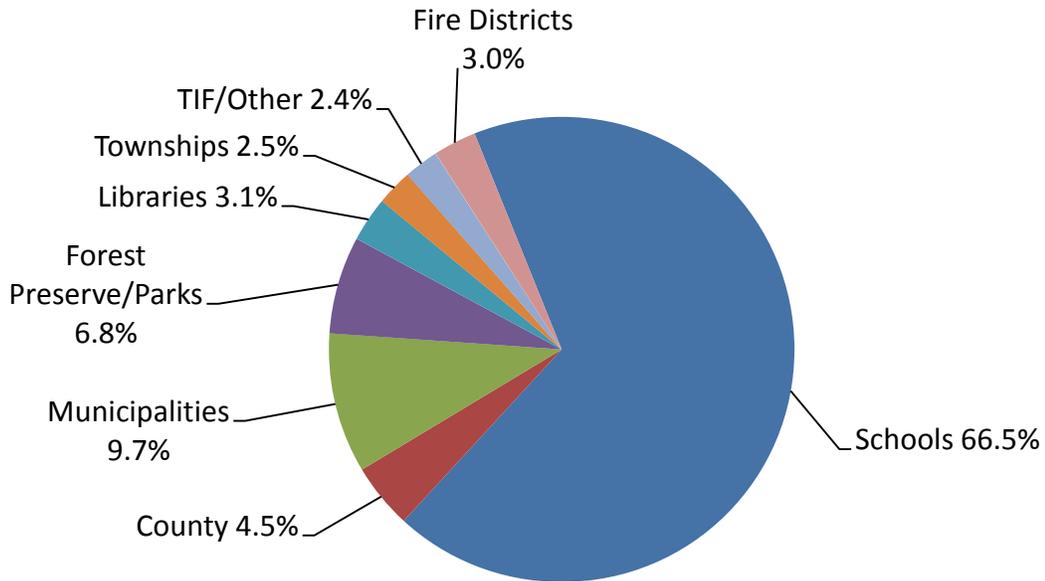
Q: *Where does the property tax money come from?*

A: It comes from all types of property, according to its proportional value of the total property in the County:



Q: Where does the property tax money go?

A: The largest portion goes to the school districts; the remaining portions go to the other local governments in the County:



Q: Does Kane County decide how much in property tax that the local governments (such as schools and municipalities) in my area can levy?

A: No; each local government makes this decision independently. Kane County has no authority to issue any property tax levy but its own.

Q: Did Kane County increase its property tax levy over last year?

A: No. The 2011 extended levy for Kane County government was \$53,909,117.97; in 2012, it dropped to \$53,906,247.94.

Q: Did my school district increase its property tax levy over last year?

A: The answer varies by district; please see the following data:

School District	2011	2012	% change
	Extended Levy	Extended Levy	
Barrington School District 220*	\$119,560,575.04	\$122,040,839.54	2.07%
Batavia School District 101	\$65,073,467.25	\$65,880,224.36	1.24%
Central School District 301*	\$39,196,546.32	\$41,189,490.67	5.08%
Dundee-Crown School District 300*	\$161,676,306.64	\$170,028,596.13	5.17%
East Aurora School District 131	\$38,018,311.91	\$37,825,627.99	-0.51%
Elgin School District U46*	\$290,901,218.07	\$298,197,519.54	2.51%
Geneva School District 304	\$76,157,197.03	\$78,466,343.06	3.03%

School District	2011	2012	% change
	Extended Levy	Extended Levy	
Hinckley School District 429*	\$8,390,035.53	\$8,674,111.82	3.39%
Huntley School District 158*	\$60,827,530.00	\$60,788,148.93	-0.06%
Kaneland School District 302*	\$47,546,113.09	\$49,926,107.47	5.01%
Oswego School District 308*	\$122,440,457.00	\$125,779,850.20	2.73%
St Charles School District 303*	\$150,127,683.18	\$154,438,492.98	2.87%
Sycamore School District 427*	\$29,945,256.61	\$28,844,448.04	-3.68%
West Aurora School District 129	\$79,834,152.16	\$82,963,722.42	3.92%
Yorkville School District 115*	\$49,203,283.00	\$51,293,459.45	4.25%

* Portion of district located outside of Kane County; total levy may be based on estimated equalized assessed values in those counties and subject to revision upon establishment of Department of Revenue Equalization Factor.

Source: Kane County Clerk

For information about how these tax levies were determined, please contact the school district that developed the levy ordinance (see phone number listed below):

School District	Telephone
Barrington School District 220.....	(847) 381-6300
Batavia School District 101	(630) 406-8257
Central School District 301	(847) 464-6005
Dundee-Crown School District 300.....	(847) 551-8300
East Aurora School District 131	(630) 299-5550
Elgin School District U46.....	(847) 888-5000
Geneva School District 304.....	(630) 463-3000
Hinckley School District 429	(815) 286-7578
Huntley School District 158	(847) 659-6158
Kaneland School District 302.....	(630) 365-5100
Oswego School District 308	(630) 636-3080
St Charles School District 303.....	(630) 513-3030
Sycamore School District 427	(815) 899-8100
West Aurora School District 129.....	(630) 844-4400
Yorkville School District 115	(630) 553-4382

Q: Did my city/village increase its property tax levy over last year?

A: The answer varies by city or village; please see the following data:

Municipality	2011	2012	% change
	Extended Levy	Extended Levy	
Algonquin Village*	\$5,536,534.23	\$5,481,008.47	-1.00%
Aurora City*	\$63,493,807.23	\$64,744,820.95	1.97%
Barrington Hills Village*	\$6,396,199.22	\$6,341,999.35	-0.85%
Bartlett Village*	\$9,306,629.76	\$9,879,980.99	6.16%
Batavia City	\$6,702,671.39	\$6,658,151.29	-0.66%
Big Rock Village	\$0.00	\$0.00	N/A

Municipality	2011	2012	% change
	Extended Levy	Extended Levy	
Burlington Village	\$107,718.11	\$101,859.06	-5.44%
Campton Hills Village	\$0.00	\$0.00	N/A
Carpentersville Village	\$10,913,882.74	\$11,397,124.00	4.43%
East Dundee Village*	\$566,937.18	\$567,146.73	0.04%
Elburn Village	\$672,148.24	\$695,001.69	3.40%
Elgin City*	\$46,247,614.71	\$40,547,030.36	-12.33%
Geneva City	\$6,281,192.04	\$6,357,841.44	1.22%
Gilberts Village	\$918,059.32	\$961,764.20	4.76%
Hampshire Village	\$727,363.24	\$750,136.91	3.13%
Hoffman Estate Village*	\$17,028,559.22	\$17,118,034.92	0.53%
Huntley Village*	\$3,769,870.52	\$3,816,112.81	1.23%
Kaneville Village	\$0.00	\$0.00	N/A
Lily Lake Village	\$0.00	\$0.00	N/A
Maple Park Village*	\$192,905.40	\$198,672.02	2.99%
Montgomery Village*	\$1,999,656.62	\$2,059,517.91	2.99%
North Aurora Village	\$2,534,319.00	\$2,609,136.98	2.95%
Pingree Grove Village	\$241,129.49	\$257,519.26	6.80%
Sleepy Hollow Village	\$499,001.23	\$514,160.23	3.04%
South Elgin Village	\$3,469,883.65	\$3,584,723.82	3.31%
St Charles City*	\$12,055,127.18	\$12,055,127.02	0.00%
Sugar Grove Village	\$1,402,198.69	\$1,482,701.04	5.74%
Virgil Village	\$22,411.65	\$23,195.07	3.50%
Wayne Village*	\$697,899.71	\$723,072.60	3.61%
West Dundee Village	\$3,000,011.36	\$3,165,543.58	5.52%

* Portion of municipality located outside of Kane County; total levy may be based on estimated equalized assessed values in those counties and subject to revision upon establishment of Department of Revenue Equalization Factor.

Source: Kane County Clerk

For information about how these tax levies were determined, please contact the municipality that developed the levy ordinance (see phone number listed below):

Municipality	Telephone
Algonquin Village	(847) 658-2700
Aurora City	(630) 256-4636
Barrington Hills Village.....	(847) 551-3000
Bartlett Village	(630) 837-0800
Batavia City	(630) 454-2000
Big Rock Village	(630) 556-4365
Burlington Village.....	(847) 683-2237
Campton Hills Village	(630) 584-5700
Carpentersville Village	(847) 426-3439
East Dundee Village	(847) 426-2822

Municipality	Telephone
Elburn Village	(630) 365-5060
Elgin City	(847) 931-6100
Geneva City	(630) 232-7494
Gilberts Village	(847) 428-2861
Hampshire Village	(847) 683-2181
Hoffman Estate Village	(847) 882-9100
Huntley Village	(847) 515-5200
Kaneville Village	(630) 557-0037
Lily Lake Village	(630) 365-9677
Maple Park Village	(815) 827-3309
Montgomery Village	(630) 896-8080
North Aurora Village	(630) 897-8228
Pingree Grove Village.....	(847) 464-5533
Sleepy Hollow Village.....	(847) 428-2266
South Elgin Village	(847) 742-5780
St Charles City	(630) 377-4400
Sugar Grove Village.....	(630) 466-4507
Virgil Village	(630) 365-6677
Wayne Village	(630) 584-3090
West Dundee Village.....	(847) 551-3800

Q: *If I think my assessment is incorrect, is it too late to file an assessment complaint?*

A: Generally, yes; by state law, complaints to the Board of Review must have been filed within 30 days after your township’s assessment roll is published in the newspaper. The only exception is if there is a discrepancy in the physical data about your property, such as the assessment being based on a 2,400-square-foot house when you actually have a 2,200-square-foot house. To compare your property’s physical attributes to the assessment records, contact your Township Assessor.

Q: *How does the Tax Cap law apply to Kane County?*

A: Kane County is under the *Property Tax Extension Limitation Law* which places a limitation on the total amount of property tax that can be levied by most local governments. Generally, the law limits the increase of a local government’s tax levy by 5% or the rate or inflation (whichever is less) over the highest levy of the prior three years. *This law provides that a local government’s property tax levy is developed independent of property values, and property taxes can rise or fall regardless of what happens to property values.* Also, it does not apply to:

- Increases due to newly constructed property;
- Bonded indebtedness of a local government;
- The Home Rule Communities of Aurora, Batavia, Elgin, and St. Charles; and
- Increases approved by the voters through referenda.

Q: *How is my property's assessment determined?*

A: For most non-farm property, the Township Assessor estimates the fair cash value of the property, and then develops an assessed value based on 33.33% of that fair cash value of the property as of January 1 of the assessment year, based on the three prior years of sales. The Supervisor of Assessments then equalizes all assessments to provide for uniform valuations in the County. Information about farm assessments can be obtained from the County Assessment Office.

Q: *What will happen if I don't pay my property taxes?*

A: Your taxes may be sold at the annual tax sale, which is held in October of each year. If your taxes are sold, you will retain the right to redeem your property for two and one-half years if it is your principal dwelling. Other property must be redeemed within two years. To redeem it, you will have to pay costs and interest in addition to any tax due. For more information, contact the County Clerk's Tax Redemption Department.

Q: *What if I have other questions?*

A: For questions about Property Valuation, contact your Township Assessor:

- Hampshire Township Assessor Rose M. Letheby(847) 683-4480
- Rutland Township Assessor Janet Siers(847) 428-5219
- Dundee Township Assessor Michael Bielak.....(847) 428-2634
- Burlington Township Assessor Debbie McKermitt(847) 683-2555
- Plato Township Assessor Janet Roush(847) 464-4221
- Elgin Township Assessor Steve Surnicki.....(847) 741-5110
- Virgil Township Assessor Michael Yagen(815) 827-3383
- Campton Township Assessor Alan Rottmann.....(630) 513-5430
- St. Charles Township Assessor Colleen Lang(630) 584-2040
- Kaneville Township Assessor Margaret Mangers(630) 557-2858
- Blackberry Township Assessor Uwe Rotter(630) 365-6580
- Geneva Township Assessor Denise Lacure(630) 232-3600
- Batavia Township Assessor Tammy Kavanaugh(630) 879-1323
- Big Rock Township Assessor Rebecca Byington(630) 556-4340
- Sugar Grove Township Assessor Laura Ross.....(630) 466-5255
- Aurora Township Assessor Davis Offutt(630) 896-7792

For questions about exemptions or appeals, call the County Assessment Office at (630) 208-3818 or visit KaneCountyAssessments.org.

For questions about how tax rates are developed, call the Kane County Clerk at (630) 232-5964 or visit KaneCountyClerk.org.

For questions about tax bills or payments, call the Kane County Treasurer at (630) 232-3565 or visit KaneCountyTreasurer.org.