



NOTICE OF 2015 QUADRENNIAL ASSESSMENT

Rhonda R. Novak, CIAO/I
Will County Supervisor of Assessments
302 North Chicago Street 2nd Floors
Joliet, IL 60432 (815) 740-4648
Website: www.willcountysoa.com

DATE OF NOTICE: 8/5/2015

Township Assessor
Bonnie Luckhart Hernandez
1100 S. Cedar Road
New Lenox IL 60451
(815) 485-9419

Website: www.newlenox.org
Hours: M-F 8:00 am - 3:30 pm

150849-56197001 T285 P1 *****AUTO**5-DIGIT 60451
15-08-29-100-008-0000
LINCOLN WAY COMM HIGH
SCHOOL DIST 210
1801 E LINCOLN HWY
NEW LENOX, IL 60451-3801

21717 S. Bongar

THIS IS NOT A TAX BILL

PD 1847.56
5/11/15



Assessment Year/ Taxes Payable
2015/2016

Type of Property	2014 FINAL Board of Review Assessed Value	2015 Assessor or Supervisor of Assessments Revised Assessed Value	2015 Supervisor of Assessments Equalized Assessed Value
Land / lot or farm homesite:	22,262	22,540	22,540
Buildings and structures (excluding farm buildings):	24,644	24,952	24,952
Farmland:			
Farm Buildings:			
TOTAL:	46,906	47,492	47,492
***Instant Assessment:			
Estimated Market Value:	142,490	Percent of change:	1.25%

Is determined by dividing the supervisor of assessments equalized assessment (non-farm only) by the adjusted median level (found below).

*** An instant assessment is a prorated assessment from the previous year that only applies to the current year dated on this notice.

Reason for Assessment Change: Quadrennial Year Assessment.

Current Three-Year Median Level of Assessments: 0.3333

Value Definition: Fair cash value is "the amount for which a property can be sold in the due course of business and trade, not under duress, between a willing buyer and a willing seller." (35 ILCS 200/1-50)

Level of Assessments: Assessments are to be 33 1/3% of fair cash value based on a three-year average, except for properties assessed using alternate methods as prescribed by law, such as farmland and farm buildings, open space, model homes, and certain subdivision lots (35 ILCS 200/9-145). Your property is to be assessed at your township's median level of assessments. You may check the accuracy of your assessment by the following procedure: divide the supervisor of assessments equalized assessment (non-farm only) by the adjusted median level (found above). If the resulting value is greater than the estimated fair cash value of property, you may be over-assessed. If the resulting value is less than the estimated fair cash value of your property, you may be under-assessed. You may appeal your assessment to the Board of Review in the manner set forth below.

Websites: Both the local township and the chief county assessment office have websites with detailed property characteristics on them, if digitally available. (See web addresses)

Assessment Appeals: To appeal your current assessment, a Board of Review appeal form must be filed with the Board of Review no later than 30 consecutive days from the date of publication for your township. Deadline for filing an appeal is September 04, 2015. Assessment complaints will not be accepted after this deadline. For forms and rules of the Board of Review, visit www.willcountysoa.com or contact the Supervisor of Assessment Office at (815) 740-4648.

BEFORE FILING AN ASSESSMENT COMPLAINT, AN ATTEMPT SHOULD BE MADE TO REVIEW THE DETAILS OF YOUR PROPERTY WITH YOUR TOWNSHIP ASSESSOR. Deadline for filing an appeal is September 04, 2015

Supervisor of Assessments Equalized Assessed Value: The assessed value of all property (except farmland and farm buildings) is subject to equalization through equalization factors by the Supervisor of Assessments and/or the Board of Review. Equalization factors are applied to achieve uniformity between townships.

State Equalization Factor: The assessed value of all property (except farmland or farm buildings) is also subject to equalization by the Illinois Department of Revenue. The state equalization factor, if applicable, is reflected on your tax bill, which you will receive next year as follows:
Supervisor of Assessments Equalized Assessed Value x State Equalization Factor = Final Equalized Assessed Value

Exemptions: A variety of exemptions are available for qualifying properties, including the General Homestead Exemption, the Homestead Improvement Exemption, the Senior Citizen Homestead Exemption, the Senior Citizen Assessment Freeze Homestead Exemption, the Disabled Persons Exemption, the Returning Veteran Exemption and the Disabled Veteran Exemption. Exemptions are not reflected in the figures shown above; they will be deducted prior to your tax bill being calculated. To check the status of your exemptions, contact the Supervisor of Assessment Office at (815) 740-4648 for more information.

Tax Bill: Your property tax bill will be calculated as follows: Final Equalized Assessed Value - Exemptions = Taxable Assessed Value; Taxable Assessed Value x Current Tax Rate = Total Tax Bill.

