

Property Assessment Cycle

The *ultimate purpose of the assessed value is to proportion the tax burden*, as established by the taxing bodies, over all property in a fair and equitable manner.

As your Assessor I must follow Illinois State Statutes, this is the first step of the assessment process. Laws must be set to keep uniformity within each jurisdiction. Your Assessor must collect all of the data of every parcel within the township. This includes: lot size, location, permits, home square footage, amenities, sales and any pertinent information that would affect the value of a property. An Assessor does not appraise each property individually rather we apply the Mass Appraisal technique valuing properties within a neighborhood that is defined by the Assessor. Once data has been compiled the Assessor is responsible for arriving at the property's fair cash value – defined as: 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. The fair cash value is determined by the sales ratio studies for the three most recent years preceding the assessment year. For the current assessment year, the Assessor must use sales that have occurred in the 3 previous years. The Assessor will assess each property at 33-1/3% of the fair cash value.

Once the Assessor has completed assessments for the entire Township, we certify the assessments to the Kane County Supervisor of Assessments Office. Their office will process our assessment roles and send a notice to each tax payer for those assessments that were changed by your Assessor. *Note: If your assessment was changed only by the Kane County Supervisor of Assessments and **not** your local Township Assessor you will not receive a notice. The County Supervisor of Assessments has the authority to apply a county equalization factor to assessments within each township. The equalization factor was established to assist in keeping assessments at 33-1/3% of the fair cash value of the township as a whole. The assessments that were changed by your Assessor are also published in the local newspaper and can be obtained online at www.Bataviatownship.com or www.kanecountyassessments.org. Once assessments in your township are published you have **30 days from the date of publication** to file an appeal.

The property assessment **Appeal Process** can seem intimidating but it is truly an unbiased discussion of your property's assessed value between you, the Assessor and three members of The Board of Review. If you choose to file an assessment appeal, I encourage you to contact the Assessor's office first at **630-879-1323**. We have found that most of the time, simply explaining the process, checking for errors and/or analyzing your property individually resolves most concerns without filing an appeal. If you have discussed your property assessment with your Assessor and you are still not satisfied you may choose to file an appeal.

An appeal must be filed at The Kane County Supervisor of Assessments Office. You must provide evidence that your property is not properly assessed based on Fair Cash Value, Equity of other comparable properties within your neighborhood, Discrepancy in Physical Data or Preferential Assessment. Further explanation and forms are available at www.kanecountyassessments.org. Once the appeal is filed a hearing date will be scheduled. Your Assessor will also provide evidence. The evidence submitted by the Assessor is available to the taxpayer prior to the hearing.

The Board of Review has a legal right to decrease or increase your property assessment. If after the hearing you are not satisfied with their decision you may proceed further and file an appeal with the Property Tax Appeal Board. Although this appeal is through the State of Illinois the process still takes place at the County Supervisor of Assessments Office. Rules and forms are available at your local county.

The **Real Estate Tax Bill** you pay is not the responsibility of your local Assessor. Your real estate tax bill is calculated, sent from and paid to the County Treasurer. Yes, your real estate tax bill is based on the assessed value of your home but the assessed value is not the only determination of the actual tax dollars that you pay. Your local taxing bodies (Schools, Police, Fire, Library, etc.) set their levies and determine those levies based on what money is needed to run and operate their facility. For instance, if your local schools need more money to operate, they may increase their levy, which in turn they are asking for more money. This may increase the tax rate which in turn could increase your real estate tax bill. So even if your Assessor reduces your assessed value but the tax rate increases, your real estate tax bill may increase rather than decrease.

The **misconception**; the market is dropping therefore assessments and taxes should go down. As explained above, assessments are based on the last three previous years of sales and are not based on the current market. As the market increases assessments should slowly increase. The opposite occurs as the market decreases assessments should slowly decrease as well. Property taxes are paid in arrears. So, the property tax you pay this year, is for the previous assessment year. For tax purposes the laws are written as such to provide taxing bodies a stable consistent stream of revenue. Drastic decreases could cause local services to collapse.

I empathize with the taxpayers of Batavia Township and recognize these difficult economic times. I assure you we are diligently evaluating property assessments annually to maintain fair and equitable property assessments. We realize the importance of public awareness of the services we provide. The ultimate purpose of the assessed value is to proportion the tax burden, as established by the taxing bodies, over all property in a fair and equitable manner. I hope this information is helpful in giving a clearer understanding of this process.

Most Sincerely,

Tammy J. Kavanaugh

Batavia Township Assessor