

Property Taxes 101

Presented by:

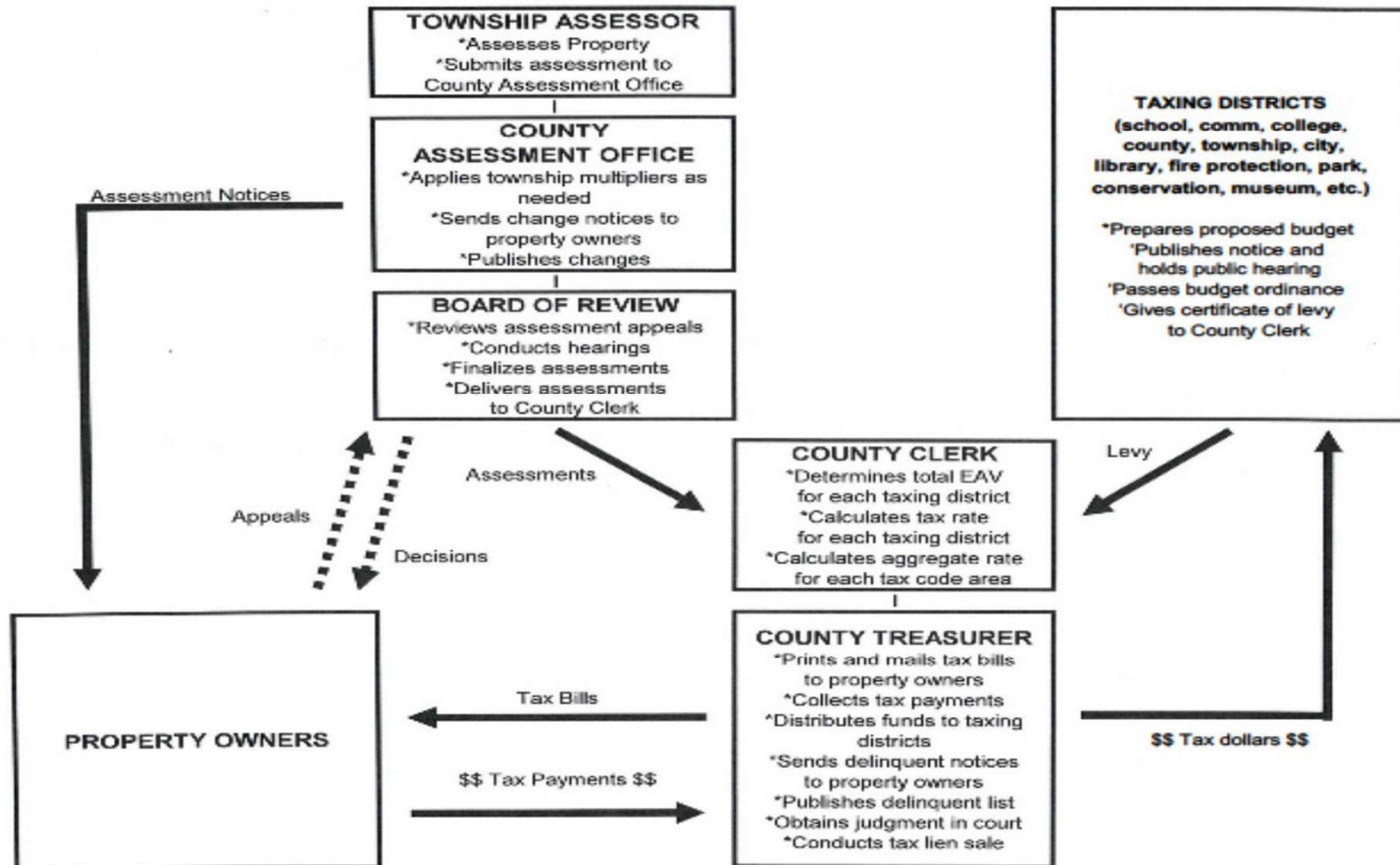
Georgia Shank Bond County Assessor

Meg Sybert Bond County Clerk

Colleen Camp Bond County Treasurer

35 ILCS 200/ Property Tax Code

THE PROPERTY TAX CYCLE



Who am I?

- Supervisor of Assessments
- Chief County Assessment Officer (C.C.A.O.)

What qualifications does being the C.C.A.O. require?

- Must have two years of relevant real estate experience. (Real Estate Salesperson, knowledge of real estate appraisals)
- Take classes to obtain a C.I.A.O. (Certified Illinois Assessing Officer) designation. Continuing education is required to maintain C.I.A.O. designation.
- Pass a qualifying examination given by the Illinois Department of Revenue
- In Bond County this is an elected position

How is the amount on a tax bill figured?

Fair cash value _____ = Tax Bill

(35 ILCS 200/1-50)

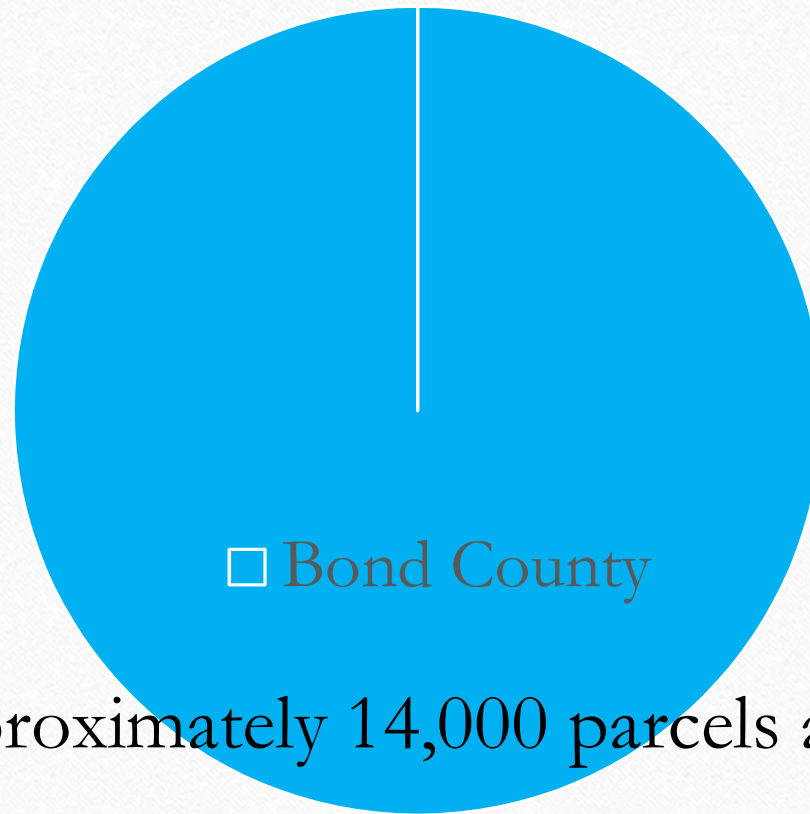
Sec. 1-50. **Fair cash value.** The amount for which a property can be sold in the due course of business and trade, not under duress, between a willing buyer and a willing seller.

How Often is property assessed?

(35 ILCS 200/9-215)

Sec. 9-215. General assessment years; counties of less than 3,000,000. Except as provided in Sections 9-220 and 9-225, in counties having the township form of government and with less than 3,000,000 inhabitants, the general assessment years shall be 1995 and every fourth year thereafter. In counties having the commission form of government and less than 3,000,000 inhabitants, the general assessment years shall be 1994 and every fourth year thereafter.

2015 payable 2016



Approximately 14,000 parcels assessed.

2019 payable 2020

Approximately 3,500
parcels assessed

Next reassessment 2023
payable 2024

2020 payable 2021

Approximately 3,500
parcels assessed

Next reassessment 2024
payable 2025

Approximately 3,500
parcels assessed

Next reassessment 2025
payable 2026

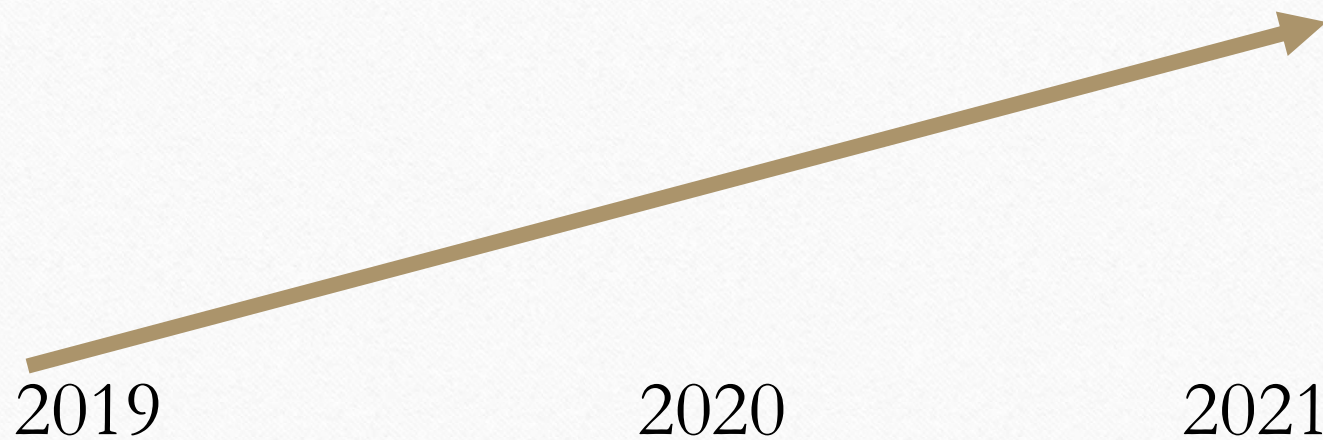
Approximately 3,500
parcels assessed.

Next reassessment 2026
payable 2027

2021 payable 2022

2022 payable 2023

For the 2022 payable 2023 year property sales were used from



Bond County Change of Assessment Notice

2022

The purpose of this document is to advise the property owner that the assessed valuation of the property has been changed for 2022 (real estate taxes payable in 2023), your rights to appeal this change, and to alert the owner of the potential eligibility of various homestead exemptions.

Parcel Number:

Date of Notice: 07/25/2023

Site Address:

Assessment Appeal Deadline: 08/25/2023

Valuation Date: 1/1/2022

Property Type	Assessment		Reason(s) for Change
	Prior Year	Current Year	
Non-farm Land or Homesite	2,500	3,333	New Level, Quadrennial Year Assessment Change, Farmland Recalc
Non-farm Buildings/structures	27,267	45,237	
Farmland	1,330	1,524	
Farm Buildings	633	633	
Total	31,730	50,727	

Percent Change from prior year to current year: 59.87% 2022 Fair Market Value: \$ 152,196

Assessments of property, other than farm land and coal, are required to be assessed at 33 1/3% (one-third) of its fair market value. The 2022 assessed values shown above are based upon sales transactions from 2019-2021 and includes a local equalization factor of 1.0000 for Shoal Creek Township Township. Assessment changes prior to equalization will be published in the Advocate on 07/25/2023. Cost of the newspaper is \$1.00.

Creek Township Township. Assessment changes prior to equalization will be published in the Advocate on 07/25/2023. Cost of the newspaper is \$1.00.

Homestead Exemptions currently applied to property (see reverse for details regarding eligibility)

General Homestead Exemption	X	Returning Veterans Homestead Exemption	
Homestead Improvement Exemption		Disabled Persons' Homestead Exemption	X
Senior Citizens' Homestead Exemption	X	Disabled Veterans' Homestead Exemption	
Senior Citizens' Assessment Freeze	X	Disabled Veterans' Standard Homestead Exemption	

Steps to Review and Appeal Your Property's Assessment

Step 1 – Review your property's records. A detailed description and assessment records of all parcels are available in the Chief County Assessment Office (CCAO) and/or at your Township Assessment Office during regular business hours.

Step 2 – Contact your assessor or CCAO to discuss your property's assessment. If you believe the fair market value of your property is incorrect, or not uniform with other comparable properties in your area, you should first talk to your township assessor or the CCAO.

Step 3 – How to file an appeal with the Bond County Board of Review. If you are not satisfied with the informal review with the CCAO or township assessor, you may appeal your assessment to the Board of Review. Appeals must be filed by the deadline (30 days after the newspaper publication date by the CCAO). If you file late, your appeal will not be heard. Appeal forms and Board of Review rules are available in the CCAO office during regular office hours.

Step 4 – Notice of Final Decision by the Board of Review. The Board of Review will give you notice of its final decision on the assessed value, publish a list of all final changes in the newspaper, and certify assessed values (after equalization by the Board of Review) for the County Clerk to extend taxes. You can determine from the notice if you want to file a further appeal to the State Property Tax Appeal Board.

Contact Information

Georgia C. Shank
Bond County Supervisor of Assessments
206 W Main St
Greenville, IL 62246
Phone: 618.664.2848
Office Hours: 8 am - 4 pm

One or more of the following methods is used to determine Fair Cash Value

- Market data – similar, neighboring properties that have sold recently are compared to the property being assessed.
- Cost – the cost to reproduce (or rebuild) the property is calculated, an amount for depreciation (wear and tear, age) is subtracted and land value is added.
- Income – the present worth of the income from and Income Producing property is calculated by measuring the amount, quality, and durability of the future net income the property can be expected to return to an investor

What if I don't agree with the Fair Cash Value
on my assessment notice?

What if I don't agree with the assessment notice?

1. Come into the Assessor's office and request your to see your property tax card.
2. Fill out paperwork to go to the Board of Review.

You do not need to hire an attorney to go to the Board of Review

What if I don't agree with the assessment notice?

3. If you are unhappy with the Board of Review results you can go to the State Board of Review (PTAB - Property Tax Appeal Board).

You must pay your taxes even if you are going to the PTAB.

What if I don't agree with the assessment notice?

4. Payment Under Protest – Another option.

You must file in the Circuit Clerk's office. Filing fee is around \$315. You **can not** go to the PTAB if you use this option. You are letting the courts determine if your assessment is fair when using this option.

What if I don't agree with the assessment notice?

1. Come into the Assessor's office and request your to see your property tax card.
2. Fill out paperwork to go to the Board of Review.
3. If you are unhappy with the Board of Review results you can go to the State Board of Review.
4. Payment Under Protest – Another option

What happens after the appeal process is over with the Board of Review?

- The Final Abstract is prepared and sent to the Illinois Department of Revenue where they determine if Bond County is being assessed at 33 1/3 of the Fair Cash Value.

35 ILCS 200/9-145)

Sec. 9-145. Statutory level of assessment. Except in counties with more than 200,000 inhabitants which classify property for purposes of taxation, property shall be valued as follows:

(a) Each tract or lot of property shall be valued at 33 1/3% of its fair cash value.

...

(Source: P.A. 91-497, eff. 1-1-00.)

What happens after the appeal process is over with the Board of Review?

- The Final Abstract is prepared and sent to the Illinois Department of Revenue where they determine if Bond County is being assessed at 33 1/3 of the Fair Cash Value.
- IDOR certifies the final equalization factor to the County Clerk

State Equalization

Illinois Department of Revenue equalizes assessments among counties and issues a state equalization factor for each county.

Bond County equalization factor

2018: 1.0399

2019: 1.0598

2020: 1.0734

2021: 1.0766

When the IDOR gives a positive multiplier, what does that mean? Positive Multiplier (greater than 1.00) means Bond County is under-assessed and a positive multiplier is necessary to bring values up to the correct assessment of $33 \frac{1}{3}$.

Quote from the Illinois Department of Revenue site on the 2022 equalization factor announcement for Cook County:

“The equalization factor does not cause individual tax bills to go up. Tax bills are determined by local taxing bodies when they request the dollars needed to provide services to citizens. The assessment process simply determines how the bill will be divided among taxpayers.”

<https://tax.illinois.gov/research/press-releases-archive/press-release.26335.html>

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Assessed Value
X
\$0 taxing district
levied dollars =
\$0 tax bill

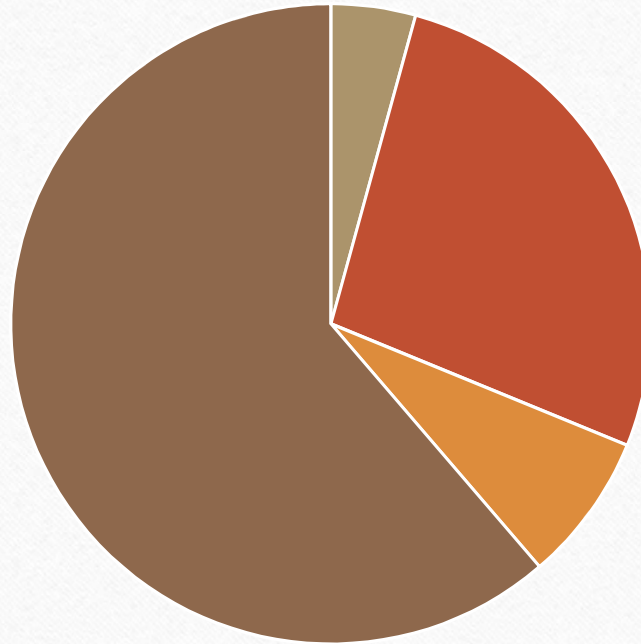
Where do tax rates come from?

Isn't there a limit to tax increases?

Levy

Each Taxing District figures the amount of revenue they need to levy. Without holding a Truth In Taxation hearing, the levy amount is limited to less than a 5% increase over the prior year Property Tax Extended (amount collected from property taxes and paid to the taxing districts) for their corporate and special purpose accounts.

Tax Levy \$23.9 million 2021 payable 2022



■ Fire Districts 11

■ County/Municipalities/Townships 30

■ Misc Tax Districts 11

■ Schools 10

Example

Taxing body determines they will need \$250,000 from property taxes to meet their expense for the upcoming year so they make their tax levy \$250,000.

2021 property taxes extended were :

Corporate (general account)	\$150,000
Social Security Match	25,000
Pension	30,000
Total	\$205,000

The 2022 levy is limited to $\$205,000 \times 1.05 = \$215,250$ Taxing Body would need to hold a Truth In Taxation hearing.

County Clerk takes the Levy and divides by Assessed Valuations with the State Equalization Factor, Exemptions, TIF's, Enterprise Zone Abatements all applied to determine the tax rate. Calculated tax rates are then checked against max tax rates to determine the certified tax rate (actual tax rate used).

Lower levies and no assessment change equals a lower tax rate. Higher assessments and no levy change equal a lower tax rate.

FINAL Tax Computation Report

Bond County

Taxing District CT03 - BOND COUNTY

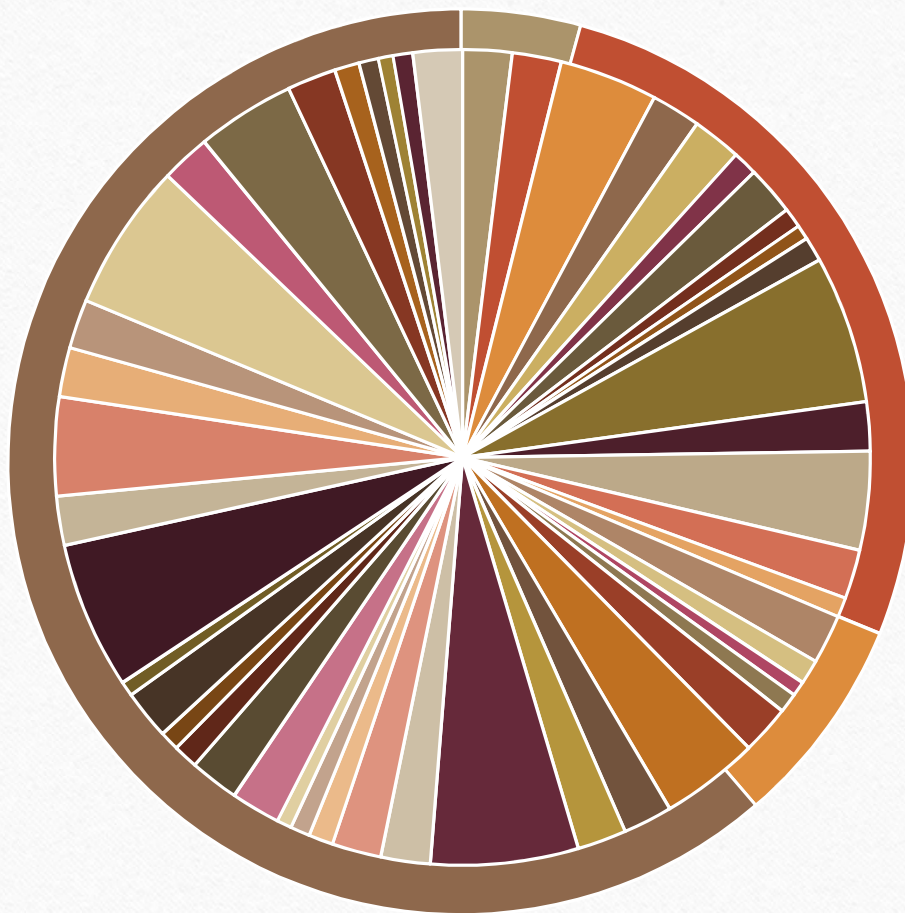
Equalization Factor 1.073400

Property Type	Total EAV	Rate Setting EAV	Other Values	
Farm	99,700,432	99,325,436	EZ Value Abated	237,243
Residential	119,877,940	119,617,384	EZ Tax Abated	\$2,961.81
Commercial	33,083,945	25,337,235	New Property	0
Industrial	8,000,560	7,701,029	TIF Increment	8,444,550
Mineral	115,883	115,883		
State Railroad	8,474,204	8,474,204		
Local Railroad	0	0		
County Total	269,252,964	260,571,171		
Total + Overlap	269,252,964	260,571,171		

Fund/Name	Levy Request	Maximum Rate	Calc'd Rate	Actual Rate	Certified Rate	Total Extension	Total Extension After TIF & EZ	Total Extension w/Overlaps	Percent
001 CORPORATE	1,070,000	0.37000	0.410636	0.37000	0.37000	\$996,235.97	\$964,113.33	\$964,113.33	29.6370
005 I. M. R. F.	575,000	0.00000	0.220669	0.22067	0.22067	\$594,160.51	\$575,002.40	\$575,002.40	17.6758
006 COUNTY HIGHWAY	232,000	0.10000	0.089035	0.08904	0.08904	\$239,742.84	\$232,012.57	\$232,012.57	7.1322
008 BRIDGE CONST W/ COUNTY	116,000	0.05000	0.044518	0.04452	0.04452	\$119,871.42	\$116,006.29	\$116,006.29	3.5661
020 T.B. SANITARIUM	0	0.07500	0.000000	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.0000
021 FEDERAL AID MATCHING	116,000	0.05000	0.044518	0.04452	0.04452	\$119,871.42	\$116,006.29	\$116,006.29	3.5661
022 COUNTY HEALTH DEPARTMI	290,000	0.17500	0.111294	0.11130	0.11130	\$299,678.55	\$290,015.71	\$290,015.71	8.9152
035 TORT JUDGMENTS, LIABILIT	390,000	0.00000	0.149671	0.14968	0.14968	\$403,017.84	\$390,022.93	\$390,022.93	11.9895
047 SOCIAL SECURITY	350,000	0.00000	0.134320	0.13433	0.13433	\$361,687.51	\$350,025.25	\$350,025.25	10.7599
060 UNEMPLOYMENT INSURANC	30,000	0.00000	0.011513	0.01152	0.01152	\$31,017.94	\$30,017.80	\$30,017.80	0.9228
105 PUBLIC BLDG COMMISSION	90,000	0.00000	0.034540	0.03454	0.03454	\$92,999.97	\$90,001.28	\$90,001.28	2.7667
128 FAYCO	99,800	0.04000	0.038301	0.03831	0.03831	\$103,150.81	\$99,824.82	\$99,824.82	3.0687
200 BOND DEFICIT	0	0.00000	0.000000	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.0000
Totals	3,358,800		1.289015	1.24843	1.24843	\$3,361,434.78	\$3,253,048.67	\$3,253,048.67	100.0000

Tax rates per taxing district are applied to the land each taxing district can tax. Tax bills are produced per parcel.

Tax Levy \$23.9 million 2021 payable 2022



COLLEEN CAMP BOND COUNTY TREASURER 206 W MAIN STREET GREENVILLE, IL 62246		FIRST INSTALLMENT DUE 09/22/2022 DUE \$0.00	SECOND INSTALLMENT DUE 11/22/2022 DUE \$0.00	2021 BOND COUNTY REAL ESTATE TAX BILL																																																									
PROPERTY DESC: W 30' LOT 15 & LOT 16 COLCORD ADD'N.		PARCEL ID 05-30-10-418-017		FAIR CASH VALUE 6,301																																																									
SITE ADDRESS: <div style="text-align: center; border: 1px solid black; padding: 2px;">DUPLICATE</div>		TOWNSHIP Central Township		TIF VALUE 0																																																									
NAME:		ACRES 0.00		LAND 2,000																																																									
		TAX CODE 05093		+ DWELLING 100																																																									
		CLASS CODE 0040		+ ASSESSMENT TOTAL 2,100																																																									
		LENDING CODE		+ HOME IMPROVEMENT 0																																																									
2020 TAXABLE VALUE 2,254		BOND COUNTY ITEMIZED STATEMENT		2021 TAXABLE VALUE 2,261																																																									
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9.44323 \$212.86 *TOTALS*		9.55316 \$216.00																																																											
TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX.																																																													
BOND CO UNIT 2 CENTRAL R&B GREENVILLE FIRE KINGSBURY PARK		9.35 1.06 0.08 0.58		BOND COUNTY CITY OF GREENVILLE KASKASKIA COMM 501 6.65 11.97 0.25																																																									

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 05-30-10-418-017	
BACK TAX	DUE DATE
	09/22/2022
FOR THE YEAR	FIRST INSTALLMENT
2021	\$0.00
TAX CODE	PENALTY
05093	
COSTS	
TOTAL PAID	

☐ CASH ☐ CHECK
 PAY TO:
 BOND COUNTY COLLECTOR
 206 W Main St. Greenville, IL 62246

DUPLICATE

1



RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 05-30-10-418-017	
BACK TAX	DUE DATE
	11/22/2022
FOR THE YEAR	SECOND INSTALLMENT
2021	\$0.00
TAX CODE	PENALTY
05093	
COSTS	
TOTAL PAID	

☐ CASH ☐ CHECK
 PAY TO:
 BOND COUNTY COLLECTOR
 206 W Main St. Greenville, IL 62246

DUPLICATE

2



Total Tax Due: \$0.00

COLLEEN CAMP
BOND COUNTY TREASURER
206 W MAIN STREET
GREENVILLE, IL 62246

FIRST INSTALLMENT DUE
09/22/2022

SECOND INSTALLMENT DUE
11/22/2022

2021 BOND COUNTY
REAL ESTATE TAX BILL

DUE \$0.00 DUE \$0.00

PROPERTY DESC:
W 30' LOT 15 & LOT 16 COLCORD ADD'N.

SITE ADDRESS:

DUPLICATE

NAME:

PARCEL ID
05-30-10-418-017

TOWNSHIP
Central Township

ACRES
0.00

TAX CODE
05093

CLASS CODE
0040

LENDING CODE

AMOUNT PAID
\$216.00

2020 TAXABLE VALUE
2,254

BOND COUNTY
ITEMIZED STATEMENT

2021 TAXABLE VALUE
2,261

TAX RATE TAX AMOUNT

0.10321	\$2.33	GREENVILLE AIRPORT
0.02464	\$0.56	CO SENIOR CITIZENS
0.03550	\$0.80	CO EXTENSION SERVICE
0.05384	\$1.21	AMBULANCE DISTRICT
1.24843	\$28.13	BOND COUNTY
0.33658	\$7.59	GREENVILLE FIRE
0.56114	\$12.65	KASKASKIA COMM 501
0.31729	\$7.15	KINGSBURY PARK
0.26037	\$5.87	CENTRAL TWP
0.37789	\$8.52	CENTRAL R&B
4.90890	\$110.65	BOND CO UNIT 2
1.06117	\$23.92	CITY OF GREENVILLE
0.15427	\$3.48	GREENVILLE LIBRARY

TAX RATE TAX AMOUNT

0.09706	\$2.19
0.02333	\$0.53
0.03233	\$0.73
0.05124	\$1.16
1.13293	\$25.60
0.33206	\$7.51
0.52220	\$11.81
0.51199	\$11.58
0.27156	\$6.14
0.38695	\$8.75
4.91013	\$111.02
1.11707	\$25.26
0.16431	\$3.72

FAIR CASH VALUE	6,301
TIF VALUE	0
LAND	2,000
+ DWELLING	100
= ASSESSMENT TOTAL	2,100
- HOME IMPROVEMENT	0
= VALUE TO BE EQUALIZED	2,100
x STATE MULTIPLIER	1.0766
= STATE VALUE	2,261
- SENIOR FREEZE	0
- OWNER EXEMPTION	0
- SENIOR EXEMPTION	0
- RETURNING VETERAN	0
- DISABLED PERSON / VETERAN	0
+ FARM LAND / MINERAL VALUE	0
+ FARM BUILDINGS	0

Fair Cash Value

Assessed Value

State Factor

Equalized Value

Exemptions

4.30930	\$110.00	BOND CO UNIT 2	4.31013	\$111.00
1.06117	\$23.92	CITY OF GREENVILLE	1.11707	\$25.26
0.15427	\$3.48	GREENVILLE LIBRARY	0.16431	\$3.72

9.44323	\$212.86	*TOTALS*	9.55316	\$216.00
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TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX.

BOND CO UNIT 2	9.35	BOND COUNTY	6.65
CENTRAL R&B	1.06	CITY OF GREENVILLE	11.97
GREENVILLE FIRE	0.08	KASKASKIA COMM 501	0.25
KINGSBURY PARK	0.58		

+ FARM BUILDINGS	0
= TAXABLE VALUE	2,261
x TAX RATE	9.55316
= TOTAL TAX	\$216.00
- ENTERPRISE ZONE ABATE	\$0.00
- AMOUNT PAID	\$216.00
= TOTAL AMOUNT DUE	\$0.00

RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 05-30-10-418-017

BACK TAX	DUE DATE 09/22/2022
FOR THE YEAR 2021	FIRST INSTALLMENT \$0.00
TAX CODE 05093	PENALTY
	COSTS
	TOTAL PAID

☐ CASH

☐ CHECK

PAY TO:
BOND COUNTY COLLECTOR
206 W Main St. Greenville, IL 62248

DUPLICATE

1



RETURN THIS PORTION WITH PAYMENT

PROPERTY NUMBER 05-30-10-418-017

BACK TAX	DUE DATE 11/22/2022
FOR THE YEAR 2021	SECOND INSTALLMENT \$0.00
TAX CODE 05093	PENALTY
	COSTS
	TOTAL PAID

☐ CASH

☐ CHECK

PAY TO:
BOND COUNTY COLLECTOR
206 W Main St. Greenville, IL 62248

DUPLICATE

2



Total Tax Due: \$0.00

Amount
taxed

Tax Owed

Prepayments

Balance owed

All taxes collected are distributed to the Taxing Districts by the Treasurer's office.

The county only keeps the amount it levies.
Bond County's rate has been between 1.1-1.4



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200 WEST COLLEGE AVE
Greenville, IL 62246



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BOND COUNTY

2021

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Final Settlement Sheet

Bond County

County Summary

Current Year Taxes Due

	Original Amount Due	\$23,893,423.30
+	Supplements	\$25,455.64
-	Cancellations	\$48,492.36
-	Abatements/Refunds	\$56.26
+	Mobile Home	\$38,166.07
+/-	Road & Bridge Transfer	\$0.00
+	Misc. Adjustments	\$43,248.38
	Adjusted Amount Due	\$23,951,744.77
+	Prior Year Real EstateTax	(\$34,307.62)
+	Prior Year Mobile HomeTax	\$11,186.09
+	Prior Year Misc. Adjustments	\$6,080.78
	Total Amount Due	\$23,934,704.02

Current Year Taxes Paid

+	Real Estate	\$23,043,040.00
+	Railroad	\$807,167.88
+	Mobile Home	\$27,447.61
+	Misc. Adjustments	\$43,248.38
+	Prior Year Real EstateTax	(\$34,307.62)
+	Prior Year Mobile HomeTax	\$11,186.09
+	Prior Year Misc. Adjustments	\$6,080.78
-	Abatements/Refunds	\$56.26
	Total Collected	\$23,903,806.86
+	Hold Back	\$0.00
+	County Trustee	\$26,835.91
+	Forfeited Tax	\$4,061.25
	Total	\$23,934,704.02

Interest Distribution

	County Interest	\$5,714.44
	Township Interest	\$0.00
	Total Interest	\$5,714.44

Q & A

www.bondcountyl.gov