



LAKE COUNTY
APPEAL

PROPERTY TAX JUSTICE®
FOR ALL OF CHICAGOLAND

We're here to help you FIGHT your property taxes!!!
Sign-Up today before it's too late!
Scroll down to find your township's deadline!!!

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EARLYBIRD

for \$20.00 off your sign-up fee!

Property owners, angry about their property tax assessments, which have

SKYROCKETED

*in 2016, have been calling with concerns and questions about their recent assessments.
We'd like to help you stay informed, so please review the most recent Q&A's below.*



What are equalized assessed values?

Equalization is the application of a uniform percentage increase or decrease to assessed values of various areas or classes of property in order to bring assessment levels, on average, to the same percentage of market value.

The equalization process is intended to bring the three year average of the median assessment levels in a township to 33.33% of market value, which is the

statutory requirement in Illinois (except Cook County). Once the Lake County Board of Review has finalized its work in a given tax year, the Illinois Department of Revenue then takes on its role in performing equalization that is applicable to the entire county.

Source: Illinois Lake County Assessor's Office



What is a multiplier?

The equalization factor (sometimes called a **multiplier**) is the tool used to bring all **property** to a uniform level of assessment.

Source: Illinois Revenue Government Site



Why have my taxes **increased** in a non-reassessment year?

Each year in Lake County, the Chief County Assessment Officer (CCAO) determines the level of assessment in each township based upon the sales transactions that have occurred in the three years prior to the assessment year.

This year's assessment valuation date is January 1, 2016. In analyzing the sales from the three previous years (2013, 2014, 2015), the CCAO takes the median level of assessment for each of those years and averages those medians to determine the adjustment in assessments required in a township. Once the assessor has completed his assessment roll for the year, he analyzes the changes in assessments by class (residential, commercial and industrial) and determines what further adjustments are needed in a township by applying a township multiplier to all non-farm parcels in the jurisdiction.

The market has shown a slow and steady growth from the previous quadrennial and, as a result, the overall median level of assessment has increased.

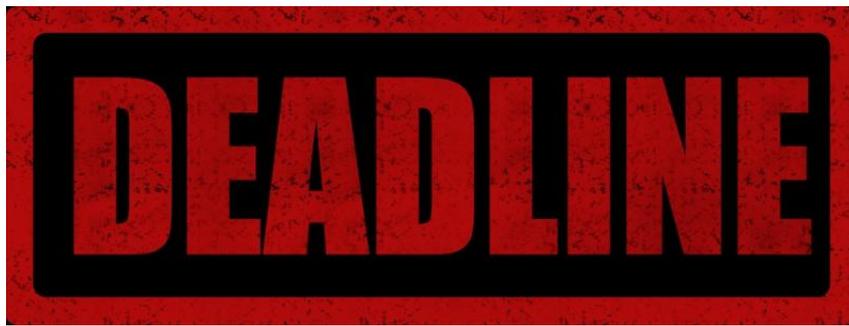
Source: Illinois Lake County Assessor's Office

\$\$ SIGN-UP & SAVE \$\$

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Lake County Blue Assessment Notice Published Deadlines

The following townships have published their 2016 property tax appeal deadlines.
Sign-up for your assessment review before it's too late!

Sign-Up NOW, and we'll help you fight to reduce your property taxes!

Township	Publication Date	LCA Sign-Up Deadline
Antioch	7/7/2016	8/1/2016
Avon	8/4/2016	8/30/2016
Benton	7/6/2016	7/30/2016
Cuba	7/28/2016	8/22/2016
Ela	Not Posted	Sign-Up Now
Fremont	7/7/2016	8/1/2016
Grant	Not Posted	Sign-Up Now
Lake Villa	7/21/2016	8/14/2016
Libertyville	7/28/2016	8/22/2016
Moraine	8/4/2016	8/30/2016
Newport	Not Posted	Sign-Up Now
Shields	7/14/2016	8/7/2016
Vernon	Not Posted	Sign-Up Now
Warren	8/10/2016	9/2/2016
Wauconda	7/7/2016	8/1/2016
Waukegan	8/10/2016	9/2/2016
West Deerfield	8/18/2016	9/12/2016
Zion	7/25/2016	8/19/2016



PROPERTY TAX NEWS: Lake County and Beyond...

We're staying up-to-date with the most recent property tax trends and laws throughout the country. Arm yourself with the latest and greatest articles covering all things property tax, below.

Knowledge is power!! Click on the links below and stay informed.

- [State needs pension reform, property-tax freeze](#)
- [Dwyane Wade's former house in South Holland, IL drops in value as property taxes soar.](#)
- [Rauner, lawmakers piecing together education funding, allowing for tax hike](#)
- [How to stop Chicago politicians from continuing to hike property taxes](#)
- [The property tax con game in Illinois](#)

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