

2017 List of Assessment Changes in Freeport Township

NOTICE TO FREEPORT TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2017

Valuation date (35 ILCS 200/9-95): January 1, 2017
Required level of assessment (35 ILCS 200/9-145): 33.33%
Valuation based on sales from (35 ILCS 200/1-155): 2014-2016
Deadline to file assessment complaint: November 9, 2017

Publication is hereby made for equalized assessed valuations for real property in this township in accordance with 35 ILCS 200/12-10. As required by 35 ILCS 200/9-210, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

Non-Farm Land: 1.00000 All Classes of property
Non-Farm Improvements: 0.9875 to class 0040 improvements and 1.0000 All other Classes
Farm Improvements: 1.00000
Farm Land: Pursuant to 35 ILCS 200/10-115, the farmland assessments for the 2017 assessment year have increased by 10% of the preceding year's median cropped soil productivity index per acre as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Advisory Board resulting in an increase of \$25.50 per acre for each soil productivity index.

Questions about these valuations should be directed to:

Freeport Township Assessor
524 West Stephenson St, Suite 214
Freeport, IL 61032
815-232-6131
Office hours are: 7:30 AM to 4:00PM Monday - Thursday and 7:30 AM to 1:00PM Fridays

Property in the township listed above other than farmland and coal is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over-assessed. If the resulting value is less than the fair cash value of your property, you may be under-assessed. You may appeal your assessment to the Board of Review.

If you believe your property's fair cash value is incorrect or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken:

- 1. Contact the Freeport Township Assessment Office to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file a complaint with the Stephenson County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (815) 235-8260 or visit www.co.stephenson.il.us/assessor for more information.
3. The final filing deadline for your township is generally 30 days from this publication date. After this date, the Board of Review is prohibited by law from accepting assessment complaints for properties in the Townships listed above. For more information on complaint deadlines, call (815) 235-8260 or visit www.co.stephenson.il.us/assessor/changes_2016.asp.
4. Assessment Complaints can be filed in person or by US mail at:

Stephenson County
Board of Review
50 West Douglas St, Suite 500
Freeport, Illinois 61032
Office Hours are 8:30 AM to 4:30 PM Monday - Friday

Your property may be eligible for homestead exemptions, which may reduce your property's taxable assessment. For more information on homestead exemptions, call the Chief County Assessment Office at (815)235-8260 or visit www.co.stephenson.il.us/assessor/exempt.asp

Your property tax bill will be calculated as follows:

Final Equalized Assessed Value - Exemptions = Taxable Assessment;
Taxable Assessment x Current Tax Rate = Total Tax Bill.

All equalized assessed valuations are subject to further equalization and revision by the Stephenson County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of changes for Freeport Township for the current assessment year is listed below. The values shown are those values after the application of equalization factors. Individual notices of assessment are mailed to property owners where a change in assessment other than equalization has been made.

Table with 5 columns: PARCEL NUMBER, PROPERTY OWNER, LAND AMN'T, TOTAL ASMT, and a second set of columns with the same headers. It contains a detailed list of property assessments and changes.

