ED-RED and NWSSBO
Joint Meeting
Property Tax Update

January 17, 2014

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Property Tax Appeals Overview

Undervaluation Complaints

Assess
or

Board of Review

No Refund

PTA

B

C of

TOC

Refund

Tax Rate
Objections

FRANZCEKRADELET

Property Tax Cycle
2013 Tax Year

December 31, 2013

Deadline to File with
County Clerk

January 1, 2013

Valuation Date
2013 Tax Year

July - September
School Board
Proposes Assessment
and Fiscal Year 2014 Budget

October - December
School Board
Adopts Levy

August - December
Cooks County Board of Review
Heats Assessments
and Certifies Assessments

January - November
Cooks County Assessor's Office
Sends Statements from Notices and Hearings

1
Class 6B Properties

- Class of Property under the Cook County Real Property Classification Ordinance
  - Municipality must approve
  - Tax incentive to encourage development of industrial property
- First 10 years assessment is 10% of FMV (not 25%)
  - 11th year assessment is 15%
  - 12th year assessment is 20%
  - Renewable

Class 6B Properties
5 Year Trend – Number of Properties

![Graph showing the number of parcels classified as 6B in the North Suburban Reassessment District from 2007 to 2011.](image)

Source: Cook County Assessor’s Office – Annual Assessment Abstracts

Class 6B Properties
5 Year Trend

![Graph showing the assessed and fair market values of Class 6B properties in Northwest Suburbs from 2006 to 2012.](image)

Source: Cook County Assessor’s Office – Annual Assessment Abstracts
Policy Implications of TIF Districts

- TIF Districts
  - Increases Local Tax Rate
  - 23 Years of Frozen Property Values
  - Success Rate Questionable

Illinois Department of Revenue
Statewide TIF District EAV

Source: Illinois Department of Revenue – 2017 Property Tax Statistics

Illinois Department of Revenue
TIF District Extensions

Source: Illinois Department of Revenue – 2017 Property Tax Statistics
### Illinois Department of Revenue
#### TIF District Facts by County

<table>
<thead>
<tr>
<th>County</th>
<th>TIF Increment EAV</th>
<th>Total TIF Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook</td>
<td>$11,087.7</td>
<td>$729.8</td>
</tr>
<tr>
<td>DuPage</td>
<td>$399.6</td>
<td>$26.9</td>
</tr>
<tr>
<td>Kane</td>
<td>$259.2</td>
<td>$23.5</td>
</tr>
<tr>
<td>Lake</td>
<td>$215.0</td>
<td>$15.9</td>
</tr>
<tr>
<td>Will</td>
<td>$282.3</td>
<td>$25.4</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$12,243.8</strong></td>
<td><strong>$822.5</strong></td>
</tr>
</tbody>
</table>

Source: Illinois Department of Revenue - 2011 Property Tax Statistics

### Illinois Department of Revenue
#### Taxes Paid Property Type

- Residential: 69.06%
- Commercial: 21.78%
- Industrial: 8.76%
- Farm A: 1.34%
- Farm B: 1.61%
- Others: 0.36%
- Minerals: 0.09%

Source: Illinois Department of Revenue - 2011 Property Tax Statistics

### Illinois Department of Revenue
#### Taxes by Agency Type

- Schools: 59%
- Community colleges: 6%
- Libraries: 5%
- Other special districts: 5%
- County: 7%
- Township and districts: 2%
- Cities, villages, and incorporated townships: 17%

Source: Illinois Department of Revenue - 2011 Property Tax Statistics
Illinois Department of Revenue
Average Tax Rates by Type of District

<table>
<thead>
<tr>
<th>Type Of District</th>
<th>Statewide</th>
<th>Cook County</th>
<th>Collar Counties</th>
<th>Rest of State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit District</td>
<td>4.073</td>
<td>2.981</td>
<td>5.079</td>
<td>4.731</td>
</tr>
<tr>
<td>Elementary School</td>
<td>3.108</td>
<td>3.244</td>
<td>2.974</td>
<td>2.974</td>
</tr>
<tr>
<td>High School</td>
<td>2.249</td>
<td>2.437</td>
<td>2.037</td>
<td>2.172</td>
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</tbody>
</table>


Civic Federation
Effective Tax Rates by Property Type

<table>
<thead>
<tr>
<th>Residential</th>
<th>2002</th>
<th>2011</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington Heights</td>
<td>1.76%</td>
<td>3.07%</td>
<td>74.1%</td>
</tr>
<tr>
<td>Barrington</td>
<td>1.33%</td>
<td>1.89%</td>
<td>42.5%</td>
</tr>
<tr>
<td>Elgin</td>
<td>1.88%</td>
<td>3.31%</td>
<td>76.1%</td>
</tr>
<tr>
<td>Elk Grove Village</td>
<td>1.31%</td>
<td>2.73%</td>
<td>107.8%</td>
</tr>
<tr>
<td>Evanston</td>
<td>1.65%</td>
<td>2.35%</td>
<td>43.1%</td>
</tr>
<tr>
<td>Glenview</td>
<td>1.37%</td>
<td>1.88%</td>
<td>37.4%</td>
</tr>
<tr>
<td>Schaumburg</td>
<td>1.55%</td>
<td>2.84%</td>
<td>83.0%</td>
</tr>
</tbody>
</table>

Source: The Civic Federation, "Estimated Effective Property Tax Rates: 2002-2011"
20th Annual School Law Conference
January 25, 2014

Register at
http://tinyurl.com/RegisterSLC2014

Questions and Discussion

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