

NOTICE TO TUSCOLA TOWNSHIP TAXPAYERS:
ASSESSED VALUES FOR 2017/PAYABLE 2018

COMPLAINT DEADLINE: April 20,2018

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): 01/01/2016-12/31/2016

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 and 35 ILCS 200/10-115, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

Table with 2 columns: Assessment Category (Farm Improvements, Non-Farm Land, Non-Farm Improvements) and Equalization Factor (1.000, 1.022, 1.022).

Farm Land: Pursuant to 35 ILCS 200/10-115, the 2017 certified farmland values have been adjusted by the Farmland Assessment Technical Advisory Board to limit the annual change to a 10 percent increase from the preceding year's median soil productivity index certified assessed value.

The median level of assessment based on sales of non farm property compared to the prior year assessed value for the year 2016 was 31.22%.

Questions about these valuations should be directed to:

LAURA VANCLEAVE
217-253-2222

Property in this Township, 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:

Contact your township assessor's office to review the assessment.

If not satisfied with the assessor review, taxpayers may file a complaint with the Douglas County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (217) 253-3031 or visit www.douglascountyil.com for more information.

The final filing deadline for your township is 30 days from this publication date. After this date, the Board of Review is prohibited by law from accepting assessment complaints for properties in this township. For more information on complaint deadlines, call (217) 253-3031 or visit www.douglascountyil.com

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (217) 253-3031 or visit www.douglascountyil.com

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 Douglas County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of assessment changes for this township for the current assessment year is as follows:

Main table listing property owners, parcels, assessed values, and other details for the 2017 assessment year.

Table listing property owners, parcels, assessed values, and other details for the 2017 assessment year, continuing from the previous table.