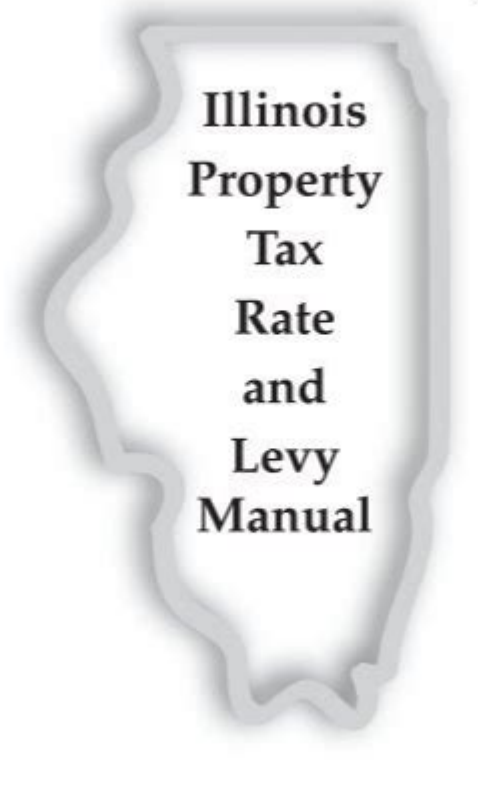


# Illinois Property Tax Rate And Levy Manual

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September 2010



## Illinois Property Tax Rate and Levy Manual

ILLINOIS PROPERTY TAX RATE AND LEVY MANUAL SERVES AS A CRUCIAL RESOURCE FOR PROPERTY OWNERS, LOCAL GOVERNMENTS, AND TAX PROFESSIONALS SEEKING TO UNDERSTAND THE COMPLEXITIES OF PROPERTY TAXATION IN THE STATE. THIS MANUAL OUTLINES THE PROCESSES INVOLVED IN ASSESSING PROPERTY VALUES, DETERMINING TAX RATES, AND LEVYING TAXES, ALL OF WHICH ARE ESSENTIAL FOR MAINTAINING PUBLIC SERVICES AND INFRASTRUCTURE. IN THIS ARTICLE, WE WILL DELVE INTO THE KEY ELEMENTS OF THE ILLINOIS PROPERTY TAX SYSTEM, THE SIGNIFICANCE OF THE MANUAL, AND THE VARIOUS FACTORS THAT INFLUENCE PROPERTY TAX RATES AND LEVIES.

## UNDERSTANDING PROPERTY TAXES IN ILLINOIS

PROPERTY TAXES IN ILLINOIS ARE PRIMARILY LEVIED BY LOCAL GOVERNMENTS, INCLUDING COUNTIES, MUNICIPALITIES, TOWNSHIPS, AND SCHOOL DISTRICTS. THE TAXES COLLECTED ARE USED TO FUND ESSENTIAL SERVICES SUCH AS EDUCATION, PUBLIC SAFETY, INFRASTRUCTURE MAINTENANCE, AND LOCAL GOVERNMENT OPERATIONS. THE ILLINOIS PROPERTY TAX SYSTEM IS GOVERNED BY VARIOUS LAWS AND REGULATIONS, WITH THE ILLINOIS PROPERTY TAX RATE AND LEVY MANUAL SERVING AS A GUIDING DOCUMENT.

## THE STRUCTURE OF PROPERTY TAXATION

THE PROPERTY TAX SYSTEM IN ILLINOIS IS STRUCTURED AROUND SEVERAL KEY COMPONENTS:

1. **ASSESSMENT:** PROPERTY VALUES ARE ASSESSED BY LOCAL ASSESSORS, WHO DETERMINE THE FAIR MARKET VALUE OF EACH PROPERTY. THIS ASSESSMENT IS TYPICALLY CONDUCTED EVERY FOUR YEARS BUT CAN VARY BY LOCATION.
2. **EQUALIZATION:** TO ENSURE FAIRNESS ACROSS DIFFERENT JURISDICTIONS, THE ILLINOIS DEPARTMENT OF REVENUE APPLIES AN EQUALIZATION FACTOR. THIS FACTOR ADJUSTS ASSESSED VALUES TO REFLECT A STANDARD LEVEL OF ASSESSMENT ACROSS THE STATE.
3. **LEVY:** LOCAL GOVERNMENTS DETERMINE THE AMOUNT OF REVENUE THEY NEED TO RAISE THROUGH PROPERTY TAXES, WHICH IS KNOWN AS THE LEVY. THIS AMOUNT IS CALCULATED BASED ON BUDGETARY NEEDS AND PROJECTED EXPENDITURES.
4. **TAX RATE:** THE TAX RATE IS DERIVED FROM THE LEVY AND THE TOTAL ASSESSED VALUE OF PROPERTY WITHIN THE JURISDICTION. IT IS EXPRESSED AS A PERCENTAGE AND DETERMINES HOW MUCH PROPERTY OWNERS WILL BE REQUIRED TO PAY.

## THE ILLINOIS PROPERTY TAX RATE AND LEVY MANUAL

THE ILLINOIS PROPERTY TAX RATE AND LEVY MANUAL IS AN ESSENTIAL DOCUMENT THAT OUTLINES THE PROCEDURES AND REGULATIONS GOVERNING PROPERTY TAXES IN THE STATE. ITS PRIMARY FUNCTIONS INCLUDE PROVIDING GUIDANCE ON LEVY CALCULATIONS, TAX RATE DETERMINATION, AND COMPLIANCE WITH STATE LAWS.

### KEY COMPONENTS OF THE MANUAL

THE MANUAL INCLUDES SEVERAL VITAL COMPONENTS:

- **LEVY CALCULATION METHODOLOGY:** THE MANUAL PROVIDES DETAILED INSTRUCTIONS ON HOW TO CALCULATE THE LEVY FOR VARIOUS LOCAL GOVERNMENT ENTITIES. THIS INCLUDES UNDERSTANDING THE BUDGETARY PROCESS AND IDENTIFYING ALLOWABLE EXPENDITURES.
- **TAX RATE CALCULATION:** IT OUTLINES THE FORMULA FOR CALCULATING THE PROPERTY TAX RATE, WHICH IS ESSENTIAL FOR DETERMINING THE AMOUNT DUE FROM PROPERTY OWNERS.
- **COMPLIANCE REQUIREMENTS:** THE MANUAL DETAILS THE LEGAL REQUIREMENTS THAT LOCAL GOVERNMENTS MUST FOLLOW, INCLUDING DEADLINES FOR FILING TAX LEVIES AND PUBLIC NOTIFICATION REQUIREMENTS.
- **SAMPLE FORMS AND TEMPLATES:** IT INCLUDES SAMPLE FORMS AND TEMPLATES THAT LOCAL GOVERNMENTS CAN USE TO FACILITATE THEIR LEVY PROCESSES, ENSURING CONSISTENCY AND COMPLIANCE WITH REGULATIONS.

### IMPORTANCE OF THE MANUAL

THE ILLINOIS PROPERTY TAX RATE AND LEVY MANUAL SERVES SEVERAL CRITICAL PURPOSES:

- **STANDARDIZATION:** BY PROVIDING A UNIFORM SET OF RULES AND GUIDELINES, THE MANUAL ENSURES THAT PROPERTY TAX CALCULATIONS ARE CONSISTENT ACROSS DIFFERENT JURISDICTIONS.
- **TRANSPARENCY:** THE MANUAL PROMOTES TRANSPARENCY IN THE PROPERTY TAX PROCESS, HELPING PROPERTY OWNERS UNDERSTAND HOW THEIR TAXES ARE CALCULATED AND WHAT THEY ARE FUNDING.
- **GUIDANCE FOR LOCAL OFFICIALS:** LOCAL GOVERNMENT OFFICIALS RELY ON THE MANUAL TO NAVIGATE THE COMPLEXITIES OF PROPERTY TAXATION, ENSURING THAT THEY REMAIN COMPLIANT WITH STATE LAWS WHILE MEETING THE NEEDS OF THEIR COMMUNITIES.

# FACTORS INFLUENCING PROPERTY TAX RATES IN ILLINOIS

SEVERAL FACTORS CAN INFLUENCE PROPERTY TAX RATES IN ILLINOIS, INCLUDING:

1. **LOCAL GOVERNMENT BUDGETS:** THE FINANCIAL NEEDS OF LOCAL GOVERNMENTS DIRECTLY IMPACT PROPERTY TAX LEVIES. AS BUDGETS INCREASE TO ACCOMMODATE RISING COSTS FOR SERVICES, PROPERTY TAX RATES MAY ALSO RISE.
2. **PROPERTY VALUES:** FLUCTUATIONS IN PROPERTY VALUES CAN AFFECT THE TAX RATE. WHEN PROPERTY VALUES INCREASE, THE TAX RATE MAY DECREASE IF THE LEVY REMAINS CONSTANT, AND VICE VERSA.
3. **EQUALIZATION FACTORS:** THE ILLINOIS DEPARTMENT OF REVENUE MAY APPLY EQUALIZATION FACTORS THAT INFLUENCE ASSESSED VALUES ACROSS DIFFERENT JURISDICTIONS, IMPACTING THE OVERALL TAX RATE.
4. **VOTER-APPROVED MEASURES:** LOCAL GOVERNMENTS MAY SEEK VOTER APPROVAL FOR ADDITIONAL LEVIES OR TAX INCREASES TO FUND SPECIFIC PROJECTS OR SERVICES, WHICH CAN LEAD TO CHANGES IN TAX RATES.

## COMMON QUESTIONS ABOUT ILLINOIS PROPERTY TAXES

TO FURTHER CLARIFY THE ILLINOIS PROPERTY TAX SYSTEM, HERE ARE SOME COMMON QUESTIONS AND THEIR ANSWERS:

### 1. HOW IS MY PROPERTY ASSESSED?

PROPERTY ASSESSMENTS IN ILLINOIS ARE CONDUCTED BY LOCAL ASSESSORS WHO DETERMINE THE FAIR MARKET VALUE OF YOUR PROPERTY BASED ON COMPARABLE SALES AND OTHER FACTORS. THIS ASSESSMENT IS TYPICALLY UPDATED EVERY FOUR YEARS.

### 2. WHAT IS THE EQUALIZATION FACTOR, AND WHY IS IT IMPORTANT?

THE EQUALIZATION FACTOR IS APPLIED BY THE ILLINOIS DEPARTMENT OF REVENUE TO ENSURE THAT PROPERTY ASSESSMENTS ARE FAIR AND CONSISTENT ACROSS DIFFERENT JURISDICTIONS. IT ADJUSTS ASSESSED VALUES TO REFLECT A STANDARD LEVEL OF ASSESSMENT, WHICH IS CRUCIAL FOR EQUITABLE TAXATION.

### 3. HOW CAN I APPEAL MY PROPERTY TAX ASSESSMENT?

IF YOU BELIEVE YOUR PROPERTY HAS BEEN OVER-ASSESSED, YOU CAN FILE AN APPEAL WITH YOUR LOCAL BOARD OF REVIEW. THE PROCESS TYPICALLY INVOLVES PROVIDING EVIDENCE TO SUPPORT YOUR CLAIM, SUCH AS COMPARABLE SALES OR AN INDEPENDENT APPRAISAL.

### 4. WHAT HAPPENS IF I DO NOT PAY MY PROPERTY TAXES?

FAILING TO PAY PROPERTY TAXES CAN RESULT IN PENALTIES, INTEREST, AND ULTIMATELY, A TAX LIEN ON YOUR PROPERTY. CONTINUED NON-PAYMENT MAY LEAD TO TAX FORECLOSURE, WHERE THE GOVERNMENT CAN TAKE OWNERSHIP OF THE PROPERTY.

## CONCLUSION

UNDERSTANDING THE ILLINOIS PROPERTY TAX RATE AND LEVY MANUAL IS ESSENTIAL FOR ANYONE INVOLVED IN THE PROPERTY

MARKET IN ILLINOIS, FROM HOMEOWNERS TO LOCAL GOVERNMENT OFFICIALS. THE MANUAL PROVIDES CRITICAL GUIDANCE ON THE INTRICACIES OF PROPERTY TAX ASSESSMENTS, LEVY CALCULATIONS, AND COMPLIANCE WITH STATE REGULATIONS. WITH PROPERTY TAXES BEING A PRIMARY SOURCE OF FUNDING FOR ESSENTIAL SERVICES, IT IS VITAL FOR PROPERTY OWNERS TO REMAIN INFORMED ABOUT HOW THEIR TAXES ARE CALCULATED AND THE FACTORS THAT INFLUENCE PROPERTY TAX RATES. BY FAMILIARIZING THEMSELVES WITH THE MANUAL AND THE PROPERTY TAX PROCESS, INDIVIDUALS AND LOCAL GOVERNMENTS CAN ENSURE TRANSPARENCY, FAIRNESS, AND ACCOUNTABILITY IN THE ILLINOIS PROPERTY TAX SYSTEM.

## FREQUENTLY ASKED QUESTIONS

### WHAT IS THE CURRENT AVERAGE PROPERTY TAX RATE IN ILLINOIS?

AS OF 2023, THE AVERAGE PROPERTY TAX RATE IN ILLINOIS IS APPROXIMATELY 2.27% OF THE PROPERTY'S ASSESSED VALUE, MAKING IT ONE OF THE HIGHEST IN THE UNITED STATES.

### HOW IS THE PROPERTY TAX LEVY DETERMINED IN ILLINOIS?

IN ILLINOIS, THE PROPERTY TAX LEVY IS DETERMINED BY LOCAL TAXING DISTRICTS AND IS BASED ON THEIR BUDGETARY NEEDS, WHICH ARE THEN MULTIPLIED BY THE ASSESSED VALUE OF PROPERTIES WITHIN THAT DISTRICT.

### WHAT RESOURCES ARE AVAILABLE TO UNDERSTAND THE ILLINOIS PROPERTY TAX RATE AND LEVY MANUAL?

THE ILLINOIS DEPARTMENT OF REVENUE PROVIDES A COMPREHENSIVE PROPERTY TAX RATE AND LEVY MANUAL AVAILABLE ON THEIR WEBSITE, WHICH INCLUDES GUIDELINES, FORMS, AND ADDITIONAL INFORMATION FOR TAXPAYERS AND LOCAL GOVERNMENTS.

### HOW OFTEN ARE PROPERTY TAX RATES REASSESSED IN ILLINOIS?

IN ILLINOIS, PROPERTY TAX ASSESSMENTS TYPICALLY OCCUR EVERY THREE YEARS, BUT SOME COUNTIES MAY REASSESS PROPERTIES ANNUALLY OR BIANNUALLY BASED ON LOCAL REGULATIONS.

### WHAT ARE THE KEY FACTORS INFLUENCING PROPERTY TAX RATES IN ILLINOIS?

KEY FACTORS INFLUENCING PROPERTY TAX RATES IN ILLINOIS INCLUDE LOCAL GOVERNMENT BUDGETS, PROPERTY VALUES, THE EQUALIZATION PROCESS, AND SPECIFIC LEVIES FOR SERVICES SUCH AS SCHOOLS, FIRE PROTECTION, AND PUBLIC SAFETY.

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