

How Is My Property Tax Bill Calculated?

1. The Tax Rate for each taxing district is calculated:

$$\frac{\text{Taxing District Tax Levy}}{\text{Taxable Value in Taxing District}} = \text{District Tax Rate}$$



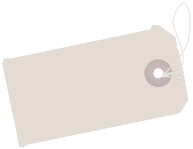

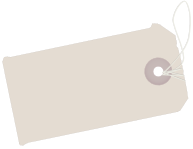


2. The Composite Tax Rate of all taxing districts in your area is calculated:

$$\begin{aligned} & \text{County Rate} \\ & + \text{Township Rate} \\ & + \text{Municipality Rate} \\ & + \text{Grade School Rate} \\ & + \text{High School Rate} \\ & + \text{Community College Rate} \\ & + \text{Park District Rate} \\ & + \text{Library Rate} \\ & + \text{Other District Rates} \\ & \hline & = \text{Composite Tax Rate} \end{aligned}$$

3. Your Individual Tax Bill is calculated:

$$\text{Individual Taxable Value} \times \text{Composite Tax Rate} = \text{Tax Bill Amount}$$

The property assessment process is the basis for generating property tax revenues that pay for a portion of schools, city and county services, roads, fire protection, public safety, water and sanitation, and other local services.

	<p>Assessed Value</p>	<p>10% of a \$224,500 Home (average city home value):</p> <p>22,450</p>
<p>X</p>		<p>X</p>
	<p>Equalization Factor</p>	<p>Current Equalization Factor:</p> <p>2.8032</p>
<p>=</p>		<p>=</p>
	<p>Equalized Assessed Value (EAV) <i>(before exemptions)</i></p>	<p>Example EAV:</p> <p>62,932</p>
<p>-</p>		<p>-</p>
	<p>Exemptions</p>	<p>Homeowner Exemption:</p> <p>7,000</p>
<p>=</p>		<p>=</p>
	<p>Equalized Assessed Value (EAV) <i>(after exemptions)</i></p>	<p>Example EAV:</p> <p>55,932</p>
<p>X</p>		<p>X</p>
	<p>Tax Rate</p>	<p>General City Tax Rate:</p> <p>7.145%</p>
<p>=</p>		<p>=</p>
	<p>Taxes Due</p>	<p>Example Taxes Due:</p> <p>\$3,996</p>

SAMPLE REAL ESTATE TAX BILL CALCULATION

The typical homeowner exemption for residential property is \$7,000 (other exemptions may apply). This sample calculation is based on the average assessment increase across all residential property in the northern suburbs and average tax increases in the City of Chicago and the southern suburbs. Individual tax bills will vary based on reassessment values and individual tax rates.

CITY OF CHICAGO - \$224,500	<u>2015</u>	<u>2016</u>
Assessor's Fair Market Value	224,500	224,500
Assessment Percentage	x <u>0.10</u>	x <u>0.10</u>
Assessed Valuation	22,450	22,450
Equalization Factor	x <u>2.6685</u>	x <u>2.8032</u>
EAV (before exemption)	59,908	62,932
Homeowner Exemption	- <u>7,000</u>	- <u>7,000</u>
EAV (after exemption)	52,908	55,932
General City Tax Rate	x 6.867%	x 7.145%
Amount of Tax Bill	\$3,633.18	\$3,996.34
Amount of Difference in Tax Due		\$363.15
Percent of Difference in Tax Due		10.00%

NORTH COOK - \$261,500 home (2015 value)	<u>2015</u>	<u>2016 (Reassessed)</u>
Assessor's Fair Market Value	261,500	299,100
Assessment Percentage	x <u>0.10</u>	x <u>0.10</u>
Assessed Valuation	26,150	29,910
Equalization Factor	x <u>2.6685</u>	x <u>2.8032</u>
EAV (before exemption)	69,781	83,844
Homeowner Exemption	- <u>7,000</u>	- <u>7,000</u>
EAV (after exemption)	62,781	76,844
Average North Suburban Tax Rate	x 10.649%	x 9.263%
Amount of Tax Bill	\$6,685.58	\$7,118.06
Amount of Difference in Tax Due		\$432.51
Percent of Difference in Tax Due		6.47%

SOUTH SUBURBAN - \$163,000 home	<u>2015</u>	<u>2016</u>
Assessor's Fair Market Value	163,000	163,000
Assessment Percentage	x <u>0.10</u>	x <u>0.10</u>
Assessed Valuation	16,300	16,300
Equalization Factor	x <u>2.6685</u>	x <u>2.8032</u>
EAV (before exemption)	43,497	45,692
Homeowner Exemption	- <u>7,000</u>	- <u>7,000</u>
EAV (after exemption)	36,497	38,692
Average South Suburban Tax Rate	x 13.662%	x 13.384%
Amount of Tax Bill	\$4,986.16	\$5,178.54
Amount of Difference in Tax Due		\$192.32
Percent of Difference in Tax Due		3.88%