Memorandum

To: The Honorable Chairman Michael Kenyon and the
Public Service Committee of Kane County Board

From: Mark D. Armstrong

Date: July 9, 2008

Re: Monthly report

Attached is a copy of the July issue of KANE ASSESSMENT NEWS, ETC., which contains the customary statistical data (pages 5) that I have reported to the committee.

Additionally, I am pleased to report that three townships have already certified their 2008 assessment roll to the County Assessment Office:

<table>
<thead>
<tr>
<th>Township</th>
<th>2008 Certification Date</th>
<th>2007 Certification Date</th>
<th>2006 Certification Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hampshire</td>
<td>May 28, 2008</td>
<td>June 12, 2007</td>
<td>July 14, 2006</td>
</tr>
<tr>
<td>Big Rock</td>
<td>May 23, 2008</td>
<td>May 18, 2007</td>
<td>June 23, 2006</td>
</tr>
<tr>
<td>St. Charles</td>
<td>June 30, 2008</td>
<td>July 12, 2007</td>
<td>July 18, 2006</td>
</tr>
</tbody>
</table>

As you can see, certification dates are coming in earlier over the past two years; hopefully, this trend will continue.

If you have questions or comments, please don’t hesitate to contact me at your earliest convenience.
Our Mission: An equitable assessment for every parcel.

From Mark’s Desk . . .

New Program Helps Homeowners

Mr. B., a Kane County homeowner and taxpayer, e-mailed the county recently. In 2006, he had moved here from out of state and had purchased a new home in a new subdivision in the northern part of the county. Mr. B. reports that at closing, he was told that his property taxes would be “two or three thousand dollars per year.” This year, he received a property tax bill for more than $11,000, and he was having trouble paying his bills and his mortgage. His e-mail also referenced “the sub-prime disaster” and the name of his mortgage company.

I looked into Mr. B’s situation. I found that when he purchased his house, there was not tax bill—his parcel was newly created for a tax bill the following year. Then in 2007 (when he paid his 2006 taxes), his bill was less than $5,000—but that was for the partial first year after his home was completed. The 2007 tax bill he had just received represented the first full year of real estate taxes.

I checked his assessment level against the sale price of the home; it was actually below his 2006 sale price. I checked to see if he had been mailed a notice of his 2007 assessment; he had, last fall. I checked to see if his tax rate had been correctly applied; it had. I checked to see if he was missing any exemptions to which he was entitled; he wasn’t.

While I don’t know the details of Mr. B’s situation, I’m sure it is not unique. That is why the Kane County Board recently launched Help for Homeowners. Help for Homeowners does not create any new programs, but is designed to make homeowners aware of the programs that already exist, such as:

• The Housing Rehabilitation Program, which helps homeowners maintain their homes by providing funds to correct code violations and eliminate substandard living conditions.
• The Emergency Repair Program, which helps homeowners who are facing a crisis home-repair situation.
• The First-Time Homebuyer Program, which helps make the dream of home

(Continued on page 2)
Each clinic will be staffed by a Deputy from the county Assessment office to review exemptions for homeowners.

First Help for Homeowners Clinic on July 12

(Continued from page 1)

ownership a reality.
- Foreclosure Prevention Counseling, which helps Kane County homeowners facing the prospect of defaulting on their mortgage with free counseling and assistance.
- Homestead Exemptions, which provide direct property tax benefits to qualifying homeowners.

Kane County is also hosting four free clinics for homeowners. Each of these will be staffed with representatives of each of the above-captioned programs. For Homestead Exemptions, each of the clinics will have two deputies from the county assessment office on-site who will be able to instantly check to see if a homeowner has all of the property tax exemptions for which the homeowner is qualified. If not, the staff will assist the homeowner through the exemption process right there.

The four clinics will be held:
- Saturday, July 12 from 9 a.m. to 1 p.m. at the Dundee Township Senior Center
- Saturday, September 6 from 9 a.m. to 1 p.m. at the Kane County Government Center
- Saturday, September 20 from 9 a.m. to 1 p.m. at The Centre of Elgin (tentative time and location are subject to change)
- Saturday, October 18 from 9 a.m. to 1 p.m. at East Aurora High School (tentative time and location are subject to change)

For more information about these programs, see the County's Help for homeowners site at http://www.countyofkane.org/Pages/HelpForHomeOwners.aspx. Your thoughts and comments are always welcome.

PTAB Rules on Kane County Properties

SPRINGFIELD—The Illinois Property Tax Appeal Board made the following rulings in June 2008:

09-25-426-020 — National City Corporation appealed the 2005 ruling of the Kane County Board of Review that placed the assessment of this St. Charles Township commercial property at $528,464. Prior to the hearing, the appellant and the Board of Review reached an agreement. The PTAB found the agreement to be proper, and placed the assessment at $473,352. (Docket 05-02568.001-C-1)

09-27-376-004 — Carroll Associates appealed the 2006 ruling of the Kane County Board of Review that placed the assessment of this St. Charles Township commercial property at $1,636,631. Prior to the hearing, the appellant and the Board of Review reached an agreement that the Board's 2006 ruling was correct. The PTAB found the agreement to be proper, and confirmed the assessment at $1,636,631. (Docket 06-01989.001-C-2)

05-25-200-043 — Scott and Cathy LePenske appealed the 2005 ruling of the Kane County Board of Review that placed the assessment of this Plato Township residential property at $98,406. The taxpayer presented a case based on overvaluation, and evidence presented included an appraisal report and a legal citation. The PTAB found for the appellant, and reduced the assessment to $90,355. (Docket 05-00800.001-R-1)
More than 42,000 Kane County taxpayers received lower tax bills than last year, even though they had a higher assessed value!

**A monthly Q and A with Supervisor of Assessments Mark Armstrong**

**Ask Mark . . .**

**Question:** Does an increase in my property’s equalized assessed valuation (EAV) mean that I will have a comparable increase in my tax bill the next year?

**Answer:** The relationship between assessments and tax bills is one that seems intuitive: a larger assessment equals a larger tax bill, and a smaller assessment equals a smaller tax bill. However, a study of Kane County’s tax bill data shows that this relationship is not the case a large part of the time!

In 2007, Kane County sent out tax bills to 175,255 parcels that also received a tax bill in 2006. Nearly 90% of these parcels had already received an increased assessed valuation based on the three-year median sales ratio study as of January 1, 2007. However, this did not uniformly result in a higher tax bill. Twenty-seven percent of the parcels that were assessed at a higher value in 2007 actually ended up with a lower tax bill. How can this be? Well, it’s the result of several factors:

- **Lower Tax Rates.** Taxing bodies may ask for less money than in a prior year.
- **PTELL.** The Property Tax Extension Limitation Law limits the amounts local governments can increase many of their levies to the lesser of 5% or the previous year’s rate of inflation.
- **Differing rates of assessment change.** Properties do not change in value at a uniform rate because supply is lower in some areas than others, and demand is higher in some areas than others.
- **Increased Exemptions.** In 2007, there was an increase in the income threshold to be eligible for the Senior Citizen Assessment Freeze Homestead Exemption. A senior who had not been eligible in a prior year might see a significant increase in assessed valuation, only to see it removed through the exemption.

All of this adds up to an unexpected condition: this year, more than 42,000 Kane County taxpayers received lower tax bills than last year, even though they had a higher assessed value!

"Ask Mark" is a monthly feature of KANE ASSESSMENT NEWS, Etc. To submit a question to Kane County Supervisor of Assessments Mark Armstrong, e-mail it to KaneSOA@co.kane.il.us or send it to Mark at 719 S. Batavia Ave., Geneva, IL 60134.
The Kane County Board of Review will release new versions of its assessment complaint forms in August. The new forms, which were developed by the Board earlier this year, include changes designed to make the form easier for taxpayers to use. Another new feature this year will be the ability to file complaints on multi-parcel properties using one complaint form and a “Multi-Parcel Addendum” to the complaint form.

The Board of Review also approved its 2008 Rules of Government. Changes for the 2008 forms include:

- Clarification that 2008 assessed valuations are made based on sales from 2005, 2006, and 2007, as required by the state property tax code. Anyone presenting evidence from other time periods has the burden of proof of showing why such sales data is relevant.
- Clarification that the postmark date for receipt of documents applies only to documents sent through the U.S. Mail, and not through private carriers.
- Clarification that observers at Board meetings do not have the right to speak or present evidence unless called by the Board or an interested party.
- Establishment of procedures for teleconference hearings.
- Clarification of the right of standing to file a complaint.
- Establishment of a procedure for handling incomplete complaint forms.
- Provides for a 30-day hearing notification period for complaints on parcels in townships that have certified their assessment rolls to the Supervisor of Assessments by August 29; for townships certifying after that date, the existing ten-day notification period will still apply.

The Board’s forms and rules will be available by August 1 on the Board’s web site at www.co.kane.il.us/soa/bor.htm. Questions about the Board’s forms or rules should be directed to the Board office at (630) 208-3818.
In June 2008, the County Assessment Office processed more than 9,000 documents, bringing the year-to-date total to nearly 34,000. Major work in June also included the certification of three township assessment rolls.

### June 2008 Production Report

During the month of June 2008, the County Assessment Office processed more than 9,000 documents, bringing the year-to-date total to nearly 34,000. Major work in June also included the certification of three township assessment rolls.

<table>
<thead>
<tr>
<th>Documents Processed</th>
<th>June 2007</th>
<th>2007 Year-To-Date</th>
<th>June 2008</th>
<th>2008 Year-To-Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deeds</td>
<td>1,615</td>
<td>7,790</td>
<td>1,316</td>
<td>6,954</td>
</tr>
<tr>
<td>Transfer Declarations</td>
<td>1,030</td>
<td>4,798</td>
<td>600</td>
<td>3,514</td>
</tr>
<tr>
<td>Name/Address Changes</td>
<td>3,407</td>
<td>15,910</td>
<td>2,504</td>
<td>10,900</td>
</tr>
<tr>
<td>Homestead Exemption Applications</td>
<td>73</td>
<td>4,649</td>
<td>233</td>
<td>1,975</td>
</tr>
<tr>
<td>Homestead Removals</td>
<td>111</td>
<td>193</td>
<td>72</td>
<td>343</td>
</tr>
<tr>
<td>Senior Exemption Applications</td>
<td>157</td>
<td>816</td>
<td>273</td>
<td>1,074</td>
</tr>
<tr>
<td>Senior/Freeze Renewals</td>
<td>4,879</td>
<td>1,019</td>
<td>2,598</td>
<td>5,045</td>
</tr>
<tr>
<td>Veteran/Disabled Exemptions*</td>
<td>0</td>
<td>0</td>
<td>172</td>
<td>520</td>
</tr>
<tr>
<td>Assessment Corrections</td>
<td>0</td>
<td>325</td>
<td>0</td>
<td>907</td>
</tr>
<tr>
<td>Certificates of Error</td>
<td>533</td>
<td>1,022</td>
<td>1,480</td>
<td>2,646</td>
</tr>
<tr>
<td>Subdivisions</td>
<td>21</td>
<td>79</td>
<td>9</td>
<td>74</td>
</tr>
<tr>
<td>Total Documents Processed</td>
<td>11,826</td>
<td>36,601</td>
<td>9,257</td>
<td>33,952</td>
</tr>
<tr>
<td>Revenue/Sale of Data</td>
<td>$4,375</td>
<td>$55,170</td>
<td>$4,506</td>
<td>$44,865</td>
</tr>
<tr>
<td>Web Site Visits**</td>
<td>N/A</td>
<td>N/A</td>
<td>3,031</td>
<td>22,628</td>
</tr>
<tr>
<td>Web Page Views**</td>
<td>N/A</td>
<td>N/A</td>
<td>4,496</td>
<td>36,329</td>
</tr>
<tr>
<td>Property Tax Appeal Board Filings</td>
<td>26</td>
<td>66</td>
<td>20</td>
<td>47</td>
</tr>
<tr>
<td>Tax Parcels</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcels Added</td>
<td>663</td>
<td>3,565</td>
<td>84</td>
<td>1,418</td>
</tr>
<tr>
<td>Parcels Deleted</td>
<td>101</td>
<td>621</td>
<td>43</td>
<td>454</td>
</tr>
<tr>
<td>Net Parcel Change</td>
<td>562</td>
<td>2,944</td>
<td>41</td>
<td>964</td>
</tr>
</tbody>
</table>

**County Total Parcel Count**  

| 193,345 | 196,604 |

*Veteran/Disabled Exemptions began to be processed in February 2008.

**Web page statistics begin in September 2007