

NOTICE TO TAXPAYERS: ASSESSED VALUES FOR 2016

Valuation date (35 ILCS 200/9-95): January 1, 2016
Required level of assessment (35 ILCS 200/9-145): 33.33%
Valuation based on sales from (35 ILCS 200/1-155): 2013-2015

Publication is hereby made for equalized assessed valuations for real property in the following townships in accordance with 35 ILCS 200/12-10.

Questions about these valuations should be directed to:

Dave Marcure (Nora, Rush and Warren Townships)
5963 E. Center Road, Stockton, IL 61085
Phone 815-947-3891

Farmland:

Pursuant to 35 ILCS 200/10-115, the farmland assessments for the 2016 assessment year have increased by 10% of the preceding year's median cropped soil productivity index as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a \$21.86 per acre increase for each soil productivity index.

All other Property:

Property in these Townships, 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:

1. Contact your township assessor to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file a complaint with the Jo Daviess County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (815) 777-1016 or visit www.jodaviess.org for more information.
3. 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 these townships. **The filing deadline is December 2, 2016.**

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (815) 777-1016 or visit www.jodaviess.org.

Your property tax bill will be calculated as follows:

$$\begin{aligned} \text{Final Equalized Assessed Value} - \text{Exemptions} &= \text{Taxable Assessment}; \\ \text{Taxable Assessment} \times \text{Current Tax Rate} &= \text{Total Tax Bill}. \end{aligned}$$

All equalized assessed valuations are subject to further equalization and revision by the Jo Daviess County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of assessments for these townships for the current assessment year, except for those assessments that were changed solely by equalization is as follows:

RUSH TOWNSHIP

<u>PARCEL NUMBER</u>	<u>OWNER'S NAME</u>	<u>TOTAL</u>
15-000-017-09	HAAS J P FAMILY FARM,	963
15-000-025-00	JONES, MARK W & CAROL A	3,254
15-000-053-00	HESELBACHER, KAY A TRUSTEE	41,392
15-000-062-00	ILLINOIS BANK & TRUST 505	33,077
15-000-072-00	MCGIVNEY, JAMES D	154,797
15-000-087-00	TOAY TRUST, DENIS & JANICE	52,198
15-000-113-00	GERLACH, GERALD & LINDA J	253,876
15-000-113-03	GERLACH, MICHAEL R & TERESA	32,583
15-000-114-00	GABEL, MICAH C & SEVERSON	39,273
15-000-144-00	YUNGBLUTH LAND TRUST	47,069
15-000-159-00	TOAY TRUST, DENIS & JANICE	37,114
15-000-173-00	NADIG, JAMES M & JULIE A	34,127
15-000-173-10	NADIG, JAMES & JULIE	8,583
15-000-177-02	JAMNICKY, JOHN A	24,205
15-000-209-00	RILLIE, TOM T & ELISA L	42,175
15-000-219-06	FORBROOK, MICHAEL W TRUSTEE	12,571
15-000-274-00	VINCENT, TODD & TANYA	175,751
15-000-285-00	TABAKOFF, BORIS TRUSTEE	11,472
15-000-308-00	MAPES, RONALD L & MAPES, BRADLEY	72,655
15-000-314-10	DENEEN, MICHAEL T	45,416
15-000-318-00	DAWSON, DOUGLAS G & KATHLEEN	54,081
15-000-319-00	PETELLE, JAMES F JR TRUST	27,586
15-000-360-10	WIENAND, NICHOLAS R	29,662