

NOTICE TO BIG ROCK TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2024

Valuation date (35 ILCS 200/9-95): January 1, 2024
Required level of assessment (35 ILCS 200/9-145): 33.33%
Valuation based on sales from (35 ILCS 200/1-155): 2021, 2022 & 2023

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%:

Farm Land and Farm Improvements:	1.0000
Residential, Commercial and Industrial:	1.0836
Other Land and Improvements:	1.0836
Farm Home Site and Dwelling:	1.0836

Pursuant to 35 ILCS 200/10-115, the Farm Land assessments for the 2024 assessment year will increase 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 \$46.87 per acre increase for each soil productivity index.

Questions about these valuations should be directed to:

Ralph Harkison
408 Rhodes Ave.
630-556-4340
www.bigrocktownshipassessor.com
Office hours are: By appointment only

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:

1. Contact your township assessor's office to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file a complaint with the Kane County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (630) 208-3818 or visit www.kanecountyassessments.org/Pages/Assessment-Complaints.aspx for more information.
3. The final filing deadline for your township is generally 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 (630) 208-3818 or visit www.kanecountyassessments.org/Pages/Deadline.aspx

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (630) 208-3818 or visit www.KaneCountyAssessments.org/pages/exemptions.aspx.

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

A complete list of assessments for this township for the current assessment year, except for those assessments that were changed solely by equalization as noted above, is as follows:

township|property_list

BIG ROCK Improved: 9	Unimproved: 6
13-01-200-006	65,577
BRODT, TYLER	
13-03-200-015	43,993
J F AUTO LLC	
13-03-200-017	48,621
LONG, VERNON & DIANE	
13-03-200-018	79,176
LONG, JAMES B	
13-03-200-019	18,571
LONG, VERNON & DIANE	
13-03-200-020	7,985
LONG, BENJAMIN ISAAC	
13-07-400-010	258
EVANS, EDWARD R TR, TRUSTEE TR # 101	
13-07-400-011	19,803
EVANS, EDWARD R TR, TRUSTEE TR # 101	
13-22-351-003	151,198
ENCK, MICHAEL & CASE, RAQUEL	
13-24-100-026	995,097
LASALLE NATIONAL TRUST 120070	
13-24-300-006	95,856
LASALLE NATIONAL TRUST N A 116783	
13-34-400-007	19,023
MODAFF FAMILY FARM LLC	
13-34-400-008	9,844
MODAFF FAMILY FARM LLC	
13-34-400-009	85,398
MODAFF FAMILY FARM LLC	
13-34-400-010	66,244
POLIZZI, DANIEL & HEATHER	