

**NOTICE TO VIRGIL 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:	1.0769
Other Land and Improvements:	1.0769
Farm Home Site and Dwelling:	1.0769

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:

Michael Yagen  
49W181 Winters Rd.  
815-827-3383  
www.virgiltownship.net  
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](http://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](http://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](http://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

VIRGIL Improved: 38 Unimproved: 4  
07-03-400-016 111,807  
PETERSON, JOHNATHON W & JESSICA  
07-06-200-025 108,935  
DE LA TORRE, GABRIEL  
07-06-201-006 8,900  
ROMANOW, THOMAS A  
07-06-400-019 312,709  
NATIONAL BANK & TRUST SYCAMORE 1776  
07-07-200-019 168,501  
WIEHLE, CHRISTOPHER & NICOLE  
07-08-100-013 243,296  
64 STORAGE LLC  
07-08-400-010 43,444  
NALEZNY, JEFFREY  
07-09-400-012 249,665  
PITCO 64 LLC  
07-10-376-001 70,278  
64 VIRGIL PROPERTIES LLC  
07-10-401-009 12,060  
LIGHT, JONATHAN M  
07-10-401-010 72,067  
LIGHT, JONATHAN M  
07-10-451-002 34,215  
DUMDIE, DONALD J & LINDA  
07-11-300-014 134,019  
PETIT, NICHOLAS M & KIMBERLY  
07-15-126-010 51,111  
AGRAWAL, SARITA  
07-17-300-007 182,646  
FOY, NEIL MICHAEL & MARGARET JOAN  
07-21-401-004 156,447  
HARRIS, BRANDON  
07-22-300-015 178,744  
NAVAR, GABRIEL G & KELLEY A  
07-23-300-009 184,523  
BIDDLE TR # 149  
07-25-300-015 167,482  
LANE, KRISTIN G  
07-26-400-005 203,670  
SCHMID-LEAHY, HEIDI TR, TRUSTEE  
07-29-400-017 196,839  
ANDERSON, JAMES G & WEINHOFF, LISA M TRS # 1  
07-30-386-001 54,338  
RIVER LAND PROPERTIES LLC  
07-30-387-004 66,940  
BALL, MICHAEL J & SIVERT, EMILY R  
07-30-391-005 8,900  
CUREN, CATHI ANNE

07-30-394-004	84,313	
STOUT, JOSEPH R & BRITTANY		
07-31-129-011	43,125	
FARR, JUSTIN & TIFFANY		
07-31-134-004	68,372	
MAPLE PARK OIL COMPANY LLC		
07-31-134-005	51,422	
MAPLE PARK OIL COMPANY LLC		
07-31-147-001	65,488	
VALERIO, CRISTINA		
07-31-150-004	66,988	
RIVER LAND PROPERTIES LLC		
07-31-150-007	82,737	
SWIFT, KARI ALISON		
07-31-154-004	118,197	
WINKEL, REBECCA LYNNE & BELL, ERIC MICHAEL		
07-31-154-006	119,793	
OLSEN, LANCE & ELIF		
07-31-155-008	133,718	
BEAVER, KOREY & LAUREN		
07-31-181-004	132,571	
RUIZ, CHRISTOPHER		
07-31-182-009	112,345	
SALDANA, MARRITSA J		
07-31-206-002	73,004	
SPEARE, CLIFFORD ANDREW		
07-31-210-004	121,216	
MUMME, PAUL & LORI		
07-33-400-028	204,210	
SMITH, DAVID T & TANYA A		
07-33-400-030	41,888	
SMITH, DAVID T & TANYA A		
07-34-400-007	39,936	
92131 LLC		
07-36-451-013	142,893	
MOORE, PHILLIP		