

NOTICE TO AUDUBON TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2020

Valuation date (35 ILCS 200/9-95): January 1, 2020
Required level of assessment (35 ILCS 200/9-145): 33.33%
Valuation based on sales from (35 ILCS 200/1-155): 2017, 2018 & 2019

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 Home site and Dwelling: 0.9420
Residential: 0.9420
Other Land and Other Improvements: 0.9420
Commercial: 0.9420
Industrial: 0.9420

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 Multi Township Assessor to review the assessment.

Montgomery County Supervisor of Assessments
1 Courthouse Square Room 201
Hillsboro, IL 62049
(217)-532-9595

2. If not satisfied with the assessor review, taxpayers may file a complaint with the Montgomery County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (217) 532-9622 or visit Supervisor of Assessments Office. Forms are also available online at www.montgomeryco.com under the Board of Review tab on the Supervisor of Assessments page.

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. **The last day to file a 2020 Assessment complaint for Audubon Township is January 18, 2021** for more information on complaint deadlines, call (217) 532-9595 **Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (217) 532-9595 or visit Montgomery County Supervisor of Assessments Office.**

Your property tax bill will be calculated as follows:

$$\text{Final Equalized Assessed Value} - \text{Exemptions} = \text{Taxable Assessment};$$

$$\text{Taxable Assessment} \times \text{Current Tax Rate} = \text{Total Tax Bill}.$$

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

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

2020 Audubon Twp Assessment Publication list - Copy - Copy.TXT

AUDUBON Township

Owner Name	Parcel Number	Assessed Value
WOOD, MITCHELL	09-05-229-008	1,290
EASTERDAY, MARC & KATHIE	09-05-252-001	57,735
MORGASON, JOANN L C/O PHYLLIS	09-05-280-022	11,580
BEYERS, DENNIS L & JODI TRUS	09-12-200-003	46,380
BROOKS, KENNETH J III	09-25-300-003	420
BROOKS, KENNETH	09-25-300-004	21,540
BETZOLD, BRUCE L TRUSTEE	09-32-200-005	25,530
BETZOLD, BRUCE L TRUSTEE	09-32-200-006	16,628
ELLER, JACOB D	14-02-400-013	8,030
HEIMAN, BEVERLY A	14-02-400-025	3,170
CARMONA, JOYCE E	14-02-400-027	3,170
PORTER, NORMA J ESTATE	14-02-400-028	6,000
PEASE, DENNIS	14-03-200-006	15,382
ARCHIBALD, DOROTHY	14-06-200-007	24,640
BRUMMETT, LANKSTON	14-08-200-004	30,150
HORNKEEPER FARMS LLC	14-14-300-006	19,310
CLAVIN, DANIEL P & MONICA K	14-18-100-002	24,290