

NOTICE TO AUDUBON TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2021

Valuation date (35 ILCS 200/9-95): January 1, 2021
Required level of assessment (35 ILCS 200/9-145): 33.33%
Valuation based on sales from (35 ILCS 200/1-155): 2018, 2019 & 2020

Publication is hereby made for equalized assessed valuations for real property in this township in accordance with 35 ILCS 200/12-10. The median level of assessments for this township is 32.35%. 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: 1.0303
Residential: 1.0303
Other Land and Other Improvements: 1.0303
Commercial: 1.0303
Industrial: 1.0303

Pursuant to 35 ILCS 200/10-115, the Farm Land assessments for 2021 assessment year will increase by 10% of the preceding year's median cropped productivity index as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a \$35.21 per acre increase for each soil productivity index.

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 the Montgomery County Supervisor of Assessments
1 Courthouse Square Room 201
Hillsboro, IL 62049
(217)-532-9595 assessor@montgomeryco.com
Office Hours are: 8:00 AM -4:00 PM Monday through Friday
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 2021 Assessment complaint for Audubon Township is 01/10/2022** 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:

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

All equalized assessed valuations are subject to further equalization and revision by the 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:

AUDUBON TOWNSHIP

OWNER NAME	PARCEL NUMBER	ASSESSED VALUE
PRESNELL, TONY	09-05-230-005	730
SLIGER, RENEE M	09-05-283-008	16,460
MEHOCHKO, ALLEN	09-07-100-008	66,355
KASTEN, ALLEN R	09-08-400-004	4,590
KATES RIGSBY, CONNIE	09-08-400-005	37,050
CLAVIN GRAIN FARMS INC C/O EDW	09-14-300-003	54,445
MERRIFIELD, PENNY	09-18-300-008	57,448
GERMAN, KENNETH	09-18-300-009	15,330
BRYANT, ZACHARY & SAMANTHA	09-21-100-005	9,910
HAMLIN, LESTER D & PATRICIA L	09-21-100-006	10,010
CLEMENTS, JUSTIN E	09-25-100-002	29,950
HUDDLESTON , RICK L & DENISE	09-25-100-006	10,430
MOORE, RODGER & DARLA	09-26-200-008	250
BROOKS, KENNETH & BARBARA	09-26-200-009	6,461
JOHNSON, DILLON	09-32-300-007	1,580
HELDEBRANDT, DARREL	09-32-300-008	29,650
ROHRER FARMS C/O OSCAR J ROHR	09-36-200-004	11,210
ROHRER FARMS C/O OSCAR J ROHR	09-36-200-006	14,760
ROHRER FARMS C/O OSCAR J ROHR	09-36-400-006	10,390
ELLER, JACOB D	14-02-400-013	3,650
ARCHIBALD, ROGER L TRUSTEE	14-05-100-002	49,810
CUDGETOWN FARM INC	14-11-100-004	4,090
FKF LLC	14-11-100-006	5,360
D FLYNN FARM PROPERTIES LLC	14-11-200-004	3,840