

NOTICE TO AUDUBON TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2022

Valuation date (35 ILCS 200/9-95): January 1, 2022
Required level of assessment (35 ILCS 200/9-145): 33.33%
Valuation based on sales from (35 ILCS 200/1-155): 2019, 2020 & 2021

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 34.11%. 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: 0.9770
Residential: 0.9770
Other Land and Other Improvements: 0.9770
Commercial: 0.9770
Industrial: 0.9770

Pursuant to 35 ILCS 200/10-115, the Farm Land assessments for 2022 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 \$38.73 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@montgomerycountyil.gov
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 2022 Assessment complaint for Audubon Township is 01/05/2023** 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
RIDGE, WILLIAM A & ELEANOR L	09-05-277-019	11,160
BEATY, JAKE E & KATINA M III	09-05-277-020	30,210
RAKERS, DAVID F & JACQUELINE A	09-05-285-011	28,450
MARLEY TRUST 03093	09-05-426-003	40,780
JOHNSON, EUGENE E & MARY ANN	09-06-100-007	36,940
BEYERS, ERIC W & DAWN M	09-10-400-003	2,930
HAND, DEVON M	09-36-200-004	38,650
FLEET, JOHN W	14-02-300-011	9,630
FLEET, JOHN W	14-02-300-012	8,440
WILSON, JAMES D II & CAROLYN J	14-11-300-004	48,000
ELLER, JEFF & BRENDA	14-13-300-009	2,690
ELLER, PAUL L & CAROL J	14-13-300-010	13,410
COLE, HENRY	14-14-400-012	49,725
CLAVIN, DANIEL P & MONICA K	14-18-100-002	21,440