

EXPLANATION OF PROPERTY TAXES

Tax dollars are determined by multiplying the assessed value of your property, less any exemptions, by the tax rate for your area:

- If your home was pre-owned, the tax information is available on our website or at our office.
- For newly constructed homes, the above calculations would not apply. Typically, the first tax bill will be for more or less than twelve months, depending on when the building was completed. This means that there will likely be a substantial difference between your first and second tax bills. Please call our office for a detailed tax approximation.

If you escrow taxes with your house payment, it will be important to communicate your tax estimate to your mortgage company. Otherwise, you could have a shortage in your escrow that would result in a higher monthly mortgage payment in the future. Additionally, you should always verify that your tax bill has been paid.

The Township Assessor is responsible for calculating the assessment, while tax bodies levy for the tax rate. If you are concerned about your assessment, please see the next page. If you disagree with the amount of taxes you are paying, please contact your taxing body to discuss the rate.



EXPLANATION OF ASSESSMENT PROCESS

Your assessment represents one-third of the market value of your property. Every year you should review your assessment for accuracy. Here are a few simple steps to check your assessment:

Step 1: Look up your assessment on your tax bill, assessment notice, the website or call our office.

Step 2: Calculate the market value by multiplying your assessment by 3.

Step 3: Compare that market value to your recent purchase price. If your sale price is less (and it was not a foreclosure or short-sale), please call our office to discuss your assessment. If your home has not recently sold, review sales of other homes in your subdivision from the last 3 years.

Additionally, verify the property information on record for your home and review your neighbors' assessments. Similar sized and style homes with like amenities should have comparable assessments.

This public information is available on our website or at our office.

www.plainfieldassessor.com

If you disagree with your 2010 assessment, the time to appeal is in August 2010 (before your tax bill is mailed in May 2011). The first step in the process is to contact our office.

ASSESSMENT CYCLE TIMELINE

March 2010 -
2009 Homestead Exemptions granted

April 2010 -
2010 Senior Freeze applications mailed and 2009 tax rates calculated

May 1, 2010 -
2009 tax bills mailed



June 1, 2010 -
First installment of 2009 tax bill due

July 2010 -
2010 assessments and factors calculated

August 2010 -
2010 assessments published and notices mailed (only parcels with changes from the township assessor)

September 1, 2010 -
Second installment of 2009 tax bill due

September 2010 -
Appeal deadline for 2010 assessments

October & November 2010 -
Escrow statements mailed by mortgage companies

October thru December 2010 -
Hearings for 2010 appeals

PROPERTY ASSESSMENT EXEMPTIONS

- [General Homestead Exemption](#) reduces your assessed value on your primary residence by \$6,000. No application is required.
- [Senior Citizen Homestead Exemption](#) reduces your assessed value on your primary residence by \$4,000. If you are 65 or older, you can apply.
- [Senior Citizen Assessment Freeze](#) keeps your assessment from increasing. If you already qualify for the Senior Homestead Exemption and your household income is less than \$55,000, you may qualify.
- [Disabled Persons' Homestead Exemption](#) reduces your assessed value on your primary residence by \$2,000. Please call our office for additional information.
- [Disabled Veterans' Standard Homestead Exemption](#) reduces your assessed value on your primary residence by up to \$5,000. Veterans with a service-connected disability may qualify.
- [Returning Veterans' Homestead Exemption](#) reduces your assessed value on your primary residence by \$5,000. If you are returning from active duty, you may qualify for this one-time exemption.
- [Homestead Improvement Exemption](#) A four year exemption on improvements made to your primary residence equal to the increase of the assessment due to that improvement. This amount cannot exceed \$25,000 in assessed value, and is granted for four years. No filing is required.
- Please contact our office for application instructions and a list of required documentation.

PROPERTY-SEARCH WEBSITE

www.plainfieldassessor.com

Still have more questions? Please visit our website for additional information including:

- Frequently asked questions
- Specific dates and deadlines
- Township maps
- Exemption information
- Links to additional resources

Use our property search pages to:

- Look up your assessment
- Compare your assessment to your neighbors'
- Find recent sales in your subdivision
- Verify the size and amenities on record for your home

www.plainfieldassessor.com



PLAINFIELD TOWNSHIP ASSESSOR'S OFFICE

2010 NEW RESIDENTS' GUIDE

"Compassionately serving with efficiency, cooperation, education and transparency"

ASSESSOR
Erin Kljaich

Location

Southwest corner of Lockport St. & I55
Across from Four Seasons Park

Office Hours

Monday – Friday
8:00 a.m. – 12:00 p.m.
& 1:00 p.m. – 4:00 p.m.

Address

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