



Message from Assessor Scott Bagnall

My office deals with property values. Property value, as in all of the property values within Niles Township. The Township is divided into tax code areas, generally the elementary school district. The property value is used to calculate the tax rate for each tax code area (Total Levy/Total Property Value). Then, that tax rate is applied to each individual separate property in the tax code area.

Township property values are recalculated and adjusted every three years, 2016 being the most recent valuation year. We can look to median (i.e. the mid point, not the average) values to get a sense of 2016 values. The Niles Township median house value in 2013 was \$233,000. In 2016 the median value is \$276,000.

What do these numbers tell us? Some incorrectly believe that there is a Cook County scheme to take advantage of the taxpayer by increasing the stated property values. Not so. Tax bill increases come from a number of situations: a decrease in total neighborhood value on account of tax base loss; an increase in the total levy; or a value increase greater than the median.

All other things being equal, reassessment tends to adjust and shift the tax burden among the individual properties and therefore some decreases and increases in tax bills are expected due to relative value changes rather than due to the increase in and of itself.

My office also assists taxpayers with exemptions. Just about everyone is entitled to a homeowner exemption. Age 65? Then the taxpayer is also entitled to a senior homeowner exemption. Age 65 and household income under \$65,000? Then the senior assessed value freeze kicks in.

Veterans Administration disability rating of 70% or more? The vet will usually qualify for a \$0 dollar property tax bill. This is a huge exemption limited only by a large home value.

Taxpayers frequently miss exemptions to which they are entitled. Many times I can get this fixed so stop by the office if you think that you have a problem. Niles Township Assessor, 5255 W. Main St., Skokie, IL.

Visit my website and get on my email notification list to receive property tax related information and notices. NilesTownshipAssessor.com

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