

NOTICE TO VIRGIL 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 Land and Farm Improvements:	1.0000
Residential, Commercial and Industrial:	1.0419
Other Land and Improvements:	1.0419
Farm Home Site and Dwelling:	1.0419

Pursuant to 35 ILCS 200/10-115, the Farm Land assessments for the 2020 assessment year will increase by 10% of the preceding year's median cropped soil productivity index as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a \$32.01 per acre increase for each soil productivity index.

Questions about these valuations should be directed to:

Michael Yagen
49W181 Winters Rd.
815-827-3383
www.virgiltownship.net
Office hours are: By appointment only

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 township assessor's office to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file a complaint with the Kane County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (630) 208-3818 or visit www.KaneCountyAssessments.org/BOR.htm for more information.
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. For more information on complaint deadlines, call (630) 208-3818 or visit www.KaneCountyAssessments.org/Appeal.htm.

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (630) 208-3818 or visit www.KaneCountyAssessments.org/exemptions.htm.

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 Kane County Board of Review as well as equalization by the Illinois Department of Revenue.

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

township|property_list

VIRGIL Improved: 36 Unimproved: 4
 07-01-400-013 93,462
 MCMENAMIN, JEFFREY A & SUSAN S
 07-02-300-010 95,876
 PETIT, NICHOLAS M & KIMBERLY M
 07-06-100-016 9,417
 CARLSON , THEODORE J
 07-10-376-001 65,617
 BRANDAU, CHUCK
 07-17-300-007 154,318
 FOY, NEIL MICHAEL & MARGARET JOAN,
 07-24-200-005 206,021
 WATSON, KENNETH D & SHERRY E
 07-24-200-006 510,962
 EQUESTRIAN EVENTS LLC
 07-30-377-004 71,506
 PACK, JOHN R JR JEANINE A
 07-30-385-007 84,552
 STOVER, BRIAN A & KATIE M
 07-30-394-006 46,810
 NULL, VIRGIL LEONARD
 07-31-126-016 94,320
 502 CENTER LLC
 07-31-128-005 91,407
 MAPLE PARK AMER LEGION
 07-31-131-003 60,353
 HEYOB, JOSEPH
 07-31-133-002 55,683
 LANCASTER, MICHAEL K
 07-31-135-010 111,419
 210 STEVENS LLC
 07-31-145-001 55,752
 OLD SECOND NATIONAL BANK AURORA TR # 783
 07-31-154-005 77,700
 LEASEHOLD TRUST # 1418
 07-31-154-008 108,451
 BOLLMAN, LOREN & KATHYE TRUST
 07-31-154-009 89,674
 WERTH, STEVEN J & JALENE M
 07-31-154-011 84,812
 BANE, JAMES W III & GAUDI, JENNIFER LYNN
 07-31-154-012 105,039
 WARREN, BENJAMIN M & AMY E
 07-31-154-019 100,038
 BARAN, SCOTT E & JENNIFER J
 07-31-154-020 97,781
 TRACY, BRYAN S & KATHLEEN E

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07-31-155-002	119,108
WELKER, NORMAN E & PATRICIA S	
07-31-155-003	92,255
ALMENDAREZ, RICARDO & JUDITH L	
07-31-155-008	88,599
HOUGAN, ANDREW C & CHRISTINA M	
07-31-156-004	54,990
SHODEEN HOMES LLC	
07-31-156-005	77,184
SHODEEN HOMES LLC	
07-31-156-007	63,477
PRIGNANO, CHRISTINE L	
07-31-176-002	44,414
DEVINE, TEDDY A	
07-31-181-003	104,860
SZATKO, REBECCA M	
07-31-182-007	112,062
WARREN, GARY M JR & LISA J	
07-31-182-009	6,542
SHODEEN HOMES LLC	
07-31-182-010	469
WARREN, GARY M JR & LISA J	
07-33-400-028	160,838
SMITH, DAVID T & TANYA A	
07-33-400-030	32,991
SMITH, DAVID T & TANYA A	
07-35-200-011	151,328
CUSHING, CATHERINE M TR, TRUSTEE	
07-35-426-002	76,398
GRAVES, CHARLES	
07-35-426-003	90,255
NOTTINGHAM, STUART DANIEL	
07-36-452-010	168,062
LUCKA, CURTIS & SHERYL TR, TRUSTEES	