

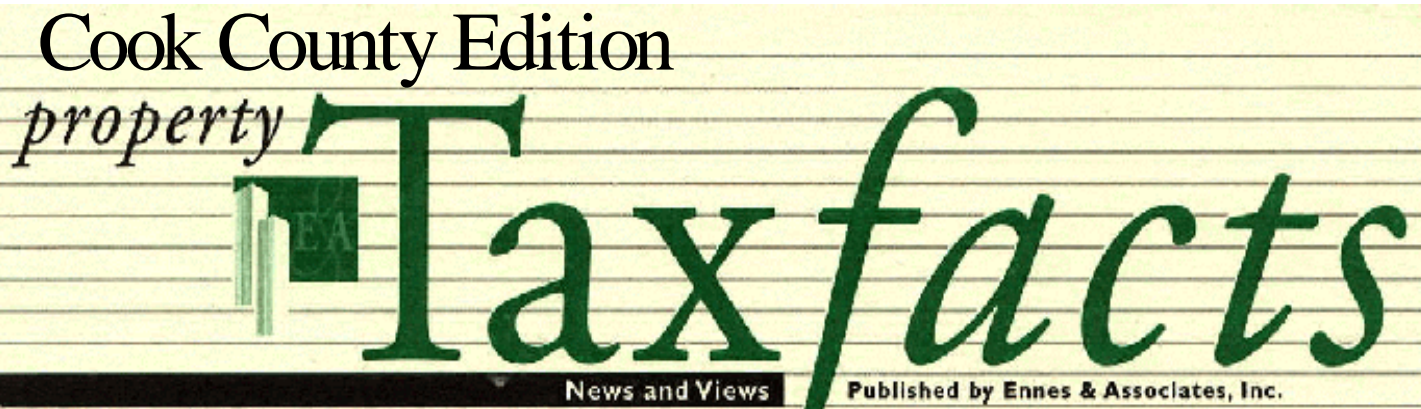
Houlihan Calling it Quits

On August 6th Cook County Assessor James Houlihan announced he will not run for re-election in 2010.

He says; “Since becoming Assessor 12 years ago, I have achieved the vast majority of my objectives—from creating the 7% Expanded Homeowner Exemption to making information about 1.8 million properties available on our Web site.” Now he will concentrate on continuing these reforms.

Houlihan first won election as Assessor in 1998. He had been appointed the prior year. Since becoming Assessor he has authored five comprehensive tax reform plans. His latest, the 7% Expanded Homeowner Exemption, is currently being phased out. He pledges to work to have it reinstated. “The 7% provided crucial relief to taxpayers; it needs to be reinstated to protect homeowners.” says Houlihan.

September, 2009



Property Tax Christmas Club?

Maybe you can start saving to pay your second installment 2008 Cook County property taxes through your Christmas club! The Cook County Treasurer's Office anticipates the due date for those second installment bills to be no earlier than November 16, 2009.

The Treasurer's Office hasn't yet received the final figures it needs to print the bills. Once all the other agencies have completed their calculations and testing and forwarded those figures, the Treasurer's Office will make an official public announcement of the due date. It will also be posted on their web site www.cookcountytreasurer.com. Or you can give Ennes a call!



HELP IN FILLING EMPTY BUILDINGS

A property tax abatement for previously vacant buildings was authorized August 28th of this year. The abatement allows a taxing district, upon majority vote of its governing body, to abate a portion of the Illinois Property Tax if (1) a new business first occupies a facility located on the property during the taxable year and (2) the facility was vacant for at least 24 continuous months prior to being occupied by the new business.

The abatement can not be for more than 2 years and the aggregate amount of abated taxes for all taxing districts combined may not exceed \$4 million

Coming in 2010

Next year, mailed notices of a change in assessment in most Illinois Counties will be required to include much more information for the property owner. In addition each county board of review is required to make much more info available to the public relating to their rules and procedures and the equalization factor. Info that must be shown includes:

- the percentage change from previous value
- qualifying fair market value
- deadline date for appeal
- explanation of relationship between assessment and tax bill
- notice of possible eligibility for various homestead exemptions

No Exceptions to an Exemption

After passage of Illinois House Bill 3664 effective August 14th, homeowners, outside of Cook County, have a fall back if they forget to file for *any homeowners exemption*. The bill says the chief county assessment officer or the board of review *shall issue* a certificate of error setting forth the correct taxable valuation of a property should the property owner fail to file an application.

Prior to passage of this bill the requirement only applied to the Senior Citizen Assessment Freeze Homestead Exemption.

In Cook County the assessor can make corrections after the deadline on residential and vacant classed property if the value is below 100k. All other corrections have to be taken to Circuit Court as Certificates of Error.



GOT QUESTIONS?

Kane and Lake County have set dates for information sessions for property tax payers. The sessions will help taxpayers understand the property tax system, assessment procedures, explain the appeal process and answer questions. The dates and places for these sessions are listed below:

Kane County

All sessions are on Tuesdays at 6PM
And are held in the Auditorium of
Bldg A of the Kane County
Government Center

October 6
October 20
November 3
November 17
December 1
December 15

Lake County

All sessions are on Saturdays at
9 AM at the College of Lake
County, Grayslake Campus, Bldg
C—Auditorium

October 17
November 14

In addition, Lake County has Tax Assessment Help Centers set up to assist individuals. Call 847-377-2050 or go to www.lakecountyil.gov/assessor for when and where

OF COURSE YOU CAN ALSO ALWAYS CALL ENNES & ASSOCIATES FOR HELP!!