

# EVA PROPERTY TAX PRESENTATION

Compiled & Presented by

**Greg Nagel**



**And**

**Aaron Bilton**

## Introduction

Greg Nagel, President of Ask Nagel – A Full Service Realtor Company affiliated with Century 21- Chicago. I specialize as a realtor in West Town/East Village, foreclosures and short sales, multi-unit investment properties, and primary home where making a good investment is a priority. I'm a CPA, ABR, & ADPR.

Aaron Bilton – 1<sup>st</sup> Deputy Commissioner to Michael Cabonnargi, Commissioner of the 2<sup>nd</sup> District Board of Review.

Aaron is an Attorney and has worked on numerous property tax appeal cases in private practice.

## Background

Property Tax formula

Assessed Value

Cook County property is assessed at 10% of FMV. Or Assessed Value/.10=FMV per the Assessor.

X State Equalization Factor

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= Equalized Assess Value (EAV)

X Local Tax Rate

-----  
=Total Tax Before Exemptions  
Less Exemptions

-----  
=Annual Tax Amount

Chicago pays property taxes 1 year in arrears in 2 installments (approx March/Nov).

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So in 2011 we are paying for the property taxes incurred in 2010.

1<sup>st</sup> Installment = 55% of last Year's Full Bill (regardless of what are projected taxes are)  
2<sup>nd</sup> Installment or "Re-calculated Remainder" = Annual Tax amount less 1<sup>st</sup> Installment

Why are my property taxes not reducing when the market value is?  
An increase in the Illinois Equalization rate is the short answer.

For the West Township:

2009 = 3.3701 (an increase of 12% from previous year which was the largest in State History)

2008 = 2.9786 (an increase p5% from previous year)

2007 = 2.8439

Cook county is comprised of 38 Townships including areas in Chicago and the suburbs.  
These 38 townships are broken down in three geographies (South & SW Burbs, Chicago, N & NW Burbs). There are approximately 600K buildings in each of these three categories. Cook County does a tri-annual re-assessment, meaning that every three years a property is re-assessed. Therefore, each year the 13 assessors that are on staff for Cook assess 600K properties. There are clearly lots of errors and mistakes in this mass assessment process.

The East Village is in the West Township and the Assessor will do our next re-assessment of our properties in 2012.

Shift the Burden Concept – only 27% of people challenge their property taxes!

The budget is fixed and the amount of money needed is calculated so when one building pay less tax, that reduction must be absorbed by the other buildings.

See Attachment A & B

Appeal Process

Cook County Assessor (8/10 appeals fail)

Board of Review

Result example – Attachment C

[www.cookcountyboardofreview.com](http://www.cookcountyboardofreview.com) (less than 7 units and 20K sqft)

County Building, 118 N. Clark St.Chicago, IL 60602

Phone: 312-603-5542

Illinois Property Tax Appeal Board

Circuit Board of Cook County

Hiring An Attorney

Board of Review Free Outreach program,

Scheduled outreach through Aaron for April/May.

30 Day window of opportunity per township.

You can challenge every year, not just the year of the assessment.

Types of Appeals

Lack of Uniformity – assessed value approach  
Over valuation Or Market value approach  
Vacant or partially vacant property  
Property Description Error – factual misinformation/  
Property vacant or partially vacant

Some of the More Common Exemptions

Home Owners – must be applied for  
30% of eligible property tax payers fail to claim!  
That's an astounding fact!

Long Terms Home Owners – must be applied. Owner for 10 years and limits annual increase.

Sr. Citizens – new rule this year that it must be applied for starting in 2010 tax year.

Home Improvement Exemption – Automatic 4 year delay on recognizing improvements.  
Damen Example of adding more square feet by duplexing down and adding

VA exemptions

Feel free to contact me or Aaron with any questions you might have. If you feel like they make this complicated just to confuse people, then you are actually understanding the process.

**Ask Nagel**  
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[www.asknagel.com](http://www.asknagel.com)



**CENTURY 21**  
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Each office is independently owned and operated



**TRIENNIAL ASSESSMENT DISTRICTS  
OF  
COOK COUNTY**

(A)

**2011 (South & Southwest Suburbs)**

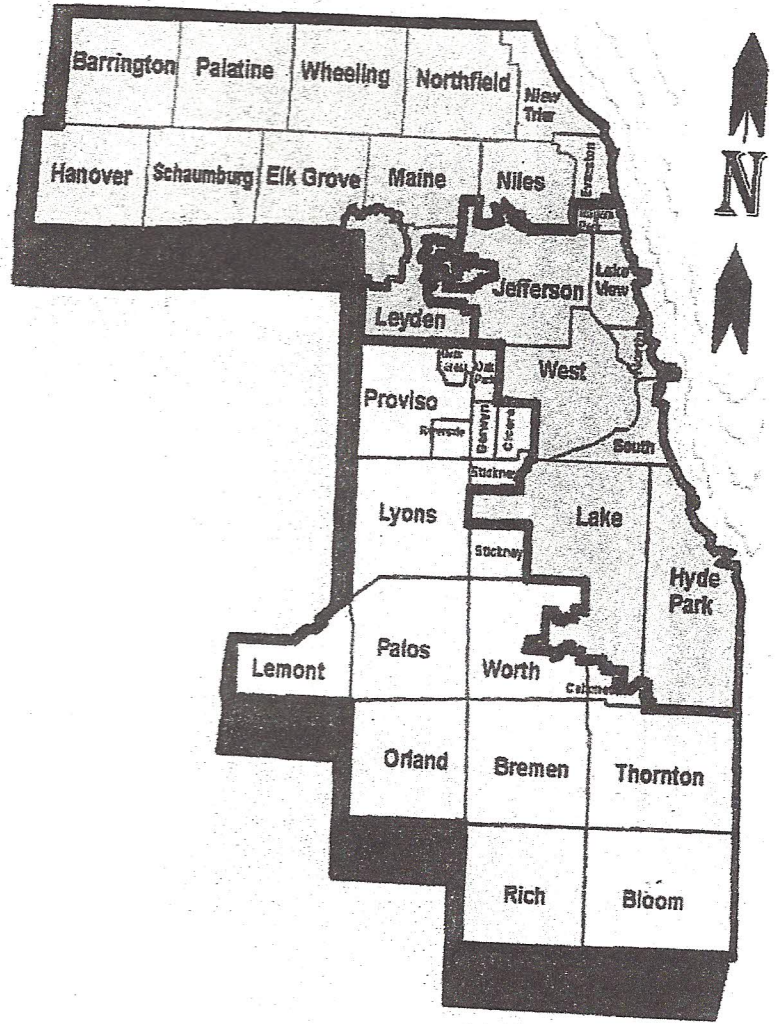
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|---------|----------|--------------|
| Berwyn  | Lyons    | River Forest |
| Bloom   | Oak Park | Riverside    |
| Bremen  | Orland   | Stickney     |
| Calumet | Palos    | Thornton     |
| Cicero  | Proviso  | Worth        |
| Lemont  | Rich     |              |

**2012 (City of Chicago)**

- |           |             |
|-----------|-------------|
| Hyde Park | North       |
| Jefferson | Rogers Park |
| Lake      | South       |
| Lake View | West        |

**2013 (North & Northwest Suburbs)**

- |            |            |              |
|------------|------------|--------------|
| Barrington | Maine      | Norwood Park |
| Elk Grove  | New Trier  | Palatine     |
| Evanston   | Niles      | Schaumburg   |
| Hanover    | Northfield | Wheeling     |
| Leyden     |            |              |





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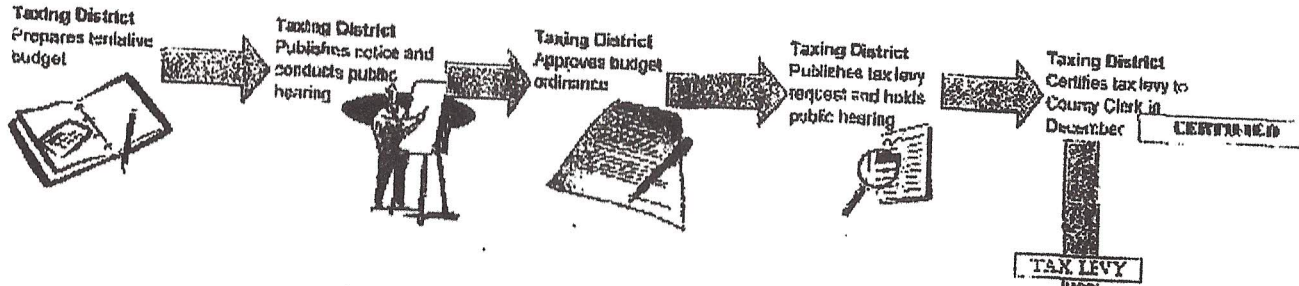


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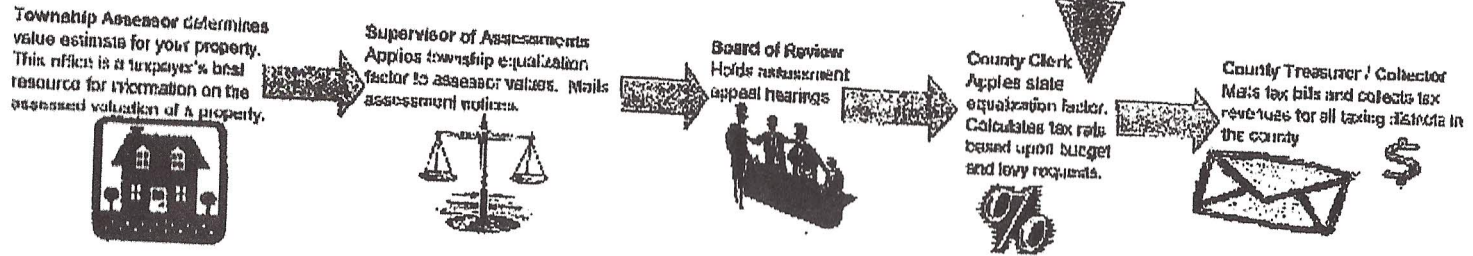


## COUNTY PROPERTY TAX CYCLE

### Taxing Districts\* Budget & Tax Levy Cycle



### Assessment Valuation & Tax Bill Process



\* There are over 210 independent taxing districts (government entities) in DuPage County, including schools, municipalities, DuPage County government, libraries and many others

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**COOK COUNTY BOARD OF REVIEW**

118 NORTH CLARK STREET  
ROOM 601 COUNTY BUILDING  
CHICAGO, ILLINOIS 60602  
TEL: (312) 603-5542  
FAX: (312) 603-3479

**JOSEPH BERRIOS**  
CHAIRMAN

**BRENDAN F. HOULIHAN**  
COMMISSIONER

**LARRY R. ROGERS, JR.**  
COMMISSIONER

06/27/2008

CLASS: 02-11  
B/R COMPLAINT TYPE: P

Dear Complainant,

After consideration of any evidence or facts submitted and pursuant to their powers and authority under the Illinois Property Tax Code, Joseph Berrios, Brendan F. Houlihan, and Larry R. Rogers, Jr., Commissioners of the Board of Review of Cook County, are pleased to inform you that as a result of the hearing on your complaint they have directed the Assessor to reduce the assessed value of your property as shown below.

The decrease is the result of analysis of comparable properties, a recent sale and/or an update of property characteristics.

2007 ASSESSED VALUATIONS

PROPERTY NUMBER	BOARD COMPLAINT	ASSESSOR ORIGINAL	BOARD OF REVIEW FINAL	CHANGE
17-06-413-029-0000	64714-001	78,000	60,943	17,057- = 22.0% Reduction

This reduced final Board 2007 valuation will be equalized by the Illinois Department of Revenue, as provided by law.

If you are dissatisfied with your 2007 real estate assessment, you have the following option:

1. You may appeal this decision to the Property Tax Appeal Board at the Stratton Office Building, Room 402, 401 South Spring Street, Springfield, Illinois 62706-0002, Tel: 217-782-6076, by filing a petition for review with the Illinois Property Tax Appeal Board within 30 days after the date of this notice or within 30 days after the date the Board of Review transmits to the County Assessor pursuant to Sec 16-125 (35 ILCS 200/16-125) its final action on the Township in which your property is located, whichever is later.  
-- OR --
2. You may file a tax objection complaint in the Circuit Court of Cook County, Illinois. If you choose this option, please consult the laws concerning the procedure for proceeding in court.

In addition, you may file a new complaint at the Board of Review next year for 2008 with any new evidence.

Sincerely,

Joseph Berrios    Brendan F. Houlihan    Larry R. Rogers, Jr.  
Commissioner        Commissioner        Commissioner

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1040 N WINCHESTER  
CHICAGO    IL 60622-7235

FBA22

2006 Taxes = \$ 9,077  
 2007 Taxes = \$ 6,628  
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 \$ 2,449 Savings = 27.0%