



Illinois Department of Revenue
101 W. Jefferson St.
Springfield, IL 62702

M E M O R A N D U M

TO: Gary A. King, County Clerk
Craig V. Dovel, Chief County Assessment Officer
DuPage County

FROM: Brian Hamer, Director On File 48

DATE: December 6, 2011

SUBJECT: 2011 TENTATIVE EQUALIZATION FACTOR

The tentative equalization factor enclosed has been computed in accordance with Section 17-5 of the Property Tax Code (35 ILCS 200/17-5).

The 2011 equalization factor has been computed using assessment ratios calculated from non-farm property sales occurring during the years 2008, 2009, and 2010. Adjustments have been made for any actions taken by local assessing officials which have significantly affected the level of assessments. If you or any other concerned party has pertinent testimony to offer regarding the level of assessments, it should be offered at the scheduled public hearing.

The equalization factor enclosed is tentative and can be changed if the Board of Review takes action which significantly affects the county assessment level or if pertinent data affecting the assessment level is entered into evidence at the tentative equalization factor hearing. The hearing on the tentative factor is a hearing only on the correctness of the Department's estimate of the percent to be added to or deducted from the aggregate assessment.

Should you have any questions, please call the Department's Local Government Services Bureau at (217) 785-6619.

BH:MAF:gb
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Illinois Department of Revenue
Office of Local Government Services
101 W. Jefferson St.
PO Box 19033
Springfield, IL 62794-9033
(217) 785-6619

M E M O R A N D U M

TO: Craig V. Dovel, Chief County Assessment Officer

FROM: Margaret A. Filipiak *MAF*
Equalization & Review Section

DATE: December 6, 2011

SUBJECT: DU PAGE COUNTY'S ADJUSTED LEVEL OF ASSESSMENTS

Enclosed are the Department's forms PTAB 215 and 236 showing the adjusted three-year level of assessments and the adjustments made by the Department to your county's sales ratio study to reflect the changes made by the Chief County Assessment Officer. Also enclosed is the form PTAB-210 used by the Department to calculate your county's 2010 tentative equalization factor.

Section 3-40 of the Property Tax Code (35 ILCS 200/3-40) requires the level of assessment to be between 31.33 and 35.33 for reimbursement of the Chief County Assessment Officer's salary. The basis for this determination is the three-year level of assessment after any evidence presented at the tentative equalization factor hearing is reviewed.

If you have any questions regarding the enclosed forms, please call the Equalization & Review Section at (217) 785-6619.

MAF:gb

CALCULATION OF TENTATIVE EQUALIZATION FACTOR for 2011

for DUPAGE County

1. a. 2008, 2009, 2010 urban weighted three year average adjusted for assessment changes through 2011 33.27 .
- b. 2011 S/A adjustment? Yes No
2. Equalization factor needed to reach 33.33% 1.0018 . 1.0000 (Within 1%)
3. 2011 county total assessed value less 20e & 20k assessments 41,073,898,090 .
4. Aggregate assessment for 20e (farm B) 2,086,407 .
5. Aggregate assessment for 20k (coal) 0 .
6. Aggregate assessment for non-farm (line 2 x line 3) 41,073,898,090 .
7. Total county equalized assessed value (lines 4 + 5 + 6) 41,075,984,497 .
8. Percent Change 2010 - 2011 (line 7 / 2010 total equalized assessed value) -4.3 .
9. Non-farm less farm(A) change 2010 - 2011 -4.3 .

2010)	<u>42,914,894,253</u>	2011)	<u>41,073,898,090</u>
	0		0
	<u>42,914,894,253</u>		<u>41,073,898,090</u>
		X	<u>1.0000</u>
			<u>41,073,898,090</u>

<u>Magie</u>	<u>12/05/11</u>
Initial	Date
<u>Shannon</u>	<u>12/5/11</u>
Initial	Date

CALCULATION OF FINAL EQUALIZATION FACTOR for 2011

for _____ County

1. a. 2008, 2009, 2010 urban weighted three year average adjusted for assessment changes through 2011 _____.
- b. 2011 B/R adjustment? Yes No
2. Equalization factor needed to reach 33.33% _____.
3. 2011 county total assessed value less 20e & 20k assessments _____.
4. Aggregate assessment for 20e (farm B) _____.
5. Aggregate assessment for 20k (coal) _____.
6. Aggregate assessment for non-farm (line 2 x line 3) _____.
7. Total county equalized assessed value (lines 4 + 5 + 6) _____.
8. Percent change 2010 - 2011 (line 7 / 2010 total equalized assessed value) _____.
9. Non-farm less farm(A) percent change 2010 - 2011 _____.

NOTES:

_____	_____
Initial	Date
_____	_____
Initial	Date



Illinois Department of Revenue
Bureau of Local Government Services
101 W. Jefferson St.
PO Box 19033
Springfield, IL 62794-9033
(217) 782-3627

December 6, 2011

Mr. Craig V. Dovel
DuPage County Center
421 N. County Farm Road
Wheaton IL 60187-3985

Dear Mr. Dovel:

Enclosed is the text of a legal notice that will be published in a newspaper of county-wide circulation on Thursday, December 21, 2011.

As mentioned in the notice, a hearing is scheduled regarding your county's tentative equalization factor. It is not mandatory that you or any other county officials attend this hearing; however, if you have pertinent testimony to offer regarding the estimated percentage to be added to or deducted from the aggregate assessment in your county, you should attend and testify.

You may also wish to incorporate the scheduled hearing in your public information program by having your county's newspaper feature an article on property tax assessments and equalization. If you have questions about this, please feel free to contact our office by telephone at (217) 785-6619.

Sincerely,

 On File

Kara Moretto, Manager
Local Government Services Bureau

KM:MAF:gb

PUBLIC NOTICE
Notice of Public Hearing

In accordance with Section 17-20 of the Property Tax Code (35 ILCS 200/17-20), notice is hereby given that a public hearing will be held at 1:00 p.m., Wednesday, January 11, 2012, in the Offices of the Department of Revenue, 101 West Jefferson Street, Springfield, Illinois, for the purpose of taking evidence which may be pertinent to the Department's estimate of the percent to be added to the aggregate assessment of locally assessed property in DuPage County for the assessment year 2011. This hearing is required by the Property Tax Code.

Based on the comparison of assessed valuations, the analysis of property transfers, and other available information, the estimated percentage to be added to the aggregate assessment of locally assessed property other than property assessed under Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200) is 0.00%. Accordingly, the tentative equalization factor is 1.0000.

This meeting will be accessible to handicapped individuals in compliance with Executive Order #5 and pertinent state and federal laws upon notification of anticipated attendance. Handicapped persons planning to attend and needing special accommodations should contact Ms. Gay Bowen, either by telephone (217/785-6619) or letter (Department of Revenue, Local Government Services - 4-500, 101 West Jefferson Street, P. O. Box 19033, Springfield, Illinois 62794-9033), by January 4, 2012, to inform of their anticipated attendance.

 On File 48

Brian Hamer
Director

BH:MAF:gb

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
LOCAL GOVERNMENT SERVICES BUREAU

THE FOLLOWING IS CERTIFICATION TO THE COUNTY CLERK OF DUPAGE COUNTY OF THE TENTATIVE EQUALIZATION FACTOR AND OF THE ESTIMATED PERCENTAGE TO BE ADDED TO OR DEDUCTED FROM THE AGGREGATE ASSESSMENT AS REQUIRED BY THE PROPERTY TAX CODE:

Section 17-15 of the Property Tax Code (35 ILCS 200/17-15) provides that the Department annually certify to the County Clerk its estimate of the percentage to be added to or deducted from the aggregate assessment of locally assessed property in each county, other than property assessed in accordance with Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200). This value is determined in accordance with Section 17-15 of the Property Tax Code (35 ILCS 200/17-15). The percentage to be added to the aggregate assessment of locally assessed property in the county for the year 2011 is 0.00%.

The estimate is based upon a comparison of the assessed valuation of property for the year 2011 as certified by the Chief County Assessment Officer and an estimated 33 1/3% of the fair cash value established through the analysis of property transfers. The result is a tentative equalization factor of 1.0000. This factor is tentative and subject to review, and therefore cannot be used to extend taxes.

Provisions for review of the Department's estimate are set out in Section 17-20 of the Property Tax Code (35 ILCS 200/17-20).

On File

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Brian Hamer
Director

DATED: December 6, 2011

BH:MAF:gb