

FY 2019 Transparency Report

Winnebago County Administration



Supervisor of Assessments

Tom Hodges, Supervisor of Assessments

Associated Budget Funds

16500 General Fund

16600 General Fund

The Supervisor of Assessments Office is responsible for ensuring that assessments are fair and equitable, that exemptions are applied according to statutes, that parcel maps are accurately maintained and that taxpayer inquiries are handled in a courteous, professional and helpful manner.

Mission: Serve Taxpayers, Township Assessors, and the Board of Review in a professional, helpful and friendly manner while ensuring the timely and accurate processing of assessments, exemptions and tax maps.

Statute: The Supervisor of Assessments Office is a statutorily mandated county office, according to the Illinois Property Tax Code 35 ILCS 200/Sec 3-5 thru 3-65.

For more information, please visit www.wincoil.us - Departments - Supervisor of Assessments.

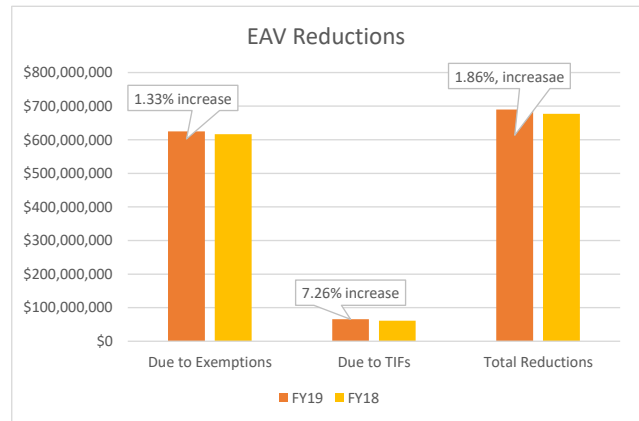
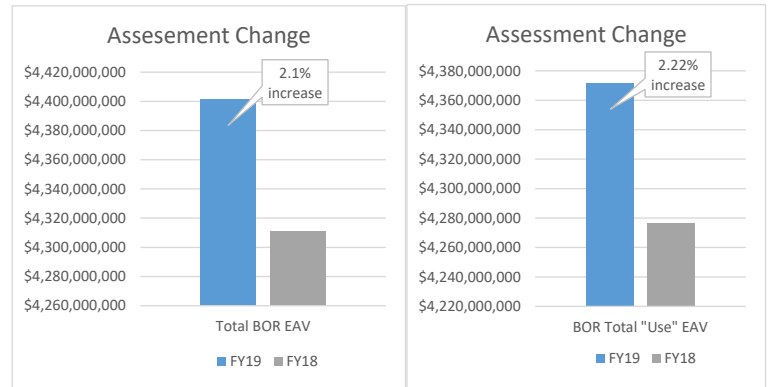
1st Quarter Highlights

The 2019 Annual Assessor Instructional meeting was held on December 14. The 2018 Board of Review finished with their preliminary reviews and began hearings.

2nd Quarter Preview

The 2018 Board of Review will close per state statute by March 15th 2019. 2018 Final values will be certified to the County Clerk for calculation of the 2018 Tax extension. Our office will be mailing approximately 15,000 Homestead Exemption renewal forms.

	October 1 - December 31	
	1st QTR YTD	1st QTR YTD
	FY19	FY18
Personnel		
# Full-Time Employees	12	13
Average Years of Service	14	14
# Board of Review (BOR) members	3	3
BOR Average Years of Service	4	3
Assessment Summary		
Farm	\$131,293,404 *	\$123,658,131 *
Residential	\$3,263,001,762 *	\$3,193,730,973 *
Commercial	\$711,676,314 *	\$704,518,721 *
Industrial	\$294,292,654 *	\$288,029,400 *
Local Railroad	\$829,719 *	\$812,938 *
Total BOR EAV	\$4,401,093,853 *	\$4,310,750,163 *
EAV Reduction for certain uses	\$29,580,217 *	\$34,368,710 *
BOR Total "Use" EAV	\$4,371,513,636 *	\$4,276,381,453 *
Model Home Exemption	\$0 *	\$0 *
Home Improvement Exemption	\$3,979,012 *	\$4,602,851 *
Veterans Adapted	\$446,310 *	\$405,397 *
State Assessed Railroad EAV	\$9,052,409 *	\$9,743,708 *
Subtotal	\$4,376,140,723 *	\$4,281,116,913 *
State Multiplier	1.00 *	1.00 *
After State Factor	\$4,376,140,723 *	\$4,281,116,913 *
Homestead Exemptions		
Historic Freeze	\$5,078 *	\$3,889 *
Fraternal Freeze	\$803,960 *	\$787,154 *
Senior Freeze	\$20,249,352 *	\$15,650,776 *
Owner Occupied	\$451,283,537 *	\$452,281,688 *
Senior Citizen	\$120,400,383 *	\$118,046,175 *
Disabled Person	\$4,773,586 *	\$4,701,519 *
Disabled Veteran	\$22,129,901 *	\$19,374,562 *
Returning Veteran	\$40,000 *	\$15,000 *
Natural Disaster	\$0 *	\$0 *
Enterprise Zones	\$0 *	\$0 *
Under Assessed	\$193,630 *	\$200,730 *
TIF	\$65,360,117 *	\$60,938,718 *
Drainage	\$0 *	\$0 *
Vet. Assn. Freeze	\$485,635 *	\$546,982 *
Taxable Value	\$3,690,414,818 *	\$3,608,566,720 *



*n = newly tracked metric

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EAV Reductions

	<u>FY19</u>		<u>FY18</u>	
Due to Exemptions	\$624,596,754	*	\$616,415,993	*
Due to Enterprise-Zones	\$0	*	\$0	*
Due to TIFs	\$65,360,117	*	\$60,938,718	*
Total Reductions	\$689,956,871	*	\$677,354,711	*

Tax Rates

	<u>FY19</u>		<u>FY18</u>	
County Tax Rate	1.0587	*	1.0862	*

Board of Review Complaints

	<u>FY19</u>		<u>FY18</u>	
Total initial complaints	1,481		1,887	*
Complaints withdrawn	24		60	*
Total complaints	1457		1827	*
% of Parcels w/Complaints	1.16%		1.45%	*
>\$100K Reduction Requests	111		101	*
>\$33,333 Reduction Requests	84		75	*
Preliminary reviews Completed	1262		1651	*

Board of Review Changes

	<u>FY19</u>		<u>FY18</u>	
Total Parcels Reviewed	2846	*	2794	*
Change requests	498	*	435	*
Complaints	1827	*	2107	*
Revisions	384	*	196	*
Instant assessments	76	*	56	*
Instant assessment value added	\$2,569,247	*	\$1,836,623	*

Board of Review Hearing Outcomes

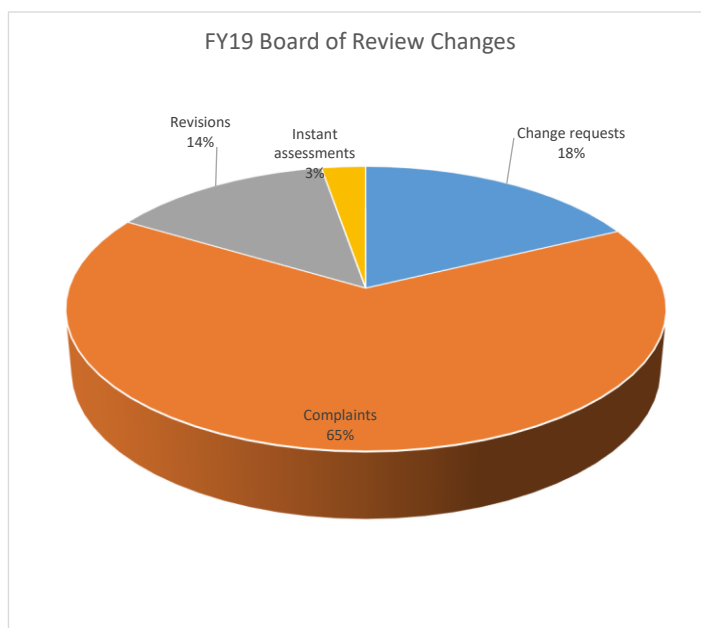
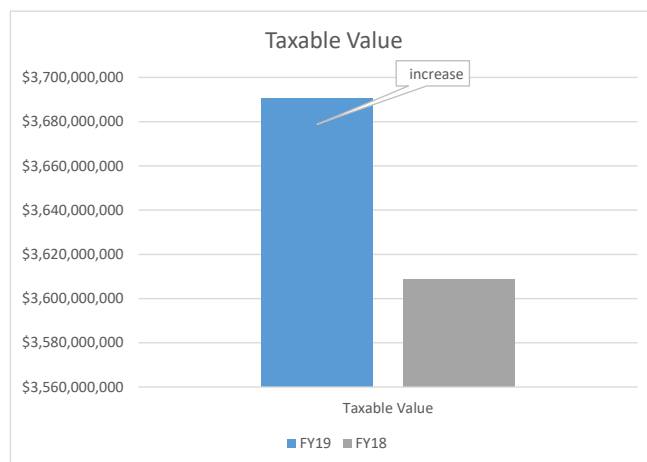
	<u>FY19</u>		<u>FY18</u>	
% reduced in value	55.32%	*	58.00%	*
Reduction amount	\$8,460,178	*	\$10,044,026	*
% unchanged value	30.03%	*	30.35%	*
% increased in value	14.65%	*	11.74%	*
IL DOR Assessment Level (33.33% target)	33.26%	*	33.35%	*

Other Services Provided

Customer satisfaction survey rating	100%		100%	
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Map Dept.

	<u>FY19</u>		<u>FY18</u>	
Breaks	14		32	
Combinations	23		50	
Subdivisions	1		3	
Condominiums	0		0	
Breaks & Combinations	14		13	
Map/Legal Chg.	7		37	
Road Changes	1		4	
Other	5		7	
Total Changes	65		146	



*= calculation may not include all year-to-date activities

* = Tax year 2017

* = Tax year 2016