

# PTAX-228 Notice of Property Assessment



Supervisor of Assessments  
404 Elm St. Room #301  
Rockford, IL 61101

BIRD, BIG  
123 SESAME STREET  
ROCKFORD, IL 61109

Date of Notice: 07/28/2025  
Parcel Index No. (PIN): 15-12-401-008  
Property Location: 123 SESAME ST.

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year	Reason for Valuation Change
	(2024) Prior Year	(2025) Current Year Valued on 01/01/2025			
	Board of Review	Township Assessor	Supervisor of Assessments		
Land/Lot or Farm Homesite	8,797	8,798	9,804	14.39%	Township Assr Change
Buildings/Structures	50,431	52,000	57,944		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	59,228	60,798	67,748		

\*Denotes Not Complete

## 2025 Full Fair Market Value \$203,264

Property **other than farmland** is required to be assessed at 33 1/3% of its fair market value (35 ILCS 200/1-145). The 2025 assessed values shown above are based on sales transactions from 2022 through 2024 (35 ILCS 200/1-55), and include an equalization factor of **1.1143** for ROCKFORD Township. The Supervisor of Assessment Equalized Value shown above will be published in the following newspaper: **Rockford Register Star**. Publication date: **7/30/2025**. Price per copy: **\$3.00**.

General Homestead Exemption	X	Home Improvement Exemption		Returning Veterans Exemption	
Senior Homestead Exemption		Persons with Disabilities Exemption		Veteran with Disabilities (Adaptive Housing)	
Senior Assessment Freeze Exemption		Veterans with Disabilities Exemption			

## Steps to Review and Appeal Your Property's Assessment

<b>Step 1. Review your property's records</b>	A detailed description and assessment records of all parcels within your township/multi-township are available in the township/multi-township office or on the Internet at <a href="http://www.rockfordtownshipassessor.net">www.rockfordtownshipassessor.net</a>
<b>Step 2. Questions? Contact your assessor to discuss your property's assessment.</b>	<p>If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or that an error has been made, (e.g., property characteristics) you should first contact your Township Assessor's Office.</p> <p>Ken Crowley, Assessor 401 W State St Rockford IL 61101 <a href="http://www.rockfordtownshipassessor.net">www.rockfordtownshipassessor.net</a></p> <p>Office Hours: M-F 8:00-4:30 Phone: 815-965-0300 Email: <a href="mailto:kencrowley@rockfordtownshipil.gov">kencrowley@rockfordtownshipil.gov</a></p>
<b>Step 3. How to file an assessment appeal with the Winnebago County Board of Review?</b>  <b>The Deadline to file your 2025 appeal is 8/29/2025</b>	<p>Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor's office. If you are not satisfied with that informal review, you may appeal your assessment to the Winnebago County Board of Review. Appeals must be filed by the deadline <b>8/29/2025</b>. If you file late, your appeal will not be heard. Contact the Board of Review for Rules and Procedures of the Board of Review and complaint forms.</p> <p>Winnebago County Board of Review 404 Elm St., Room #301 Rockford, IL 61101</p> <p>Phone: (815) 319-4463 Website: <a href="http://wincoil.gov">wincoil.gov</a></p>
<b>Step 4. Board of Review Decisions</b>	If you are not satisfied with the Board of Review's preliminary decision, request and attend a hearing. Refer to the Board of Review Rules & Procedures for who may attend and participate in hearings.
<b>Step 5. Notice of Final Decision by the Board of Review</b>	The Board of Review will give you notice of its final decision on the assessed value. You can determine from the notice if you want to file a further appeal to the State Property Tax Appeal Board.

## What is Full Fair Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By state law, all property, except farmland and farm buildings, must be assessed at 33 1/3 percent of its fair market value. Fair market value determinations are based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. The Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to make sure all property is assessed at 33 1/3 percent of its fair cash value.

## What is Equalized Assessed Value (EAV)?

Your property's current year's EAV is not final and may increase or decrease if changed by the Board of Review. The Property Tax Code allows the Supervisor of Assessments or the Board of Review to apply an equalization factor, if needed, to all property (except for farmland and farm buildings), based on property sales data, to ensure that all properties are, on average, assessed at 33 1/3 percent of its fair market value.

The Property Tax code requires the Illinois Department of Revenue to certify a final multiplier (equalization factor) for each county in order to equalize assessments statewide. If the Department determines that all property in the county, on average, is assessed at 33 1/3 percent, the equalization factor is 1.0000. If assessments, on average, are less than 33 1/3 percent, the Department certifies an equalization factor greater than 1.0000. If assessments, on average, are greater than 33 1/3 percent, the Department certifies an equalization factor less than 1.0000.

**Example:** If your property's assessed value is \$60,000 and the Supervisor of Assessments determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township would be 1.0240. The revised value is \$61,440 (\$60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is \$61,440 (\$61,440 x 1.0000).

## Calculation below is only an EXAMPLE of how a tax bill is calculated:

EXAMPLE	\$ 61,440.00	EAV by Board of Review
	– 0.00	Veterans with Disabilities Exemption (Specially-Adapted Housing) and Homestead Improvement Exemption
	\$ 61,440.00	Final EAV (\$61,440 X 1.0000 state multiplier)
	– 6,000.00	Other eligible Homestead Exemptions
	\$ 55,440.00	Taxable Value
	x 12.0000%	Total Tax Rates of All Taxing Districts (A breakdown of tax rates by districts is shown on your tax bill)
	\$ 6,652.80	<u>Example</u> of Amount of Property Taxes Due

## Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications.

**General homestead exemption** — Up to \$6,000 EAV reduction of the increase in EAV above the 1977 value of your property.

**Homestead improvement exemption** — an additional amount, up to \$25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

**Senior citizen homestead exemption** — an additional \$5,000 reduction in EAV if you are 65 years or older during the tax year.

**Senior citizen assessment freeze homestead exemption** — an exemption of any assessment increase above the base freeze assessed value established for your property if you are 65 years or older and meet household income requirements.

**Returning veterans' homestead exemption** — an additional \$5,000 reduction in EAV the year that you return from an armed conflict and the year after returning.

**Note:** You can receive at most one of the following exemptions for each tax year on your primary residence: Homestead exemption for persons with disabilities, Veterans with disabilities exemption for specially-adapted housing, or Standard homestead exemption for veterans with disabilities.

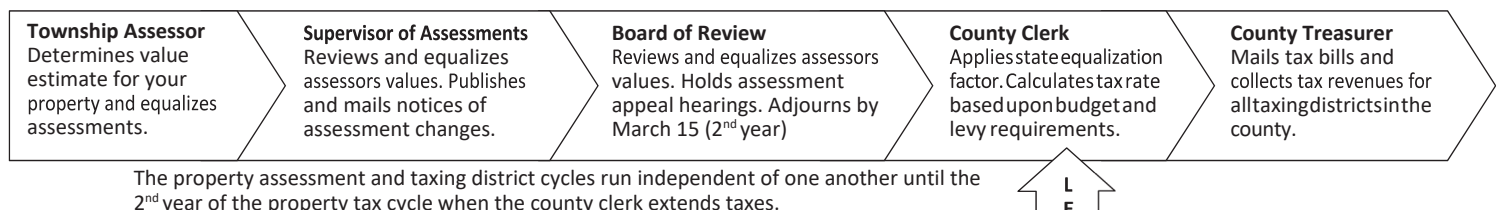
**Homestead exemption for persons with disabilities** — an additional \$2,000 reduction in EAV if you meet disability requirements.

**Veterans with disabilities exemption for specially-adapted housing** — an additional reduction up to \$100,000 if the federal government has approved payment to construct or modify your home if you are a veteran with a service-connected disability.

**Standard homestead exemption for veterans with disabilities** — an additional reduction of \$2,500 in EAV if you are a veteran with a 30% to 49% service-connected disability certified by the U. S. Dept. of Veterans' Affairs, \$5,000 reduction in EAV for a 50% to 69% service-connected disability and exempt from taxes if you have a 70% or greater service-connected disability.

## Understanding the Property Tax Process

### Assessment Valuation & Tax Bill Process



### Taxing Districts Budget & Tax Levy Cycle

