

Message From the
Grafton Township
Assessor.

William Ottley
CIAO-s

What homeowners can do to
reduce their property tax bur-
den for assessment year 2011.



J u l y 2 0 1 1

All assessments will increase in 2011 for Grafton Township

Last year (2010), property owners were relieved to see that their home's assessed value had finally been reduced to better reflect the real estate market at that time. And our office worked extremely hard to effect those reductions.

However; despite our adamant objec-
tions, the 2011 assessed values for Graf-
ton Township will be increased by
McHenry County approximately 5%.

Why this increase?

Answer: The Sales Ratio Study.

The sales ratio study, as prescribed by
state statute, uses the previous 3 years
average selling price to determine the
current year's assessments. Which
would be sales from 2008, 2009, and
2010. This study does not take into ac-
count any sales from 2011.

More ►

Grafton Township Assessor
PO BOX 893
Huntley, IL 60142
Website: www.graftontownship.us

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Fax: 847-669-8233
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Grafton Township
Assessor

Property Owners must take action.

For 2011, the **only** way homeowners can reduce their assessed value is to file an appeal with the McHenry County Board of Review.

- A. Website, www.graftontownship.us
- B. go to the “Assessor” page. Under “Recent News” click the link for “Residential Assessment Appeal”. Follow the instructions

OR

Appeal forms may be picked up at our office during business hours, 8:00am—3:30pm Mon. thru Fri.

Our office encourages all homeowners to file an appeal if they believe their assessment is higher than the market value.

By state law, all assessments are made “as of Jan. 1” of that year.

This means that the total assessed value times 3 should represent what the property would have sold for on Jan. 1, 2011.

When a property owner files an appeal, the McHenry County Board of Review will determine what the property would have sold for on Jan. 1, 2011 based on the evidence submitted.

Only 30 days to file an appeal

The date of publication for the assessed values is the first day the Board will accept appeals. After the 30 day deadline, the Board will no longer accept appeals.

If a property owner fails to file an appeal before the deadline, **no changes** can be made.

Please contact our office for help/questions with the appeal forms.

Phone: 847-669-3383 8am– 3:00pm

Email: assessor@graftontownship.us

Contact Information

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2011 Assessment Information

Things to remember:

- 1) Property owners only have 30 days after the assessment notice’s publication date to submit an appeal with McHenry County.
- 2) Owners must submit evidence. Comparable homes that have sold within 6 months before or after Jan. 1, 2011. (June 2010 — Jun 2011)
- 3) All sales in Grafton can be found on our website:
www.graftontownship.us
Go to “Assessor” page, Then click “Property Search”.
- 4) Make sure you are receiving all the exemptions you are entitled.
 - a. Homeowner Exempt.
 - b. Senior Exempt.
 - c. Disabled Exempt.
 - d. Senior Freeze Exempt.

Our office can determine the homeowner exemption, for all other exemptions, please call the McHenry County Supervisor of Assessment:

1-815-334-4290