

NOTICE TO TAXPAYERS – ASSESSED VALUE REVISIONS

Milton Township, 2024 Assessed Values

Median Level of Assessment: 33 1/3%

Valuation Date: 01/01/2024

Relevant Real Estate Sales Information Used to Develop the Equalized Assessed Value: Sales Occurring Between 01/01/2021 – 12/31/2023

Your property is to be assessed at the above listed median level of assessment for the assessment district. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over-assessed. If the resulting value is less than the fair cash value of your property, you may be under-assessed. You may appeal your assessment to the Board of Review.

Illinois law requires assessed values of property, other than farmland and coal, are to be assessed of 33 1/3% of fair market value. Restrictions within Illinois law delay the change in property assessments caused by changes of actual property fair cash value. State law requires the assessed values are to be adjusted based upon data from the three prior calendar years before the assessment date. In appreciating markets, this forces current property assessments to lag behind recent sales prices, and in declining markets, the decline of assessed values is delayed.

Contact your local assessor’s office to review your assessment if you believe the fair cash value is incorrect or you are not assessed uniformly with comparable properties in your neighborhood. A physical description of the property, which includes information used by the Township Assessor to create the assessed value, is displayed on their website. Please review this information for accuracy. Township Assessor Contact Information:

Office Address:

Milton Township Assessor
 1492 N. Main Street, Wheaton, IL 60187
 Typical Office Hours:
 8:30 a.m. – 4:30 p.m. Mon.- Fri.
 Phone Number: 630-653-5220

Website: www.miltontownshipassessor.com

If after reviewing the assessment with your assessor’s office, you are still not satisfied, then contact the Board of Review at 630-407-5888 for an appeal form and a copy of their rules OR visit

their web site at www.dupagecounty.gov/SOA/. There is an appeal deadline. You must file your appeal within 30 days of the assessment publication date. Dependent on the actual publication date(s), the estimated appeal deadline is December 9, 2024.

Assessed values are one of the three variables which determine individual property tax amounts. The other two variables are homestead exemption amounts, if any, and property tax rates. Tax rates are determined from the budgets of all units of local government supplying services to your property. Your tax bill is calculated by multiplying the equalized assessment for your property (minus exemptions) by the tax rate.

Homestead Exemptions available to Illinois property taxpayers include the General (Residential), Senior Citizens, Senior Citizens Assessment Freeze, Disabled Veterans’ Standard, Disabled Veterans (Adaptive Housing), Disabled Persons’, and the Returning Veterans’ homestead exemptions. You may review information describing these programs by visiting the Supervisor of Assessment’s website located at <http://www.dupagecounty.gov/SOA/>

In accordance with the Illinois Compiled Statutes, Chapter 35, 200/9-210, the following equalization factors have been applied by the Supervisor of Assessments to bring the assessment level to the current median level of assessment as stated above. All parcels including those listed below have been increased or decreased by applying these equalization factors.

FARM CLASS

Farm Land..... 1.0000
 Farm Buildings..... 1.0000
 Farm Homesites..... 1.0864

ALL OTHER CLASSES

All Residential Classes..... 1.0864
 All Commercial Classes..... 1.0864
 All Industrial Classes..... 1.0864

The assessed values herein shown are subject to revision and equalization by the DuPage County Board of Review and by the Department of Revenue. Illinois Compiled Statutes, Chapter 35, 200/17-5 provides that the Department shall lower or raise the total assessed value of the property in any county so that such property will be assessed at its Fair Cash Value as defined in the Illinois Compiled Statutes, Chapter 35, 200/9-145.

In accordance with the Illinois Compiled Statutes, Chapter 35, 200/12-25, said list, as to real estate, includes the name of the owner or of the last person who last paid the taxes on each tract, lot or land, or piece of real estate, and the amount of its assessment.

MILTON TWP								
PARCEL NO	NAME	TOTAL						
05-01-102-008	BOLONNY, ROMAN & NADIYA	143,437	05-01-107-097	DARUS SALAM FOUNDATION	5,747	05-01-204-082	WEST SUBURBAN BANK	114,930
05-01-102-012	KHAN, WASI AHME & ADEELA	312,068	05-01-114-010	RSS HOMES LLC	574,206	05-01-301-002	COMMONWEALTH EDISON CO	2,491,180
05-01-106-001	COMMONWEALTH EDISON CO	1,862,774	05-01-114-011	RSS HOMES LLC	568,654	05-01-302-001	COMMONWEALTH EDISON CO	18,165
05-01-106-002	COMMONWEALTH EDISON CO	1,862,774	05-01-201-034	LOMBARD 97 LLC	119,493	05-01-404-001	COMMONWEALTH EDISON CO	312,449
05-01-106-003	COMMONWEALTH EDISON CO	29,029	05-01-202-021	SAMVEST LOMBARD II LLC	4,195,177	05-01-407-001	COMMONWEALTH EDISON CO	35,102
05-01-107-095	DARUS SALAM FOUNDATION	11,494	05-01-204-073	TITO, VITTORIO	140,982	05-02-101-028	MENARD INC	599,345
			05-01-204-038	CTLTC 2NDW14435	365,585	05-02-101-029	MENARD INC	2,195,278
			05-01-204-081	WEST SUBURBAN BANK	122,839			

