Non-General Assessment Year Preamble

**NOTICE TO HENDERSON COUNTY TAXPAYERS:  ASSESSED VALUES FOR 2020**

**Valuation date (35 ILCS 200/9-95):                                    January 1, 2020**

**Required level of assessment (35 ILCS 200/9-145):          33.33%**

**Valuation based on sales from (35 ILCS 200/1-155):       2017-2019**

Publication is hereby made for equalized assessed valuations for real property in this county in accordance with 35 ILCS 200/12-10.  As required by 35 ILCS 200/9-210 and 35 ILCS 200/10-115, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

                          Farm Land:                            1.1000 from the preceding year’s median cropped soil

                                                                             Productivity index certified value

                          Farm Improvements:             1.0000

                          Residential: 1.0100

Commercial: 1.0100

Farm Homesite and Dwelling: 1.010

Questions about these valuations should be directed to:

               Henderson County Supervisor of Assessments

               307 Warren Street, P.O. Box 342

               Oquawka, IL  61469

<http://henderson.illinoisassessors.com>

Office hours are 8 a.m. – 4 p.m.

Property in this County, other than farmland and coal, is to be assessed at a 33.33% median level of assessments, based on the fair cash value of the property.  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.

If you believe your property’s fair cash value is incorrect, or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken:

1. Contact the county assessor’s office to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file an appeal with the Henderson County Board of Review. For appeal forms, instructions, and the Rules and Procedures of the Board of Review, visit the Henderson County Assessor’s Office.
3. The filing deadline is generally 30 days from this publication date, and this deadline date is December 28,2020.  After this date, the Board of Review is prohibited by law from accepting assessment appeals for properties in this county.  For more information on appeal deadlines, call (309)867-3291 or visit the Henderson County Assessor’s Office.
4. **Your property may be eligible for homestead exemptions, which can reduce your property’s taxable assessment.  For more information on homestead exemptions, call (309) 867-3291 or visit the Henderson County Assessor’s Office.**

Pursuant to 35 ILCS 200/10-115, the Farmland Assessments for the 2020 assessment year will increase by 1.1000% of the preceding year’s median cropped soil productivity index as certified by the Illinois Department of Revenue with date provided by the Farmland Assessment Technical Advisory Board resulting in a $32.01 per acre increase for each soil productivity index.

Your property tax bill will be calculated as follows:

*Final Equalized Assessed Value – Exemptions = Taxable Assessment;*

*Taxable Assessment x Current Tax Rate = Total Tax Bill.*

All equalized assessed valuations are subject to further equalization and revision by the Henderson County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of assessments for the following townships for the current assessment year is as follows: