

18 North County Street – 7th Floor
 Waukegan, IL 60085-4335
 Visit our website at: www.lakecountyil.gov/assessor

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Property Index Number	Property Address	City ZION	Taxpayer of Record		
			Land	Building	Total
2009 Equalized Assessed Valuation			10,060	49,894	59,954
2008 Board of Review Equalized Assessed Valuation			9,829	48,748	58,577
2009 Assessed Values are based upon sales transactions from 2006-2008 (35 ILCS 200/1-55)					
Percentage Change from Previous Year Valuation					2.4%
2009 Township Assessor Valuation			9,829	48,748	58,577

Reason for 2009 Valuation Change **CCAO Equalization**

Full Fair Market Value 179,882 Valuation Date: January 1, 2009

Assessment changes prior to equalization will be published in the following newspaper:

Newspaper Name	Price Per Copy	Publication Date
News Sun	\$5.00	08/13/2009

General Physical Characteristics of Property	Above Ground Living Area 1,479 SF Year Built 1957 Garage Size 504 SF Basement Size 1479 SF Story Height 1.0 Central AC N	Property characteristic information shown is extracted from the Township Assessor's property records. Any errors, omissions, or discrepancies should be discussed with the appropriate township office. A detailed description and assessments of all parcels in your township is available at www.lakecountyil.gov/assessor .
Check the accuracy of your assessment valuation	This assessment indicates an estimate of market value of \$ 179,882 and per state statute this valuation is based on sales transactions from 2006 – 2008. Your property is to be assessed at one-third of its market value (33.33%), based upon sales transactions from 2006 – 2008. The assessment valuation is not intended to be reflective of current market value at the time you receive this assessment notice. The equalization factor for Zion Township is 1.02350, which was already applied to the value shown above. Your assessment is subject to state equalization. The new assessed value, less applicable homestead exemptions, is multiplied by your local tax rate to determine your property tax bill.	
Homestead Exemption on previous bill	General Homestead Senior Homestead	
Questions? Contact Your Local Township Assessor	Larry Wicketts Zion Township Assessor 2816 Sheridan Road Zion, IL 60099 Phone: 847-872-5031	Office Hours: M-F 8:30-Noon, 12:30-4:30 Website: www.ziontownship.org
How do I file an appeal? Contact the Board of Review	Lake County Board of Review (847) 377-2100 18 North County Street, 7th Floor, Waukegan, IL 60085-4335 www.lakecountyil.gov/boardofreview	All appeals must be on the Board of Review prescribed forms. Appeals must be made within 30 days after the date of publication of the township assessment roll. The final filing date for this township is 09/14/2009 . Late filings cannot be accepted.

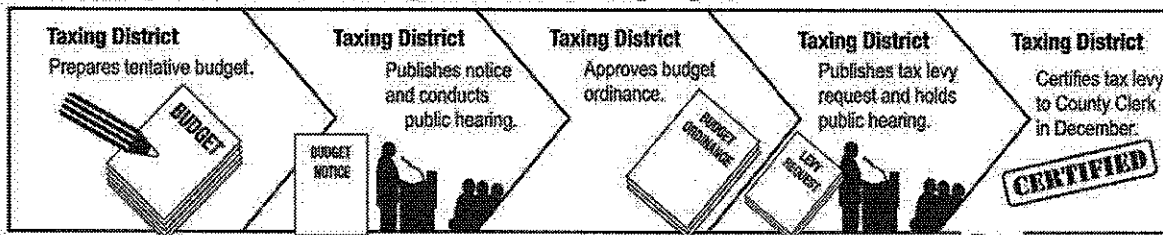
Taxing districts that impact your property tax bill:

District Name	Address	City	% of Last Tax Bill
COUNTY OF LAKE			4.2
CITY OF ZION	2828 Sheridan Road	Zion	13.8
ZION-BENT PUBLIC LIBRARY DIST	2400 Gabriel Avenue	Zion	2.0
ZION PARK DIST	2400 Dowie Memorial Drive	Zion	6.5
SCHOOL DISTRICT #6	2200 Bethesda Boulevard	Zion	40.6
COLLEGE OF LAKE COUNTY #532	19351 West Washington Street	Grayslake	1.8
HIGH SCHOOL #126	One Z-B Way - 21st & Kenosha Road	Zion	24.8
NORTH SHORE SAN DIST	P.O. Box 750 Wm Koepsel Drive	Gurnee	1.1
FOREST PRESERVE	2000 North Milwaukee Avenue	Libertyville	1.8
TOWNSHIP OF ZION	1015 27th Street	Zion	3.4

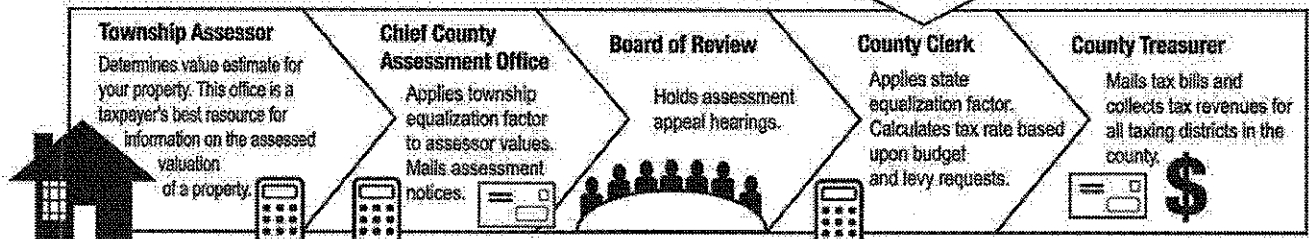
Should I Appeal My Property Assessment? 5 Steps to the Property Assessment Appeal Cycle

- Step 1** Review your assessment notice and County website information related to your parcel.
- Step 2** Contact your local township assessor's office with your questions. (See the front of this notice for assessor office contact information).
- Step 3** Research and collect evidence to support your appeal. (Refer to Board of Review rules for appropriate items).
- Step 4** Participate in a Lake County Board of Review Hearing.
- Step 5** The Board of Review *Notice of Findings* for your case will be mailed to you. A taxpayer can determine from this notice whether they need to file a further appeal to the State Property Tax Appeal Board.

Taxing Districts* Budget & Tax Levy Cycle



Assessment Valuation & Tax Bill Process



* There are 231 independent taxing districts (government entities) in Lake County, including schools, municipalities, Lake County government, libraries and many others.

Taxing district budget and levy hearings occur between October and December each year.

The Chief County Assessment Office and local township assessors do not participate in the financial decisions of the taxing districts listed on the reserve side of this notice.

You may be eligible for one, or more, of the following Homestead Exemptions:

General Homestead exemption provides up to a \$6,000 reduction of the taxable assessed valuation of an individual's primary residence, if they are responsible for paying the real estate taxes.

Homestead Improvement exemption provides up to a \$25,000 reduction of the taxable assessed valuation for four years, if a physical change made to the primary residence results in an increase of the assessed value.

Disabled Persons' exemption provides a reduction of \$2,000 from the taxable assessed valuation for a disabled person's home, if the disability meets certain criteria.

Senior Citizens' exemption provides a reduction of \$4,000 from the taxable assessed valuation of the primary residence of a person, 65 years of age or older, if the senior is responsible for paying the real estate tax.

Senior Citizens' Assessment Freeze exemption provides that subsequent property value appreciation-related assessment increases are removed from the taxable assessed valuation of the primary residence of a person, 65 years of age or older. The senior's annual household income must be \$55,000 or less.

Returning Veterans' exemption provides a one-time reduction of \$5,000 from the taxable assessed valuation of the veteran's primary residence the year the veteran returns from an armed conflict.

Disabled Veterans' (Specially Adapted Housing) provides a reduction of up to \$70,000 from the taxable assessed valuation of the veteran's home, if the federal government has approved payment for construction or modification of the home to meet the physical needs of the veteran's service-related disability.

Disabled Veterans' exemption provides a reduction of up to \$5,000 from the taxable assessed valuation for a disabled veteran's primary residence, if the disability meets certain criteria.

For the eligibility requirements for the homestead exemptions listed above, contact your local township assessor's office, the Chief County Assessment Office or refer to the county's website at www.lakecountyil.gov/assessor.

See reverse side of this form for the township office telephone number and/or township website address.