



The Civic Federation

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ESTIMATED EFFECTIVE PROPERTY TAX RATES 2001-2010:

Selected Municipalities in Northeastern Illinois

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MAJOR FINDINGS

Effective property tax rates are a measure of property tax burden for homeowners and businesses. They translate the tax rates on property tax bills into rates that reflect the percentage of full market value that a property owed in taxes for a given year. This report, produced annually by the Civic Federation, estimates the tax year 2010 (taxes payable in 2011) effective rates for Chicago and 31 other selected municipalities in northeastern Illinois.

Chicago had the lowest residential, commercial and industrial tax burdens among selected Cook County communities in tax year 2010. Residential effective tax rates for all the 32 selected communities rose between 2009 and 2010. In 2009 there were not enough sales of industrial property in any of Cook County's three assessment triads for the Illinois Department of Revenue to conduct a statistical analysis of assessment to sales ratios. As a result of the lack of triad-specific ratios in 2009, the Civic Federation was unable to make valid two-year comparisons for Cook County industrial properties or ten-year comparisons for industrial properties in the south and southwestern suburbs of Cook County (see Methodology).

- **City of Chicago**
 - Among the selected Cook County communities, Chicago had the lowest effective tax rate for residential properties at 1.72%; the lowest effective tax rate for commercial properties at 4.23%; and the lowest effective tax rate for industrial properties at 2.51%.¹
 - The residential effective tax rate rose by 18.6% between 2009 and 2010 from 1.45% to 1.72% of full market value, representing the fifth largest increase among selected Cook County communities, and increased by 28.4% over the ten-year period between 2001 and 2010, from 1.34% to 1.72% of full market value. The ten-year trend was a reversal from previous years, which showed a fall in effective tax rates for residential and commercial properties.
 - The commercial effective tax rate rose by 74.3% between 2009 and 2010 from 2.43% to 4.23%, and increased by 35.9% between 2001 and 2010, from 3.12% to 4.23% of full market value.
 - The industrial effective tax rate declined by 15.0% between 2001 and 2010 from 2.95% to 2.51% of full market value.
- **Suburban Cook County: Selected Communities**
 - Harvey had the highest 2010 effective tax rates among all selected communities, with 6.71% for residential, 16.38% for commercial and 13.78% for industrial properties.
 - All selected communities experienced ten-year increases in residential effective tax rates exceeding 21%.
 - All selected communities experienced ten-year increases in commercial effective tax rates exceeding 26%. The ten year trend was a reversal from previous years, which showed decreases for commercial properties in nearly all the selected communities.
 - All selected communities except Oak Park experienced double-digit ten-year increases in industrial effective tax rates.
- **Collar Counties: Selected Communities**
 - Waukegan had the highest 2010 effective tax rate among the selected collar county communities, at 5.15%. It also experienced the largest ten-year increase in effective tax rate, rising by 92.2% from 2.68% in 2001 to 5.15% in 2010.
 - Oak Brook had the lowest 2010 effective tax rate among all selected communities at 1.11%.
 - Wheaton experienced the smallest ten-year increase in effective tax rate, rising by 20.2% from 1.93% in 2001 to 2.32% in 2010.

¹ In this report, "residential" refers to Class 2 properties, which are single family homes, condominiums, cooperatives, and apartment buildings of up to six units. Larger apartment buildings (Class 3) are not included for the purposes of this report. As discussed later in the report, the estimated residential rate is without homeowner exemptions, which would lower the rate.

PURPOSE

Effective tax rates provide a common denominator for comparing property tax burdens in different jurisdictions over time.

DEFINITION AND USE

An effective property tax rate is an estimate of the percentage of a property's full market value owed in property taxes during a given tax year. Multiplying the market value of a home or business property by the applicable effective tax rate provides an estimate of the property taxes due on that property in the given year. For example, a property with a market value of \$300,000 and an effective tax rate of 2% would have an estimated property tax liability of \$6,000.

By standardizing the expression of property tax burden, effective property tax rates provide a method of comparing average property tax burdens in different areas over time. However, these are estimates for the purpose of broad comparison rather than precise expressions of tax burden on specific properties.

Effective property tax rates should be regarded only as estimates for several reasons:

1. There are multiple property tax rates within each municipality, and the effective rate calculated in this report is representative of only one of those tax rates.
2. Effective property tax rates for residential properties do not include homestead, senior or other exemptions. (See explanation of exemptions on the following page.)
3. The effective tax rate calculations utilize information on the median level of assessment within a given geographical area. While a property is likely to be near the median level of assessment, the actual level of assessment for any given property could be greater or lesser than the median.
4. The effective property tax rate for a specific property can be calculated by dividing that property's most recent annual tax liability into an estimate of its market value for the same year.

It is also important to recognize that an increasing effective tax rate does not necessarily translate into increased tax liabilities. A property owner whose property is depreciating may well experience annual property tax decreases despite an increasing effective tax rate.

Reasons for Change in Effective Tax Rates

Change in effective tax rates over time is a product of changing actual composite tax rates, changing median levels of assessment, or both. For example, Chicago's actual composite property tax rate decreased from 7.692% in 2001 to 4.931% in 2010. Over the same time period, the median level of assessment as calculated by the Illinois Department of Revenue rose from 7.54% to 10.57% for residential properties in Chicago and rose from 17.54% to 26.02% for commercial properties.² The larger change in commercial property median level of assessment produced greater change in the estimated effective tax rate for commercial properties than for residential properties.

² See the Illinois Department of Revenue's Assessment Level Ratios, available at <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>

METHODOLOGY

The effective tax rates calculated in this report are based on data from the Illinois Department of Revenue and the Clerks of Cook, DuPage, Kane, Lake, McHenry and Will Counties. The County Clerks calculate the composite property tax rates for each tax code within the county. The Illinois Department of Revenue calculates the equalization factor for each county as well as the median levels of assessment. The Department of Revenue collects data on property sales and calculates the ratio of assessed values to sales values. A median assessment/sales ratio for the three years preceding an assessment year is computed, as well as an adjusted median ratio if additional data is submitted by the County Assessor after the initial data was collected. This median ratio is commonly referred to as the “median level of assessment.”

For every county except Cook, that median level of assessment is for all types of property. For Cook County, which classifies property for real estate tax purposes, separate medians are computed for different classes of property.³ The Cook County real estate classification ordinance requires that residential (Class 2) properties be assessed at 10% and commercial (Class 5a) and industrial (Class 5b) properties at 25% of market value beginning in tax year 2009.⁴ One result of this change was to bring the ordinance levels of assessment closer to the median levels of assessment computed in the Department of Revenue assessment/sales ratio studies. In the past, median levels of assessment diverged significantly from the ordinance levels due to underassessment, including reductions by the Assessor and the Board of Review.

Special note should be taken that the Department of Revenue’s ratio studies indicate a high coefficient of dispersion for commercial and industrial assessments, which means there is likely to be wide variation within each of these classes from the calculated median for individual properties whose reported sale prices were included in the study.

To calculate effective tax rates, the median level of assessment is multiplied by the equalization factor to approximate the percentage of a property’s total value that is taxed. This percentage is then multiplied by the actual tax rate to produce the effective tax rate.

The adjusted median level of assessment is used when it is available in the Department of Revenue data. The median level of assessment for the most specific geographic area is also used when it is available. Therefore, township median levels of assessment are used unless they are unavailable, in which case the median level of assessment for the whole reassessment triad is used.⁵

In 2009 there were not enough sales of industrial property in any of Cook County’s three reassessment triads for the Illinois Department of Revenue to compute industrial median levels of assessment by triad. This was the first time in recent years that this had occurred. As a result of the lack of triad-specific ratios that year, the Civic Federation is unable to make valid two-year comparisons for Cook County industrial properties. Additionally, in 2010 there were not sufficient sales of industrial properties in the assessment triad consisting of the south and southwestern suburbs of Cook County to calculate a median level of assessment for industrial

³ Median levels of assessment for Cook County are typically released in the summer two years following the assessment year (e.g., the 2010 median levels of assessment for Cook County were released in May 2012).

⁴ Cook County ordinance 08-O-51. Previous levels were 16% for Class 2, 38% for Class 5a and 36% for Class 5b.

⁵ Cook County is divided into three districts (or “triads”) for the purpose of property assessment: City of Chicago, north/northwest suburbs and south/southwest suburbs.

properties in that triad. The countywide median level of assessment for industrial properties in 2010 was 27.34%. This level can be used to estimate southwest triad industrial effective tax rates and provide a valid comparison among communities within that triad for that year. However, comparisons to other years and other triads cannot be made because the median level of assessment for industrial properties in the southwest triad has traditionally been higher than the total county adjusted median. From 2001 to 2010, industrial median levels of assessment in the southwest triad were higher than those of the county as a whole by 2.66 to 7.06 percentage points. Thus, a reliable ten-year comparison cannot be made for industrial properties in the southwest triad.

Special Editor's Note on 2010 Assessment/Sales Ratio Study

The 2010 Assessment/Sales Ratio Study produced adjusted median levels of assessment in Cook County for commercial and industrial properties (Classes 5a and 5b) that were significantly higher than in previous years. The adjusted median level of assessment for Class 5a commercial properties in the County as a whole rose from 18.82% of sales price in tax year 2009 to 29.80% in tax year 2010. This represented an increase in the Class 5a median level of assessment of 58.3%. The adjusted median level of assessment for Class 5b industrial properties in Cook County of 28.37% in tax year 2010 represented an increase of 27.6% from the adjusted median level of assessment of 21.43% in tax year 2009.

Because of the way this study estimates effective tax rates, a higher median level of assessment for certain types of property will translate into a higher estimate of effective tax rates. As noted above, the Federation calculates effective tax rates by multiplying the median level of assessment by the equalization factor to approximate the percentage of a property's total value that is taxed. This percentage is then multiplied by the actual tax rate to produce the effective tax rate. If the median level of assessment is higher, then the approximate percentage of a property's total value that is taxed will be higher and the resulting effective tax rate will be higher.

The Civic Federation has evaluated several possible explanations for the change in median level of assessment.

- 1. The sales price for the commercial and industrial properties included in the 2010 study fell much faster than their assessed valuations. This is a possibility due to the fact that the real estate market was still experiencing a sharp downturn in 2010 and is also due to the nature of the ratio. If the denominator of the ratio (sales price) falls at a faster rate than the numerator (assessed value), the ratio itself will increase.*
- 2. There were statistical factors that biased the 2010 Assessment/Sales Ratio Study, such as a change in the types of commercial or industrial property sampled in comparison to previous studies or bias introduced by the small number of observations included in the study.*
- 3. The Office of the Cook County Assessor changed its policy with regard to the level at which it was assessing Class 5a and 5b properties.⁶*

⁶ While the ordinance level of assessment for Class 5a and 5b properties was 25% for tax year 2010, for many years the median level of assessment has been far lower than 25% or the previous ordinance levels of 38% and 36%. For more information on past underassessment identified by the Assessment/Sales Ratio Study, see the Civic Federation's primer, "The Cook County Property Assessment Process: A Primer on Assessment, Classification, Equalization and Property Tax Exemptions," April 5, 2010.

Based on the evaluation, the Civic Federation has concluded that the first explanation is the most likely. The Federation discounted the second and third explanations above through conversations with and additional data made available by the Illinois Department of Revenue and Office of the Cook County Assessor.⁷ At the request of the Federation, the Illinois Department of Revenue re-examined its data and verified that the results of the 2010 Assessment/Sales Ratio Study were not biased by differences in the kinds of properties sold in 2010 versus previous years. The IDOR additionally concluded that the study was not likely to have been biased by the relatively small number of observations, which had actually increased from the previous year.⁸

The Federation also asked the Office of the Cook County Assessor whether the change in median levels of assessment in tax year 2010 reflected a change in policy by the Assessor. The Assessor's Office replied that the increase in median level of assessment was not due to the current Assessor trying to achieve the ordinance level of assessment or any other change to assessing policy. They additionally stated that they could not speak for the previous Assessor.⁹

Thus, the sharply higher estimated effective tax rates observed for commercial properties in 2010 for Cook County communities over 2009 estimated effective rates are most likely due to both a rise in tax rates in 2010 and a sharp decline in the market value of properties in that year below 2009 levels.

⁷ Communications from the Illinois Department of Revenue, October 5, 2012 and October 18, 2012. Communication from the Office of the Cook County Assessor, October 16, 2012.

⁸ The reliability of the Assessment/Sales Ratio Study is an ongoing point of contention between the Illinois Department of Revenue and the Cook County Assessor's Office. According to law, the IDOR must calculate a multiplier to translate Cook County assessed valuations into an aggregate total equalized assessed value equal to 33 $\frac{1}{3}$ % of fair market value. This is necessary for the fair implementation of certain state statutes. The IDOR calculates the multiplier through the Assessment/Sales Ratio Study. The Assessor's Office has historically and currently disputes the conclusions of the Assessment/Sales Ratio Study, contending that it does not include representative samples of properties or sufficient numbers of properties and is only a snapshot in time during an unstable market. In the past, the Assessor's Office has urged the IDOR to supplement the paucity of sales data for commercial and industrial properties with appraisal data. See Civic Federation, "The Cook County Property Assessment Process: A Primer on Assessment, Classification, Equalization and Property Tax Exemptions," April 5, 2010.

⁹ The current Cook County Assessor, Joseph Berrios, was elected in November 2010 and took office in December 2010. The tax year 2010 (taxes payable in 2011) assessment process started in calendar year 2010 when the previous Assessor, James M. Houlihan, was in office and continued through summer 2011, when the Cook County Board of Review certified the final tax year 2010 assessments.

Effects of Exemptions on Residential Effective Tax Rates

Property tax exemptions available to eligible homeowners reduce the taxable value of their property. Exemptions lower the estimated effective tax rate of a homestead property by varying amounts depending on the market value and exemption value. For example, the 2010 effective tax rate for a Chicago residential property not eligible for exemptions is **1.72%** of full market value.¹⁰ The following examples show how that rate will differ for individual exemption-eligible homesteads depending on their 2010 market value and exemption value:¹¹

- **\$300,000** Chicago home receiving the minimum \$6,000 Homeowner Exemption: effective tax rate **1.62%**.
- **\$300,000** Chicago home receiving a Senior Citizen Exemption (\$4,000) and the minimum \$6,000 Homeowner Exemption: effective tax rate **1.56%**.
- **\$300,000** Chicago home receiving a Senior Citizen Exemption (\$4,000) and the maximum \$16,000 Homeowner Exemption: effective tax rate **1.39%**.
- **\$400,000** Chicago home receiving a Senior Citizen Exemption (\$4,000) and the maximum \$16,000 Homeowner Exemption: effective tax rate **1.47%**.
- **\$200,000** Chicago home receiving a Senior Citizen Exemption (\$4,000) and the maximum \$16,000 Homeowner Exemption: effective tax rate **1.23%**.

¹⁰ Roughly 28.3% of all Class 2 properties in Cook County were not eligible for or did not receive homeowner exemptions in tax year 2009. Information provided by Cook County Assessor's Office, September 7, 2011.

¹¹ These exemption-adjusted rates are calculated as follows: $((\text{full market value} * \text{median level of assessment} * \text{equalization factor}) - \text{total exemption value}) * \text{composite tax rate} \div \text{full market value}$. Public Acts 95-644 and 96-1418 actually allow for even higher Homeowner Exemptions for certain eligible residents, but \$16,000 is used as the standard maximum for Chicago in tax year 2010.

**Effective Property Tax Rates
Tax Year 2010**

Cook County			
	Residential	Commercial	Industrial*
Harvey	6.71%	16.38%	N/A
Chicago Heights	4.85%	12.64%	N/A
Oak Park	3.31%	9.48%	N/A
Elgin	3.14%	9.39%	8.62%
Arlington Heights	3.01%	8.21%	7.53%
Orland Park	2.70%	7.47%	N/A
Elk Grove Village	2.62%	7.15%	6.56%
Schaumburg	2.62%	8.46%	7.76%
Evanston	2.17%	7.46%	6.85%
Glenview	2.01%	6.14%	5.64%
Barrington	1.96%	6.04%	5.54%
Chicago	1.72%	4.23%	2.51%
DuPage County			
All Types of Property			
Elk Grove Village		2.89%	
Wheaton		2.32%	
Naperville		2.18%	
Oak Brook		1.11%	
Kane County			
All Types of Property			
Elgin		3.71%	
Carpentersville		3.19%	
Aurora		3.09%	
Geneva		2.82%	
Lake County			
All Types of Property			
Waukegan		5.15%	
Fox Lake		3.27%	
Buffalo Grove		3.01%	
Lake Forest		1.64%	
Will County			
All Types of Property			
Joliet		3.15%	
Romeoville		2.87%	
Naperville		2.50%	
Peotone		2.61%	
McHenry County			
All Types of Property			
Harvard		3.65%	
Woodstock		3.57%	
Algonquin		3.01%	
Barrington Hills		2.95%	

*Southwest triad industrial effective tax rates unavailable. (See Methodology)

Effective Property Tax Rates: 2009 vs. 2010
(in rank order by smallest increase)

Cook County									
Residential				Commercial				Industrial	
	2009	2010	% change		2009	2010	% change		
1 Evanston	2.16%	2.17%	0.4%	1 Orland Park	4.59%	7.47%	62.6%		
2 Schaumburg	2.44%	2.62%	7.0%	2 Chicago Heights	7.62%	12.64%	65.9%		
3 Glenview	1.81%	2.01%	11.3%	3 Oak Park	5.67%	9.48%	67.2%		
4 Barrington	1.76%	1.96%	11.5%	4 Harvey	9.78%	16.38%	67.4%		
5 Elgin	2.78%	3.14%	13.3%	5 Chicago	2.43%	4.23%	74.3%	Not Available (see Methodology)	
6 Orland Park	2.37%	2.70%	13.9%	6 Barrington	3.41%	6.04%	76.8%		
7 Oak Park	2.84%	3.31%	16.4%	7 Elk Grove Village	4.02%	7.15%	77.8%		
8 Chicago	1.45%	1.72%	18.6%	8 Evanston	4.18%	7.46%	78.6%		
9 Elk Grove Village	2.19%	2.62%	19.9%	9 Arlington Heights	4.56%	8.21%	79.9%		
10 Arlington Heights	2.48%	3.01%	21.3%	10 Elgin	5.17%	9.39%	81.6%		
11 Chicago Heights	3.84%	4.85%	26.1%	11 Schaumburg	4.63%	8.46%	82.8%		
12 Harvey	5.28%	6.71%	27.1%	12 Glenview	3.29%	6.14%	86.6%		

DuPage County				Kane County				Lake County			
All Types of Property				All Types of Property				All Types of Property			
	2009	2010	% change		2009	2010	% change		2009	2010	% change
1 Naperville	2.09%	2.18%	4.4%	1 Aurora	2.91%	3.09%	6.3%	1 Lake Forest	1.55%	1.64%	5.7%
2 Oak Brook	1.03%	1.11%	8.0%	2 Geneva	2.62%	2.82%	7.5%	2 Buffalo Grove	2.83%	3.01%	6.2%
3 Wheaton	2.14%	2.32%	8.2%	3 Elgin	3.34%	3.71%	11.1%	3 Fox Lake	2.97%	3.27%	9.9%
4 Elk Grove Village	2.59%	2.89%	11.5%	4 Carpentersville	2.87%	3.19%	11.1%	4 Waukegan	4.41%	5.15%	16.8%

Will County				McHenry County			
All Types of Property				All Types of Property			
	2009	2010	% change		2009	2010	% change
1 Naperville	2.42%	2.50%	3.3%	1 Harvard	3.68%	3.65%	-0.9%
2 Romeoville	2.68%	2.87%	6.8%	2 Algonquin	2.71%	3.01%	11.0%
3 Joliet	2.91%	3.15%	8.3%	3 Woodstock	3.21%	3.57%	11.1%
4 Peotone	2.31%	2.61%	12.8%	4 Barrington Hills	2.56%	2.95%	15.5%

Effective Property Tax Rates: 2001 vs. 2010
(in rank order by smallest increase)

Cook County											
Residential				Commercial				Industrial			
	2001	2010	% change		2001	2010	% change		2001	2010	% change
1 Evanston	1.79%	2.17%	21.0%	1 Oak Park	7.48%	9.48%	26.7%	1 Chicago	2.95%	2.51%	-15.1%
2 Chicago	1.34%	1.72%	28.4%	2 Evanston	5.62%	7.46%	32.8%	2 Evanston	6.22%	6.85%	10.1%
3 Orland Park	1.93%	2.70%	39.7%	3 Chicago	3.12%	4.23%	35.7%	3 Glenview	4.64%	5.64%	21.5%
4 Glenview	1.34%	2.01%	50.3%	4 Orland Park	5.11%	7.47%	46.2%	4 Arlington Heights	6.13%	7.53%	22.8%
5 Schaumburg	1.71%	2.62%	53.0%	5 Chicago Heights	8.63%	12.64%	46.5%	5 Barrington	4.31%	5.54%	28.5%
6 Elgin	2.03%	3.14%	54.9%	6 Glenview	4.19%	6.14%	46.6%	6 Elgin	6.27%	8.62%	37.4%
7 Chicago Heights	3.10%	4.85%	56.4%	7 Arlington Heights	5.54%	8.21%	48.1%	7 Elk Grove Village	4.57%	6.56%	43.6%
8 Barrington	1.25%	1.96%	56.8%	8 Harvey	10.93%	16.38%	49.8%	8 Schaumburg	5.37%	7.76%	44.6%
9 Oak Park	1.99%	3.31%	66.3%	9 Barrington	3.89%	6.04%	55.2%	9 Oak Park*	--	--	--
10 Arlington Heights	1.79%	3.01%	68.2%	10 Elgin	5.67%	9.39%	65.6%	10 Orland Park*	--	--	--
11 Harvey	3.82%	6.71%	75.5%	11 Elk Grove Village	4.13%	7.15%	73.2%	11 Chicago Heights*	--	--	--
12 Elk Grove Village	1.33%	2.62%	97.4%	12 Schaumburg	4.85%	8.46%	74.5%	12 Harvey*	--	--	--

DuPage County				Kane County				Lake County			
All Types of Property				All Types of Property				All Types of Property			
	2001	2010	% change		2001	2010	% change		2001	2010	% change
1 Wheaton	1.93%	2.32%	20.2%	1 Geneva	2.21%	2.82%	27.4%	1 Lake Forest	1.28%	1.64%	28.3%
2 Naperville	1.77%	2.18%	23.1%	2 Aurora	2.21%	3.09%	40.0%	2 Fox Lake	2.36%	3.27%	38.5%
3 Oak Brook	0.90%	1.11%	23.7%	3 Elgin	2.45%	3.71%	51.6%	3 Buffalo Grove	2.05%	3.01%	46.7%
4 Elk Grove Village	1.74%	2.89%	65.9%	4 Carpentersville	2.10%	3.19%	52.0%	4 Waukegan	2.68%	5.15%	92.2%

Will County				McHenry County			
All Types of Property				All Types of Property			
	2001	2010	% change		2001	2010	% change
1 Naperville	2.06%	2.50%	21.4%	1 Woodstock	2.52%	3.57%	41.7%
2 Romeoville	2.34%	2.87%	22.4%	2 Algonquin	2.10%	3.01%	43.1%
3 Peotone	1.98%	2.61%	31.6%	3 Barrington Hills	1.89%	2.95%	56.2%
4 Joliet	2.31%	3.15%	36.5%	4 Harvard	2.23%	3.65%	63.7%

*Southwest triad industrial effective tax rates unavailable. (See Methodology)

Effective Property Tax Rates in Selected Cook County Communities: 2001 - 2010

	2001	2002	2003	2004	2005	2006	2007	2008	2009*	2010**	Change 2009-2010	Change 2001-2010
Cook County Residential												
Chicago	1.34%	1.27%	1.39%	1.29%	1.21%	1.29%	1.25%	1.31%	1.45%	1.72%	18.6%	28.4%
Elk Grove Village	1.33%	1.31%	1.32%	1.47%	1.42%	1.31%	1.59%	1.81%	2.19%	2.62%	19.9%	96.9%
Arlington Heights	1.79%	1.76%	1.71%	1.84%	1.82%	1.68%	2.00%	2.23%	2.48%	3.01%	21.3%	68.5%
Glenview	1.34%	1.37%	1.26%	1.40%	1.34%	1.27%	1.42%	1.54%	1.81%	2.01%	11.3%	50.6%
Evanston	1.79%	1.65%	1.56%	1.77%	1.79%	1.65%	1.78%	1.92%	2.16%	2.17%	0.4%	21.2%
Schaumburg	1.71%	1.55%	1.50%	1.68%	1.67%	1.55%	1.72%	1.91%	2.44%	2.62%	7.0%	53.4%
Barrington	1.25%	1.33%	1.27%	1.36%	1.19%	1.25%	1.34%	1.58%	1.76%	1.96%	11.5%	57.1%
Elgin	2.03%	1.88%	1.94%	2.13%	1.98%	1.85%	2.24%	2.46%	2.78%	3.14%	13.3%	55.1%
Harvey	3.82%	3.60%	3.73%	3.55%	3.49%	3.17%	3.79%	4.14%	5.28%	6.71%	27.1%	75.7%
Chicago Heights	3.10%	3.10%	2.83%	2.92%	2.78%	2.56%	2.63%	2.99%	3.84%	4.85%	26.1%	56.5%
Orland Park	1.93%	1.95%	1.78%	1.69%	2.01%	1.68%	1.71%	2.09%	2.37%	2.70%	13.9%	39.7%
Oak Park	1.99%	2.09%	1.87%	1.84%	2.25%	2.15%	2.21%	2.63%	2.84%	3.31%	16.4%	66.5%
Cook County Commercial												
Chicago	3.12%	3.27%	3.01%	2.25%	2.37%	1.87%	2.20%	2.35%	2.43%	4.23%	74.3%	35.9%
Elk Grove Village	4.13%	3.99%	4.02%	3.20%	3.28%	2.71%	3.16%	3.47%	4.02%	7.15%	77.8%	73.2%
Arlington Heights	5.54%	5.35%	5.21%	3.99%	4.19%	3.47%	3.99%	4.28%	4.56%	8.21%	79.9%	48.2%
Glenview	4.19%	4.32%	4.03%	3.02%	3.08%	2.55%	2.68%	3.06%	3.29%	6.14%	86.6%	46.5%
Evanston	5.62%	5.46%	5.30%	3.93%	4.00%	3.34%	3.65%	4.03%	4.18%	7.46%	78.6%	32.8%
Schaumburg	4.85%	4.72%	4.68%	3.72%	3.83%	3.18%	3.54%	3.87%	4.63%	8.46%	82.8%	74.5%
Barrington	3.89%	3.90%	3.89%	2.90%	2.91%	2.46%	2.88%	3.06%	3.41%	6.04%	76.8%	55.2%
Elgin	5.67%	5.53%	5.73%	4.74%	4.40%	3.66%	4.50%	4.84%	5.17%	9.39%	81.6%	65.7%
Harvey	10.93%	9.86%	9.38%	7.93%	8.99%	6.72%	7.48%	10.72%	9.78%	16.38%	67.4%	49.8%
Chicago Heights	8.63%	8.48%	7.34%	6.21%	7.34%	5.52%	5.37%	7.82%	7.62%	12.64%	65.9%	46.5%
Orland Park	5.11%	5.01%	4.61%	4.11%	4.88%	3.60%	3.41%	4.98%	4.59%	7.47%	62.6%	46.2%
Oak Park	7.48%	6.14%	5.71%	5.05%	5.84%	4.49%	4.32%	6.26%	5.67%	9.48%	67.2%	26.8%
Cook County Industrial												
Chicago	2.95%	2.05%	1.76%	1.90%	1.84%	1.24%	1.49%	1.61%	N/A	2.51%	N/A	-15.0%
Elk Grove Village	4.57%	4.17%	4.43%	3.99%	4.10%	3.71%	3.20%	4.14%	N/A	6.56%	N/A	43.6%
Arlington Heights	6.13%	5.59%	5.74%	4.97%	5.25%	4.76%	4.05%	5.10%	N/A	7.53%	N/A	22.8%
Glenview	4.64%	4.51%	4.44%	3.66%	3.85%	3.48%	2.71%	3.65%	N/A	5.64%	N/A	21.5%
Evanston	6.22%	5.70%	5.84%	4.76%	5.01%	4.57%	3.70%	4.81%	N/A	6.85%	N/A	10.1%
Schaumburg	5.37%	4.94%	5.16%	4.51%	4.80%	4.35%	3.59%	4.61%	N/A	7.76%	N/A	44.6%
Barrington	4.31%	4.07%	4.28%	3.51%	3.65%	3.37%	2.92%	3.65%	N/A	5.54%	N/A	28.6%
Elgin	6.27%	5.77%	6.32%	5.74%	5.50%	5.01%	4.57%	5.77%	N/A	8.62%	N/A	37.4%
Harvey	11.26%	11.87%	10.88%	9.00%	10.58%	9.07%	10.06%	11.70%	N/A	N/A	N/A	N/A
Chicago Heights	8.89%	10.21%	8.52%	7.10%	8.64%	7.46%	7.23%	8.54%	N/A	N/A	N/A	N/A
Orland Park	5.26%	6.03%	5.35%	4.70%	5.74%	4.86%	4.59%	5.43%	N/A	N/A	N/A	N/A
Oak Park	7.70%	7.39%	6.63%	5.78%	6.87%	6.06%	5.81%	6.84%	N/A	N/A	N/A	N/A

*Cook County industrial effective property tax rates not available. See Methodology.

**Southwest triad industrial effective property tax rates not available. See Methodology.

Effective Property Tax Rates in Selected Collar County Communities: 2001 - 2010

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Change 2009-2010	Change 2001-2010
DuPage County												
Elk Grove Village	1.74%	1.69%	1.73%	1.81%	1.69%	1.67%	1.77%	2.06%	2.59%	2.89%	11.5%	65.9%
Oak Brook	0.90%	0.86%	0.84%	0.87%	0.79%	0.74%	0.79%	0.90%	1.03%	1.11%	8.0%	23.7%
Wheaton	1.93%	1.81%	1.80%	1.80%	1.76%	1.70%	1.76%	1.93%	2.14%	2.32%	8.2%	20.2%
Naperville	1.77%	1.75%	1.74%	1.81%	1.69%	1.59%	1.68%	1.84%	2.09%	2.18%	4.4%	23.0%
Lake County												
Fox Lake	2.36%	2.22%	2.14%	2.21%	2.14%	2.21%	2.21%	2.50%	2.97%	3.27%	9.9%	38.7%
Buffalo Grove	2.05%	2.09%	2.11%	2.17%	2.19%	2.13%	2.26%	2.47%	2.83%	3.01%	6.2%	46.6%
Lake Forest	1.28%	1.34%	1.20%	1.15%	1.10%	1.14%	1.26%	1.37%	1.55%	1.64%	5.7%	28.5%
Waukegan	2.68%	2.80%	2.67%	2.58%	2.66%	2.70%	2.88%	3.28%	4.41%	5.15%	16.8%	92.2%
Will County												
Romeoville	2.34%	2.12%	2.02%	2.10%	2.15%	2.06%	2.13%	2.34%	2.68%	2.87%	6.8%	22.5%
Joliet	2.31%	2.30%	2.26%	2.20%	2.16%	2.08%	2.42%	2.59%	2.91%	3.15%	8.3%	36.6%
Peotone	1.98%	1.98%	1.88%	1.99%	1.95%	1.88%	2.02%	2.08%	2.31%	2.61%	12.8%	31.8%
Naperville	2.06%	2.09%	2.07%	2.09%	2.01%	1.93%	2.06%	2.21%	2.42%	2.50%	3.3%	21.4%
Kane County												
Aurora	2.21%	2.22%	2.23%	2.01%	1.90%	1.92%	2.22%	2.52%	2.91%	3.09%	6.3%	39.8%
Carpentersville	2.10%	2.03%	1.93%	1.92%	2.04%	2.02%	2.11%	2.41%	2.87%	3.19%	11.1%	51.9%
Elgin	2.45%	2.48%	2.50%	2.61%	2.41%	2.48%	2.59%	2.85%	3.34%	3.71%	11.1%	51.6%
Geneva	2.21%	2.21%	2.16%	2.13%	2.10%	2.08%	2.17%	2.36%	2.62%	2.82%	7.5%	27.1%
McHenry County												
Barrington Hills	1.89%	1.85%	1.78%	1.94%	1.98%	1.92%	1.93%	1.99%	2.56%	2.95%	15.5%	56.5%
Algonquin	2.10%	1.99%	1.94%	1.93%	2.14%	2.01%	2.11%	2.33%	2.71%	3.01%	11.0%	43.4%
Harvard	2.23%	2.24%	2.29%	2.32%	2.34%	2.27%	2.44%	2.65%	3.68%	3.65%	-0.9%	63.8%
Woodstock	2.52%	2.47%	2.35%	2.38%	2.30%	2.37%	2.47%	2.76%	3.21%	3.57%	11.1%	41.6%