



# The Civic Federation

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## ESTIMATED EFFECTIVE PROPERTY TAX RATES 2005-2014:

*Selected Municipalities in Northeastern Illinois*

December 28, 2016

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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 2014 (taxes payable in 2015) effective rates for Chicago and 28 other selected municipalities in northeastern Illinois. Of the communities, 12 are in Cook County (including Chicago) and 19 are in the collar counties. There are three municipalities included in the study that are located in two counties: Elgin overlaps Cook and Kane Counties, Elk Grove Village overlaps Cook and DuPage Counties and Naperville overlaps DuPage and Will Counties.<sup>1</sup>

All of the selected Cook County communities experienced declines in their residential effective property tax rates in tax year 2014, compared to the previous year. Commercial effective property tax rates increased for all of the 12 selected Cook County communities. Effective tax rates for all of the selected collar communities but three fell between 2013 and 2014.

Effective tax rates increased for all selected communities in the ten years since tax year 2005.

In tax year 2014, there were not enough sales of industrial property in two of Cook County's three assessment districts or triads<sup>2</sup> 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 for the Chicago and South Triads in 2014, the Civic Federation was unable to calculate estimated effective tax rates or make any valid trend comparisons for Cook County industrial properties in those triads. However, the Federation was able to make two- and ten-year comparisons for the North Triad (see Methodology). The Illinois Department of Revenue has not been able to calculate a median level of assessment for industrial properties in the south and southwest suburbs of Cook County since 2009.

### City of Chicago

- Among the selected Cook County communities, Chicago had the lowest effective tax rates for residential and commercial properties, at 1.56% and 4.18%, respectively.<sup>3</sup> As noted above, the Civic Federation was not able to calculate an effective tax rate for industrial properties in 2014.
- The residential effective tax rate fell by 6.0% between 2013 and 2014, from 1.66% to 1.56% of full market value. This is because both the median level of assessment and the aggregate tax rate for 2014 fell, which offset an increase to the equalization factor.

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<sup>1</sup> These overlapping municipalities were chosen to enable the reader to examine differentials in tax rates that occur in one community.

<sup>2</sup> 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.

<sup>3</sup> 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.

- The residential effective tax rate increased by 28.2% over the ten-year period between 2005 and 2014, from 1.21% to 1.56% of full market value.
- The commercial effective tax rate increased by 8.8% between 2013 and 2014 from 3.84% to 4.18%. The increase reflects an increase in the equalization factor and the median level of assessment offsetting the decrease in the aggregate tax rate. Commercial effective tax rates increased by 76.4% between 2005 and 2014, from 2.37% to 4.18% of full market value.

**Suburban Cook County: Selected Communities (11)**

- Harvey had the highest 2014 effective tax rates among all selected communities, with 7.71% for residential and 19.20% for commercial properties. An estimate of the effective property tax rate for industrial properties in Harvey could not be calculated because of a lack of sufficient data for industrial properties in the South Triad.
- Between 2013 and 2014, all of the selected suburban Cook County communities experienced decreases in residential effective tax rates. All of the communities but two (Elk Grove Village and Evanston) experienced increases in aggregate tax rates, so the declines are predominantly due to a decrease in the median level of assessment for residential properties.
- All selected communities in Cook County experienced ten-year increases in residential effective tax rates, which ranged from 19.7% in Evanston to 121.0% in Harvey.
- All of the selected Cook County suburban communities experienced increases in commercial effective tax rates between 2013 and 2014. This is due to an increase in the equalization factor, the median level of assessment for commercial properties for the north and south suburbs and, for all but two communities, an increase in the aggregate tax rate.
- Among the selected north suburban communities for which an industrial estimated effective property tax rate could be calculated, Elgin had the highest estimated rate at 8.47% and Barrington had the lowest at 5.44%.
- The north suburban community with the highest estimated ten year increase in industrial tax rates was Elk Grove Village, whose effective rate increased by 60.1% or from 4.10% to 6.57%. None of the selected north suburban communities experienced a decrease in industrial effective tax rates over the ten-year period. As previously noted, the Civic Federation has not been able to calculate an industrial effective tax rate for south suburban municipalities in each of the tax years starting in 2009 because there has not been sufficient data for the Illinois Department of Revenue to calculate an assessment sales ratio.

**Collar Counties: Selected Communities (19)**

- Waukegan had the highest 2014 effective tax rate among the selected collar county communities, at 4.83%. However, the largest ten-year increase in effective tax rate was in Harvard in McHenry County, where estimated effective tax rates rose by 89.0%, from 2.34% in 2005 to 4.43% in 2014.
- Oak Brook had the lowest 2014 effective tax rate among all selected communities at 1.12%.
- While all collar county communities experienced increases in effective tax rates between 2005 and 2014, properties in the portion of Naperville located in Will County experienced the smallest ten-year increase in effective tax rate, rising by 27.1% from 2.01% in 2005 to 2.56% in 2014.

## **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. To calculate the effective property tax rate for a specific property, divide that property's most recent annual tax liability into an estimate of its market value for the same year.

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.

It is also important to recognize that a decreasing effective tax rate does not necessarily translate into decreased tax liabilities. A property owner whose property is appreciating in value may experience annual property tax increases despite a decreasing effective tax rate.

## **Reasons for Change in Effective Tax Rates**

Change in effective tax rates over time is due to changing actual composite tax rates, changing median levels of assessment, or both. For example, Chicago's actual composite property tax rate increased from 5.981% in 2005 to 6.808% in 2014. Over the same time period, the median level of assessment as calculated by the Illinois Department of Revenue rose 12.9% from 7.43% to 8.39% for residential properties in Chicago and rose 55.3% from 14.51% to 22.54% for commercial properties.<sup>4</sup> The larger increase in commercial property median level of assessment produced a greater increase in the estimated effective tax rate for commercial properties than for

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<sup>4</sup> See the Illinois Department of Revenue's Assessment Level Ratios, available at <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>

residential properties in Chicago over that time period. In Cook County, changes in the equalization factor can also impact effective tax rates.<sup>5</sup>

## **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 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, the 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.<sup>6</sup> 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.<sup>7</sup> 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 composite tax rate to produce the effective tax rate.

Inter-county Equalization is the application of a factor or multiplier to all assessed values such that the aggregate total equalized assessed value of the county equals 33⅓% of fair market

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<sup>5</sup> The collar counties’ equalization factors do not generally change significantly from year to year because they do not set different property tax assessment levels for different types of property. Cook County is the only county in Illinois that uses differential assessment, also known as classification.

<sup>6</sup> Median levels of assessment for Cook County are typically released in the summer two years following the assessment year (e.g., the 2014 median levels of assessment for Cook County were released in summer 2016).

<sup>7</sup> Cook County ordinance 08-O-51. Previous levels were 16% for Class 2, 38% for Class 5a and 36% for Class 5b.

value.<sup>8</sup> All counties, including Cook, are required to undergo equalization to ensure that the total value of real property is 33⅓% of market value.<sup>9</sup>

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.

There were not enough sales of industrial property in two of Cook County's three reassessment triads, Chicago and the South Triad, for the Illinois Department of Revenue to compute industrial median levels of assessment for 2014. In 2009 and 2011, there were not sufficient industrial sales for any of the triads to calculate a median and in 2012 and 2013, there were not sufficient sales to calculate a median for the South Triad only. As a result of the lack of industrial sales for the Chicago and South Triads in Cook County in 2014, the Civic Federation is unable to make a two-year or ten-year comparison for industrial properties in those triads. However, IDOR was able to calculate industrial median levels of assessment for the North Triad and the Federation is able to make both two-year and ten-year comparisons for industrial properties in that triad.

### **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 2014 effective tax rate for a Chicago residential property not eligible for exemptions is **1.56%** of full market value. The following examples show how that rate will differ for individual exemption-eligible homesteads depending on their 2014 market value and exemption value:<sup>10</sup> However, the Civic Federation cannot incorporate homestead exemptions into its calculations of effective tax rates because our calculation of effective rates does not evaluate individual properties, but instead uses estimates. Other studies of effective tax rates, such as those produced periodically by the Taxpayers' Federation of Illinois, use hypothetical home values to calculate effective tax rates for different communities and are therefore able to incorporate homestead exemptions into their analysis.<sup>11</sup>

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<sup>8</sup> Equalization is necessary for the fair implementation of certain state statutes, including those related to education, transportation and other grants. See the Civic Federation's "The Cook County Property Assessment Process: A Primer on Assessment, Classification, Equalization, and Property Tax Exemptions" available at [www.civicfed.org](http://www.civicfed.org).

<sup>9</sup> 35 ILCS 200/9-210.

<sup>10</sup> These exemption-adjusted rates are calculated as follows: ((full market value \* median level of assessment \* equalization factor) – total exemption value) \* composite tax rate ÷ full market value. The Alternative General Homestead Exemption expired for South Triad residents in tax year 2014, making the maximum General Homestead Exemption \$7,000 for all areas of Cook County. Public Acts 95-644 and 96-1418 actually allow for even higher Homeowner Exemptions for certain eligible residents, but \$7,000 is used as the standard maximum for Chicago in tax year 2014. Public Act 98-0007, signed into law on April 23, 2013, increased the Senior Citizens Homestead Exemption in Cook County to \$5,000 from \$4,000 for tax year 2012 (payable in 2013) and to \$5,000 from \$4,000 in all counties in tax year 2013 (payable in 2014).

<sup>11</sup> See Taxpayers' Federation of Illinois November/December 2015 Tax Facts, "Effective Tax Rates for 89 Illinois Communities," pp. 5-9.

- **\$300,000** Chicago home receiving the maximum \$7,000 Homeowner Exemption: effective tax rate **1.40%**.
- **\$300,000** Chicago home receiving a Senior Citizen Exemption (\$5,000) and the maximum \$7,000 Homeowner Exemption: effective tax rate **1.28%**.
- **\$400,000** Chicago home receiving a Senior Citizen Exemption (\$5,000) and the maximum \$7,000 Homeowner Exemption: effective tax rate **1.35%**.
- **\$200,000** Chicago home receiving a Senior Citizen Exemption (\$5,000) and the maximum \$7,000 Homeowner Exemption: effective tax rate **1.15%**.



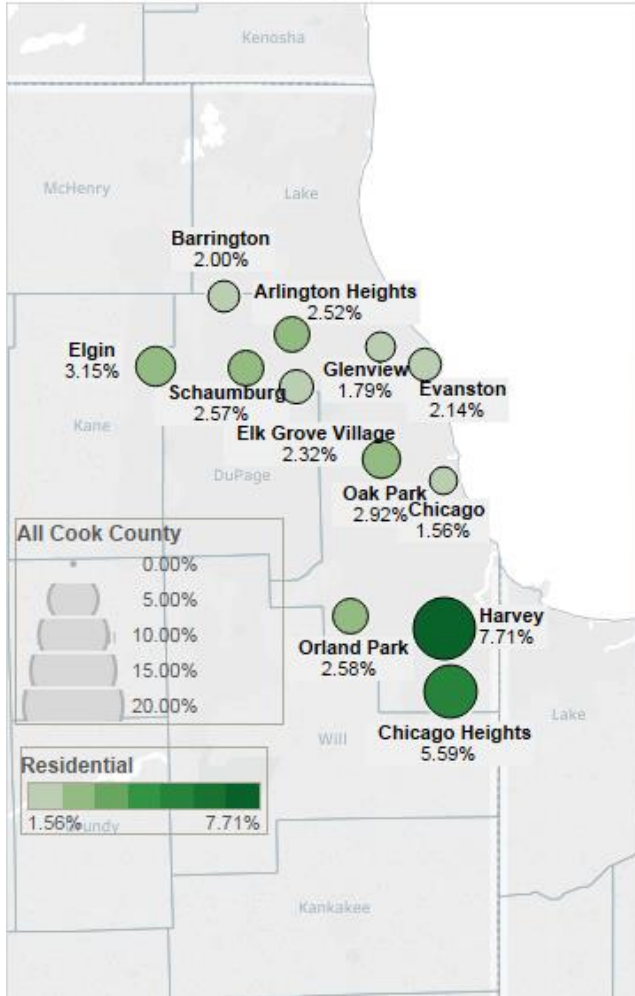
**Effective Property Tax Rates  
Tax Year 2014**

<b>Cook County</b>			
	<b>Residential</b>	<b>Commercial</b>	<b>Industrial*</b>
Harvey	7.71%	19.20%	--
Chicago Heights	5.59%	14.64%	--
Elgin	3.15%	8.39%	8.47%
Oak Park	2.92%	9.31%	--
Orland Park	2.58%	7.56%	--
Schaumburg	2.57%	7.30%	7.36%
Arlington Heights	2.52%	7.09%	7.15%
Elk Grove Village	2.32%	6.51%	6.57%
Evanston	2.14%	6.55%	6.61%
Barrington	2.00%	5.39%	5.44%
Glenview	1.79%	5.53%	5.58%
<b>Chicago</b>	<b>1.56%</b>	<b>4.18%</b>	<b>--</b>
<b>DuPage County</b>			
<b>All Types of Property</b>			
Elk Grove Village		2.84%	
Wheaton		2.46%	
Naperville		2.25%	
Oak Brook		1.12%	
<b>Kane County</b>			
<b>All Types of Property</b>			
Elgin		3.53%	
Carpentersville		3.50%	
Aurora		3.16%	
Geneva		3.02%	
<b>Lake County</b>			
<b>All Types of Property</b>			
Waukegan		4.83%	
Fox Lake		3.55%	
Buffalo Grove		2.91%	
Lake Forest		1.61%	
<b>Will County</b>			
<b>All Types of Property</b>			
Romeoville		3.25%	
Joliet		3.17%	
Peotone		2.94%	
Naperville		2.56%	
<b>McHenry County</b>			
<b>All Types of Property</b>			
Harvard		4.43%	
Woodstock		4.21%	
Algonquin		3.43%	
Barrington Hills		2.82%	

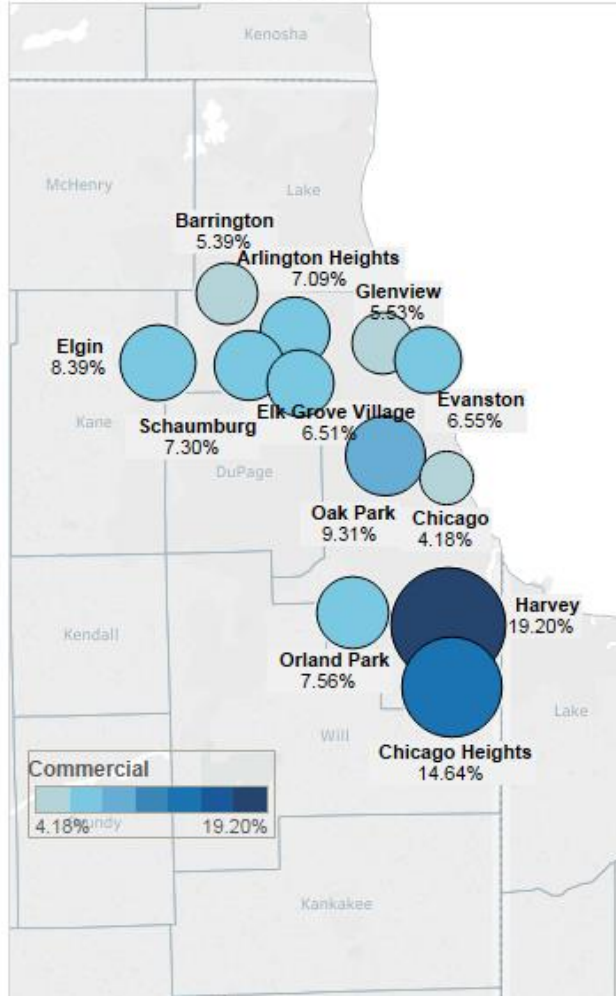
\*Chicago and South Triad industrial effective tax rates unavailable. (See Methodology)

# Tax Year 2014 Cook County Effective Tax Rates by Classification

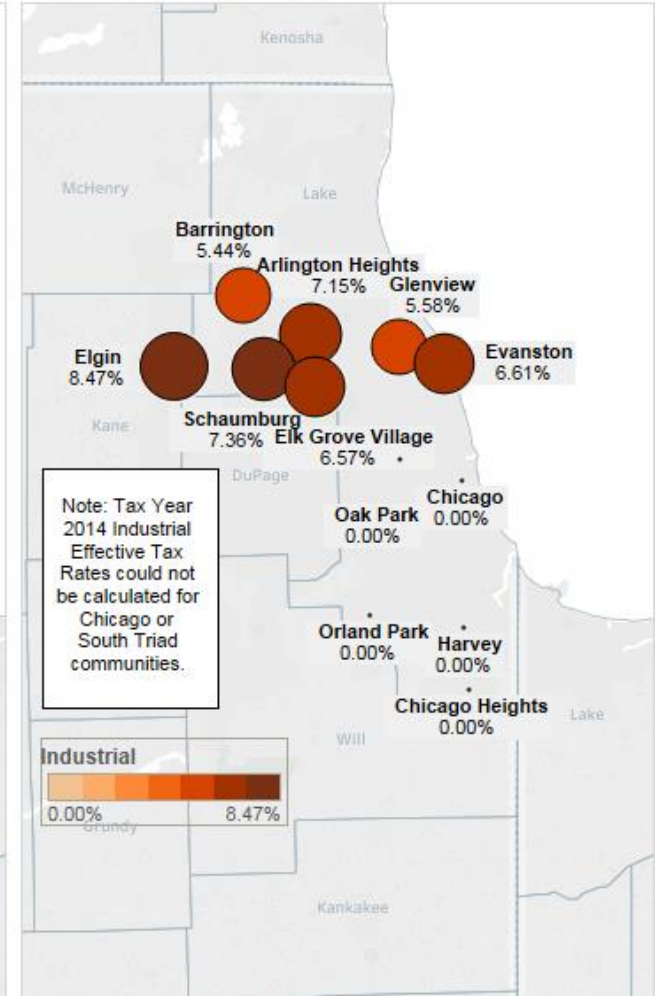
## Cook County Residential



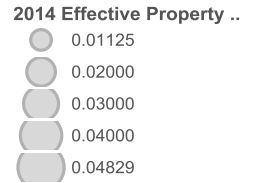
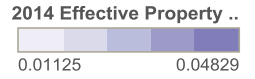
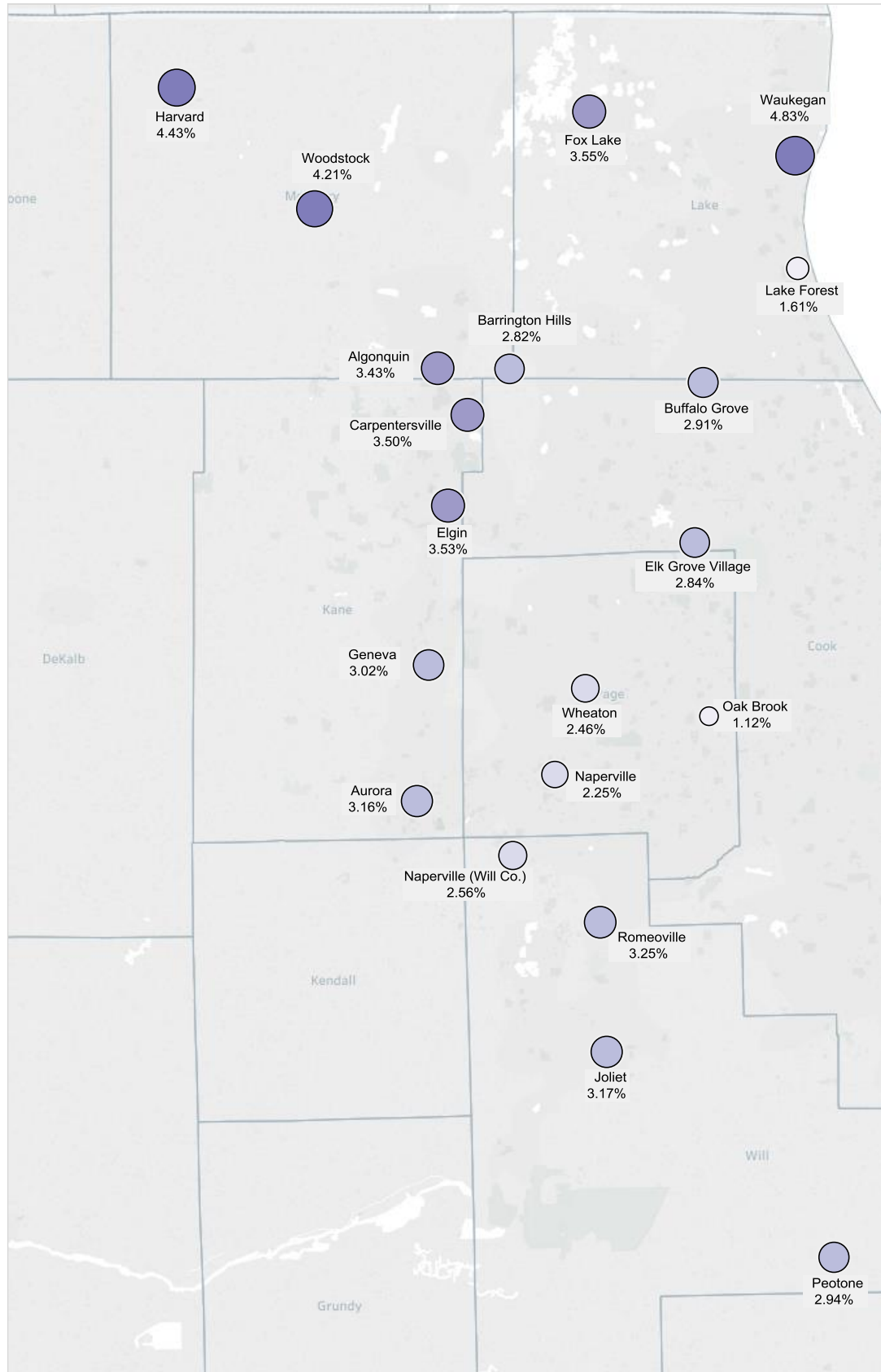
## Cook County Commercial



## Cook County Industrial



# Tax Year 2014 Collar County Effective Tax Rates



**Effective Property Tax Rates: 2013 vs. 2014**  
(in rank order by smallest increase)

<b>Cook County</b>														
<b>Residential</b>				<b>Commercial</b>				<b>Industrial</b>						
	<b>2013</b>	<b>2014</b>	<b>% change</b>		<b>2013</b>	<b>2014</b>	<b>% change</b>		<b>2013</b>	<b>2014</b>	<b>% change</b>			
1	Arlington Heights	2.81%	2.52%	-10.3%	1	Chicago	3.84%	4.18%	8.8%	1	Elk Grove Village	6.48%	6.57%	1.3%
2	Elk Grove Village	2.59%	2.32%	-10.5%	2	Oak Park	8.51%	9.31%	9.3%	2	Evanston	6.52%	6.61%	1.4%
3	Schaumburg	2.79%	2.57%	-7.7%	3	Orland Park	6.70%	7.56%	12.8%	3	Arlington Heights	7.04%	7.15%	1.6%
4	Elgin	3.46%	3.15%	-8.9%	4	Harvey	16.67%	19.20%	15.2%	4	Schaumburg	7.24%	7.36%	1.6%
5	Barrington	2.02%	2.00%	-1.3%	5	Chicago Heights	12.45%	14.64%	17.6%	5	Elgin	8.27%	8.47%	2.4%
6	Evanston	2.30%	2.14%	-6.7%	6	Elk Grove Village	5.44%	6.51%	19.7%	6	Barrington	5.25%	5.44%	3.4%
7	Chicago	1.66%	1.56%	-6.0%	7	Evanston	5.47%	6.55%	19.7%	7	Glenview	5.39%	5.58%	3.5%
8	Harvey	8.08%	7.71%	-4.6%	8	Arlington Heights	5.91%	7.09%	20.0%	8	Chicago*	--	--	--
9	Glenview	1.86%	1.79%	-4.0%	9	Schaumburg	6.08%	7.30%	20.1%	9	Oak Park*	--	--	--
10	Oak Park	3.05%	2.92%	-4.5%	10	Elgin	6.94%	8.39%	21.0%	10	Orland Park*	--	--	--
11	Orland Park	2.73%	2.58%	-5.5%	11	Barrington	4.41%	5.39%	22.2%	11	Chicago Heights*	--	--	--
12	Chicago Heights	5.63%	5.59%	-0.8%	12	Glenview	4.52%	5.53%	22.3%	12	Harvey*	--	--	--

<b>DuPage County</b>				<b>Kane County</b>				<b>Lake County</b>						
<b>All Types of Property</b>				<b>All Types of Property</b>				<b>All Types of Property</b>						
	<b>2013</b>	<b>2014</b>	<b>% change</b>		<b>2013</b>	<b>2014</b>	<b>% change</b>		<b>2013</b>	<b>2014</b>	<b>% change</b>			
1	Oak Brook	1.22%	1.12%	-7.7%	1	Elgin	3.90%	3.53%	-9.6%	1	Fox Lake	4.15%	3.55%	-14.4%
2	Naperville	2.33%	2.25%	-3.3%	2	Aurora	3.42%	3.16%	-7.7%	2	Waukegan	5.60%	4.83%	-13.7%
3	Wheaton	2.51%	2.46%	-2.0%	3	Carpentersville	3.70%	3.50%	-5.3%	3	Buffalo Grove	3.11%	2.91%	-6.5%
4	Elk Grove Village	2.88%	2.84%	-1.4%	4	Geneva	3.07%	3.02%	-1.6%	4	Lake Forest	1.70%	1.61%	-5.3%

<b>Will County</b>				<b>McHenry County</b>					
<b>All Types of Property</b>				<b>All Types of Property</b>					
	<b>2013</b>	<b>2014</b>	<b>% change</b>		<b>2013</b>	<b>2014</b>	<b>% change</b>		
1	Naperville	2.62%	2.56%	-2.2%	1	Woodstock	4.68%	4.21%	-10.0%
2	Joliet	3.24%	3.17%	-2.0%	2	Algonquin	3.63%	3.43%	-5.5%
3	Romeoville	3.26%	3.25%	-0.4%	3	Harvard	4.09%	4.43%	8.2%
4	Peotone	2.70%	2.94%	9.0%	4	Barrington Hills	2.60%	2.82%	8.3%

\*South Triad 2013 and 2014 industrial effective tax rates and Chicago 2014 industrial effective tax rates unavailable. (See Methodology)

**Effective Property Tax Rates: 2005 vs. 2014**  
(in rank order by smallest increase)

<b>Cook County</b>														
<b>Residential</b>				<b>Commercial</b>				<b>Industrial</b>						
	<b>2005</b>	<b>2014</b>	<b>% change</b>		<b>2005</b>	<b>2014</b>	<b>% change</b>		<b>2005</b>	<b>2014</b>	<b>% change</b>			
1	Evanston	1.79%	2.14%	19.7%	1	Orland Park	4.88%	7.56%	55.0%	1	Evanston	5.01%	6.61%	31.8%
2	Chicago	1.21%	1.56%	28.2%	2	Oak Park	5.84%	9.31%	59.3%	2	Arlington Heights	5.25%	7.15%	36.3%
3	Orland Park	2.01%	2.58%	28.5%	3	Evanston	4.00%	6.55%	63.5%	3	Glenview	3.85%	5.58%	44.9%
4	Oak Park	2.25%	2.92%	29.8%	4	Arlington Heights	4.19%	7.09%	69.2%	4	Barrington	3.65%	5.44%	49.0%
5	Glenview	1.34%	1.79%	33.8%	5	Chicago	2.37%	4.18%	76.4%	5	Schaumburg	4.80%	7.36%	53.3%
6	Arlington Heights	1.82%	2.52%	39.0%	6	Glenview	3.08%	5.53%	79.8%	6	Elgin	5.50%	8.47%	53.8%
7	Schaumburg	1.67%	2.57%	54.4%	7	Barrington	2.91%	5.39%	84.9%	7	Elk Grove Village	4.10%	6.57%	60.1%
8	Elgin	1.98%	3.15%	58.6%	8	Schaumburg	3.83%	7.30%	90.3%	8	Chicago*	--	--	--
9	Elk Grove Village	1.42%	2.32%	63.3%	9	Elgin	4.40%	8.39%	90.9%	9	Oak Park*	--	--	--
10	Barrington	1.19%	2.00%	67.1%	10	Elk Grove Village	3.28%	6.51%	98.7%	10	Orland Park*	--	--	--
11	Chicago Heights	2.78%	5.59%	101.4%	11	Chicago Heights	7.34%	14.64%	99.3%	11	Chicago Heights*	--	--	--
12	Harvey	3.49%	7.71%	121.0%	12	Harvey	8.99%	19.20%	113.5%	12	Harvey*	--	--	--

<b>DuPage County</b>				<b>Kane County</b>				<b>Lake County</b>						
<b>All Types of Property</b>				<b>All Types of Property</b>				<b>All Types of Property</b>						
	<b>2005</b>	<b>2014</b>	<b>% change</b>		<b>2005</b>	<b>2014</b>	<b>% change</b>		<b>2005</b>	<b>2014</b>	<b>% change</b>			
1	Naperville	1.69%	2.25%	32.8%	1	Geneva	2.10%	3.02%	43.9%	1	Buffalo Grove	2.19%	2.91%	32.7%
2	Wheaton	1.76%	2.46%	39.6%	2	Elgin	2.41%	3.53%	46.4%	2	Fox Lake	2.66%	3.55%	33.6%
3	Oak Brook	0.79%	1.12%	42.8%	3	Aurora	1.90%	3.16%	65.8%	3	Lake Forest	1.10%	1.61%	45.9%
4	Elk Grove Village	1.69%	2.84%	68.0%	4	Carpentersville	2.04%	3.50%	71.6%	4	Waukegan	2.58%	4.83%	87.3%

<b>Will County</b>				<b>McHenry County</b>					
<b>All Types of Property</b>				<b>All Types of Property</b>					
	<b>2005</b>	<b>2014</b>	<b>% change</b>		<b>2005</b>	<b>2014</b>	<b>% change</b>		
1	Naperville	2.01%	2.56%	27.1%	1	Barrington Hills	1.98%	2.82%	42.6%
2	Joliet	2.16%	3.17%	47.0%	2	Algonquin	2.14%	3.43%	60.2%
3	Peotone	1.95%	2.94%	50.6%	3	Woodstock	2.30%	4.21%	83.1%
4	Romeoville	2.15%	3.25%	51.1%	4	Harvard	2.34%	4.43%	89.0%

\*Chicago and Cook County South Triads' 2014 industrial effective tax rates unavailable. (See Methodology)

Effective Property Tax Rates in Selected Cook County Communities: 2005 - 2014												
	2005	2006	2007	2008	2009*	2010**	2011*	2012**	2013**	2014***	Change 2013-2014	Change 2005-2014
<b>Cook County Residential</b>												
<b>Chicago</b>	1.21%	1.29%	1.25%	1.31%	1.45%	1.72%	1.76%	1.84%	1.66%	1.56%	-6.0%	28.2%
<b>Elk Grove Village</b>	1.42%	1.31%	1.59%	1.81%	2.19%	2.62%	2.73%	2.96%	2.59%	2.32%	-10.5%	63.3%
<b>Arlington Heights</b>	1.82%	1.68%	2.00%	2.23%	2.48%	3.01%	3.07%	3.31%	2.81%	2.52%	-10.3%	39.0%
<b>Glenview</b>	1.34%	1.27%	1.42%	1.54%	1.81%	2.01%	1.88%	2.03%	1.86%	1.79%	-4.0%	33.8%
<b>Evanston</b>	1.79%	1.65%	1.78%	1.92%	2.16%	2.17%	2.35%	2.54%	2.30%	2.14%	-6.7%	19.7%
<b>Schaumburg</b>	1.67%	1.55%	1.72%	1.91%	2.44%	2.62%	2.84%	3.17%	2.79%	2.57%	-7.7%	54.4%
<b>Barrington</b>	1.19%	1.25%	1.34%	1.58%	1.76%	1.96%	1.89%	2.24%	2.02%	2.00%	-1.3%	67.1%
<b>Elgin</b>	1.98%	1.85%	2.24%	2.46%	2.78%	3.14%	3.31%	3.84%	3.46%	3.15%	-8.9%	58.6%
<b>Harvey</b>	3.49%	3.17%	3.79%	4.14%	5.28%	6.71%	5.81%	8.87%	8.08%	7.71%	-4.6%	121.0%
<b>Chicago Heights</b>	2.78%	2.56%	2.63%	2.99%	3.84%	4.85%	4.85%	5.58%	5.63%	5.59%	-0.8%	101.4%
<b>Orland Park</b>	2.01%	1.68%	1.71%	2.09%	2.37%	2.70%	2.59%	2.83%	2.73%	2.58%	-5.5%	28.5%
<b>Oak Park</b>	2.25%	2.15%	2.21%	2.63%	2.84%	3.31%	3.07%	3.29%	3.05%	2.92%	-4.5%	29.8%
<b>Cook County Commercial</b>												
<b>Chicago</b>	2.37%	1.87%	2.20%	2.35%	2.43%	4.23%	3.75%	4.87%	3.84%	4.18%	8.8%	76.4%
<b>Elk Grove Village</b>	3.28%	2.71%	3.16%	3.47%	4.02%	7.15%	5.40%	5.44%	5.44%	6.51%	19.7%	98.7%
<b>Arlington Heights</b>	4.19%	3.47%	3.99%	4.28%	4.56%	8.21%	6.07%	6.07%	5.91%	7.09%	20.0%	69.2%
<b>Glenview</b>	3.08%	2.55%	2.68%	3.06%	3.29%	6.14%	4.63%	4.64%	4.52%	5.53%	22.3%	79.8%
<b>Evanston</b>	4.00%	3.34%	3.65%	4.03%	4.18%	7.46%	5.52%	5.52%	5.47%	6.55%	19.7%	63.5%
<b>Schaumburg</b>	3.83%	3.18%	3.54%	3.87%	4.63%	8.46%	6.17%	6.17%	6.08%	7.30%	20.1%	90.3%
<b>Barrington</b>	2.91%	2.46%	2.88%	3.06%	3.41%	6.04%	4.52%	4.63%	4.41%	5.39%	22.2%	84.9%
<b>Elgin</b>	4.40%	3.66%	4.50%	4.84%	5.17%	9.39%	6.84%	7.00%	6.94%	8.39%	21.0%	90.9%
<b>Harvey</b>	8.99%	6.72%	7.48%	10.72%	9.78%	16.38%	14.04%	15.10%	16.67%	19.20%	15.2%	113.5%
<b>Chicago Heights</b>	7.34%	5.52%	5.37%	7.82%	7.62%	12.64%	10.97%	11.30%	12.45%	14.64%	17.6%	99.3%
<b>Orland Park</b>	4.88%	3.60%	3.41%	4.98%	4.59%	7.47%	6.13%	6.30%	6.70%	7.56%	12.8%	55.0%
<b>Oak Park</b>	5.84%	4.49%	4.32%	6.26%	5.67%	9.48%	7.85%	8.00%	8.51%	9.31%	9.3%	59.3%
<b>Cook County Industrial</b>												
<b>Chicago</b>	1.84%	1.24%	1.49%	1.61%	N/A	2.51%	N/A	3.23%	3.62%	N/A	N/A	N/A
<b>Elk Grove Village</b>	4.10%	3.71%	3.20%	4.14%	N/A	6.56%	N/A	5.75%	6.48%	6.57%	1.3%	60.1%
<b>Arlington Heights</b>	5.25%	4.76%	4.05%	5.10%	N/A	7.53%	N/A	6.42%	7.04%	7.15%	1.6%	36.3%
<b>Glenview</b>	3.85%	3.48%	2.71%	3.65%	N/A	5.64%	N/A	4.90%	5.39%	5.58%	3.5%	44.9%
<b>Evanston</b>	5.01%	4.57%	3.70%	4.81%	N/A	6.85%	N/A	5.84%	6.52%	6.61%	1.4%	31.8%
<b>Schaumburg</b>	4.80%	4.35%	3.59%	4.61%	N/A	7.76%	N/A	6.53%	7.24%	7.36%	1.6%	53.3%
<b>Barrington</b>	3.65%	3.37%	2.92%	3.65%	N/A	5.54%	N/A	4.89%	5.25%	5.44%	3.4%	49.0%
<b>Elgin</b>	5.50%	5.01%	4.57%	5.77%	N/A	8.62%	N/A	7.40%	8.27%	8.47%	2.4%	53.8%
<b>Harvey</b>	10.58%	9.07%	10.06%	11.70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Chicago Heights</b>	8.64%	7.46%	7.23%	8.54%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Orland Park</b>	5.74%	4.86%	4.59%	5.43%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Oak Park</b>	6.87%	6.06%	5.81%	6.84%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

\*\*\*Chicago and Cook County South Triad industrial effective property tax rates not available. See Methodology.

**Effective Property Tax Rates in Selected Collar County Communities: 2005 - 2014**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Change 2013-2014	Change 2005-2014
<b>DuPage County</b>												
<b>Elk Grove Village</b>	1.69%	1.67%	1.77%	2.06%	2.59%	2.89%	3.18%	3.10%	2.88%	2.84%	-1.4%	68.0%
<b>Oak Brook</b>	0.79%	0.74%	0.79%	0.90%	1.03%	1.11%	1.28%	1.34%	1.22%	1.12%	-7.7%	42.8%
<b>Wheaton</b>	1.76%	1.70%	1.76%	1.93%	2.14%	2.32%	2.55%	2.62%	2.51%	2.46%	-2.0%	39.6%
<b>Naperville</b>	1.69%	1.59%	1.68%	1.84%	2.09%	2.18%	2.35%	2.44%	2.33%	2.25%	-3.3%	32.8%
<b>Lake County</b>												
<b>Fox Lake</b>	2.14%	2.21%	2.21%	2.50%	2.97%	3.27%	3.99%	4.05%	4.15%	3.55%	-14.4%	65.5%
<b>Buffalo Grove</b>	2.19%	2.13%	2.26%	2.47%	2.83%	3.01%	3.27%	3.34%	3.11%	2.91%	-6.5%	32.7%
<b>Lake Forest</b>	1.10%	1.14%	1.26%	1.37%	1.55%	1.64%	1.75%	1.80%	1.70%	1.61%	-5.3%	45.9%
<b>Waukegan</b>	2.66%	2.70%	2.88%	3.28%	4.41%	5.15%	6.48%	7.19%	5.60%	4.83%	-13.7%	81.8%
<b>Will County</b>												
<b>Romeoville</b>	2.15%	2.06%	2.13%	2.34%	2.68%	2.87%	3.19%	3.32%	3.26%	3.25%	-0.4%	51.1%
<b>Joliet</b>	2.16%	2.08%	2.42%	2.59%	2.91%	3.15%	3.31%	3.52%	3.24%	3.17%	-2.0%	47.0%
<b>Peotone</b>	1.95%	1.88%	2.02%	2.08%	2.31%	2.61%	2.77%	2.91%	2.70%	2.94%	9.0%	50.6%
<b>Naperville</b>	2.01%	1.93%	2.06%	2.21%	2.42%	2.50%	2.64%	2.72%	2.62%	2.56%	-2.2%	27.1%
<b>Kane County</b>												
<b>Aurora</b>	1.90%	1.92%	2.22%	2.52%	2.91%	3.09%	3.85%	4.03%	3.42%	3.16%	-7.7%	65.8%
<b>Carpentersville</b>	2.04%	2.02%	2.11%	2.41%	2.87%	3.19%	3.61%	4.05%	3.70%	3.50%	-5.3%	71.6%
<b>Elgin</b>	2.41%	2.48%	2.59%	2.85%	3.34%	3.71%	4.21%	4.32%	3.90%	3.53%	-9.6%	46.4%
<b>Geneva</b>	2.10%	2.08%	2.17%	2.36%	2.62%	2.82%	3.10%	3.23%	3.07%	3.02%	-1.6%	43.9%
<b>McHenry County</b>												
<b>Barrington Hills</b>	1.98%	1.92%	1.93%	1.99%	2.56%	2.95%	3.09%	3.09%	2.60%	2.82%	8.3%	42.6%
<b>Algonquin</b>	2.14%	2.01%	2.11%	2.33%	2.71%	3.01%	3.51%	3.78%	3.63%	3.43%	-5.5%	60.2%
<b>Harvard</b>	2.34%	2.27%	2.44%	2.65%	3.68%	3.65%	4.38%	4.01%	4.09%	4.43%	8.2%	89.0%
<b>Woodstock</b>	2.30%	2.37%	2.47%	2.76%	3.21%	3.57%	4.31%	4.54%	4.68%	4.21%	-10.0%	83.1%