

## **WHY DID MY TAXES GO UP**

There are 3 possible reasons why your taxes increased.

1. Your assessment increased.
2. The tax rate increased.
3. Exemptions were removed.

Any one or a combination of the above can result in an increase in your taxes.

1. If your assessment changes an assessment notice is mailed to you and is published in the newspaper. This occurs in the fall of the year. At that time, if you disagreed with your assessment, you had 30 days to appeal to the Board of Review. If you did not appeal your assessment, it became final for the current tax bill.
2. Tax rates vary from year to year. Tax rates are calculated by the County Clerk based on the total assessed value of each taxing district and the amount of money each taxing district asks for. A higher tax rate will result in a higher tax bill if no other changes are made in exemptions or assessments.
3. Exemptions reduce the assessed value of the property. You are entitled to exemptions on the property you live in. (See "Homestead Exemptions" for more information). The home improvement exemption is limited to four years. At the end of the four years the home improvement exemption comes off and you start paying taxes on the amount of the increase in the assessment for the improvement. If you recently purchased your property, the previous owner may have had senior citizen exemptions which were removed. The removal of these exemptions can cause the taxes to go up considerably without any change in the assessed value.