The Civic Federation

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ESTIMATED EFFECTIVE PROPERTY TAX RATES 2004-2013:

Selected Municipalities in Northeastern Illinois

December 17, 2015

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The Civic Federation is an independent, non-partisan government research organization working to maximize the quality and cost-effectiveness of government services in the Chicago region and State of Illinois.

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 2013 (taxes payable in 2014) 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.[1]

All of the selected Cook County communities but Chicago Heights experienced declines in their residential effective property tax rates in tax year 2013. Commercial effective property tax rates increased for seven of the 12 selected Cook County communities. Chicago experienced the smallest increase in tax burden for residential properties among selected Cook County communities in the ten years since tax year 2004. Effective tax rates for all of the selected collar communities but three fell between 2012 and 2013.

In tax year 2013, as in 2012 and 2010, there were not enough sales of industrial property in one of Cook County's three assessment districts or triads[2] (the South Triad) 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 South Triad in 2013 or 2012, the Civic Federation was unable to make any valid trend comparisons for Cook County industrial properties in that triad. However, the Federation was able to make two- and ten-year comparisons for the Chicago and North Triads (see Methodology).

City of Chicago

- Among the selected Cook County communities, Chicago had the lowest effective tax rates for residential, commercial and industrial properties, at 1.66%, 3.84% and 3.62%, respectively.[3]
- The residential effective tax rate fell by 9.7% between 2012 and 2013, from 1.84% to 1.66% of full market value, despite an increase to the Chicago aggregate tax rate in 2013. This is because a lower equalization factor and median level of assessment for 2013 offset the increase in the aggregate tax rate.
- The residential effective tax rate increased by 28.4% over the ten-year period between 2004 and 2013, from 1.29% to 1.66% of full market value.

[1] These overlapping municipalities were chosen to enable the reader to examine differentials in tax rates that occur in one community.

[2] 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.

[3] 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 commercial effective tax rate decreased by 21.1% between 2012 and 2013 from 4.87% to 3.84%. This follows an increase of 30.0% in estimated effective commercial rates in Chicago in 2012 and is also due to a lower equalization factor and median level of assessment for commercial property in 2013 than in 2012. Commercial effective tax rates increased by 71.0% between 2004 and 2013, from 2.25% to 3.84% of full market value.
- The industrial effective tax rate increased by 12.1% in 2013, and by 90.9% between 2004 and 2013, increasing from 1.90% to 3.62% of full market value.

Suburban Cook County: Selected Communities (11)

- Harvey had the highest 2013 effective tax rates among all selected communities, with 8.08% for residential and 16.67% 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 2012 and 2013, all of the selected communities but Chicago Heights experienced decreases in residential effective tax rates. These declines were despite increases in the aggregate tax rates for each community. Like in Chicago, the declines are due to a decrease in the equalization factor and lower median levels of assessment offsetting the increase in aggregate tax rates.
- All selected communities experienced ten-year increases in residential effective tax rates, which ranged from 29.9% in Evanston to 127.5% in Harvey.
- Six of the selected Cook County suburban communities experienced two-year decreases in commercial effective tax rates, one community had flat commercial two-year rates and four communities experienced increases in effective tax rates for commercial properties over the 2012-2013 period.
- 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 8.27% and Barrington had the lowest at 5.25%.
- The north suburban community with the highest estimated ten year increase in industrial tax rates was Elk Grove Village, whose effective rate increased by 62.6% or from 3.99% to 6.48%. None of the selected north suburban communities experienced a decrease in industrial effective tax rates over the ten-year period. No industrial effective tax rates could be calculated for south suburban municipalities.

Collar Counties: Selected Communities (19)

- Waukegan had the highest 2013 effective tax rate among the selected collar county communities, at 5.60%. It also experienced the largest ten-year increase in effective tax rate, rising by 117.1% from 2.58% in 2004 to 5.60% in 2013.
- Oak Brook had the lowest 2013 effective tax rate among all selected communities at 1.22%.
- While all collar county communities experienced increases in effective tax rates between 2004 and 2013, properties in the portion of Naperville located in Will County experienced the smallest ten-year increase in effective tax rate, rising by 25.4% from 2.09% in 2004 to 2.62% in 2013.

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. 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.

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 appreciating 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 6.280% in 2004 to 6.832% in 2013. Over the same time period, the median level of assessment as calculated by the Illinois Department of Revenue rose 14.2% from 7.98% to 9.11% for residential properties in Chicago and rose 52.1% from 13.90% to 21.14% for commercial properties.[4] 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.

[4] 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, 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.[5] 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.[6] 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.

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 value. All counties, including Cook, are required to undergo equalization to ensure that the total value of real property is 33⅓% of market value.[7]

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

[5] Median levels of assessment for Cook County are typically released in the summer two years following the assessment year (e.g., the 2013 median levels of assessment for Cook County were released in summer 2015).
[6] Cook County ordinance 08-O-51. Previous levels were 16% for Class 2, 38% for Class 5a and 36% for Class 5b.
[7] 35 ILCS 200/9-210.

unavailable, in which case the median level of assessment for the whole reassessment triad is used.[8]

There were not enough sales of industrial property in one of Cook County's three reassessment triads, the South Triad, for the Illinois Department of Revenue to compute industrial median levels of assessment for 2013. This is the second time in a row and the third time in recent years that this has occurred. The first was in 2010. In 2009 and 2011 there were not sufficient industrial sales for any of the triads to calculate a median. As a result of the lack of industrial sales for the south triad in Cook County in 2013 and 2012, the Civic Federation is unable to make a two-year or ten-year comparison for that triad. However, for the two triads for which IDOR was able to calculate industrial median levels of assessment, the Federation is able to make both two- and ten-year comparisons.

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 2012 effective tax rate for a Chicago residential property not eligible for exemptions is **1.66%** of full market value. The following examples show how that rate will differ for individual exemption-eligible homesteads depending on their 2013 market value and exemption value:[9] 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.[10]

- **$300,000** Chicago home receiving the maximum $7,000 Homeowner Exemption: effective tax rate **1.50%**.
- **$300,000** Chicago home receiving a Senior Citizen Exemption ($5,000) and the maximum $7,000 Homeowner Exemption: effective tax rate **1.38%.**
- **$400,000** Chicago home receiving a Senior Citizen Exemption ($5,000) and the maximum $7,000 Homeowner Exemption: effective tax rate **1.45%.**
- **$200,000** Chicago home receiving a Senior Citizen Exemption ($5,000) and the maximum $7,000 Homeowner Exemption: effective tax rate **1.25%.**

[8] 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.

[9] 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 North Triad residents in tax year 2013, making the maximum General Homestead Exemption $7,000. The maximum Alternative General Homestead Exemption in 2012 for the South Triad was $12,000. Public Acts 95-644 and 96-1418 actually allow for even higher Homeowner Exemptions for certain eligible residents, but $6,000 is used as the standard maximum for Chicago in tax year 2012. 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 thereafter.

[10] See Taxpayers' Federation of Illinois Summer 2013 Tax Facts, "Effective Tax Rates for 89 Illinois Communities in 2010," pp. 12-15.

Effective Property Tax Rates
Tax Year 2013

Cook County			
	Residential	**Commercial**	**Industrial***
Harvey	8.08%	16.67%	--
Chicago Heights	5.63%	12.45%	--
Elgin	3.46%	6.94%	8.27%
Oak Park	3.05%	8.51%	--
Arlington Heights	2.81%	5.91%	7.04%
Schaumburg	2.79%	6.08%	7.24%
Orland Park	2.73%	6.70%	--
Elk Grove Village	2.59%	5.44%	6.48%
Evanston	2.30%	5.47%	6.52%
Barrington	2.02%	4.41%	5.25%
Glenview	1.86%	4.52%	5.39%
Chicago	**1.66%**	**3.84%**	**3.62%**

DuPage County	
	All Types of Property
Elk Grove Village	2.88%
Wheaton	2.51%
Naperville	2.33%
Oak Brook	1.22%

Kane County	
	All Types of Property
Elgin	3.90%
Carpentersville	3.70%
Aurora	3.42%
Geneva	3.07%

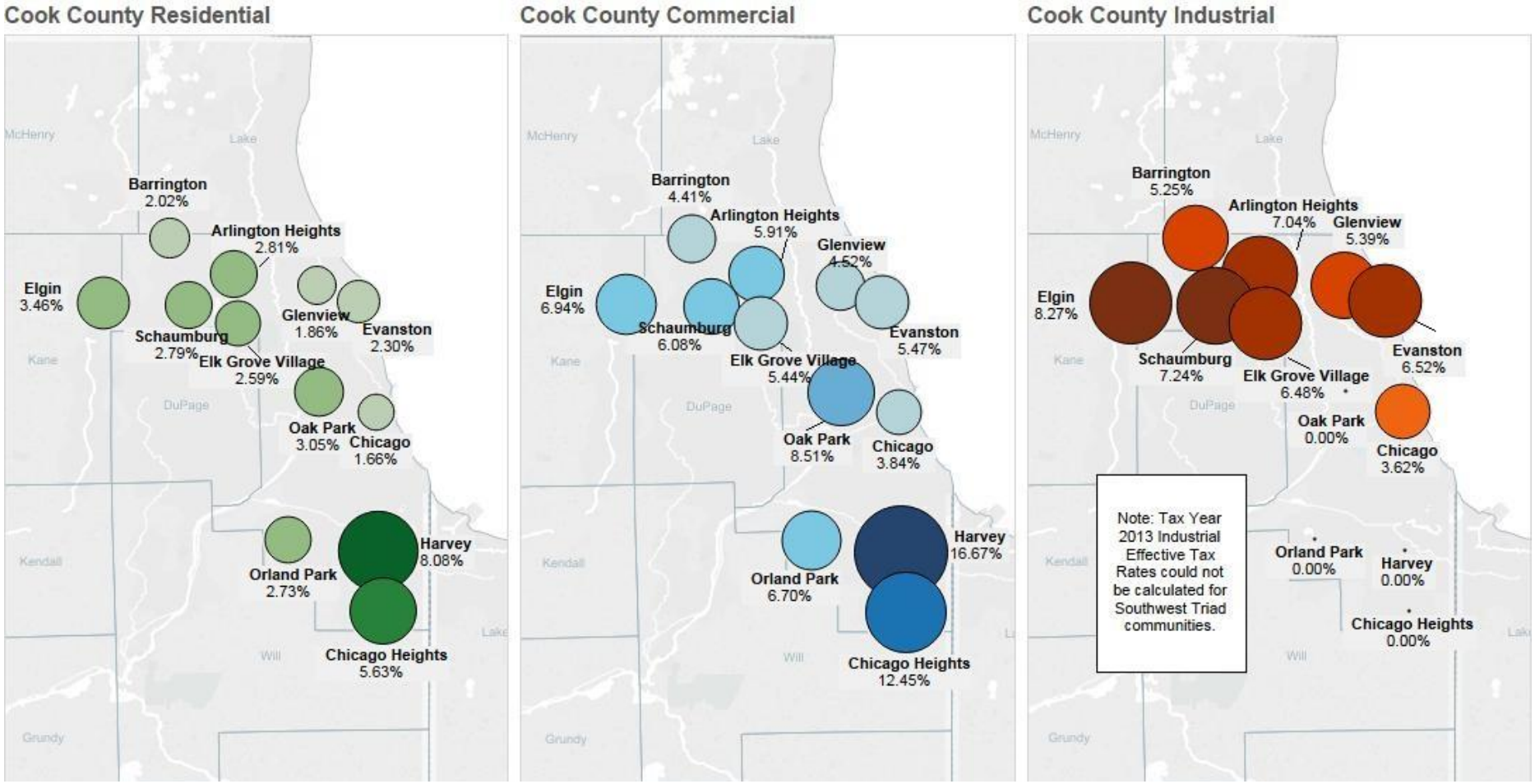
Lake County	
	All Types of Property
Waukegan	5.60%
Fox Lake	4.15%
Buffalo Grove	3.11%
Lake Forest	1.70%

Will County	
	All Types of Property
Romeoville	3.26%
Joliet	3.24%
Peotone	2.70%
Naperville	2.62%

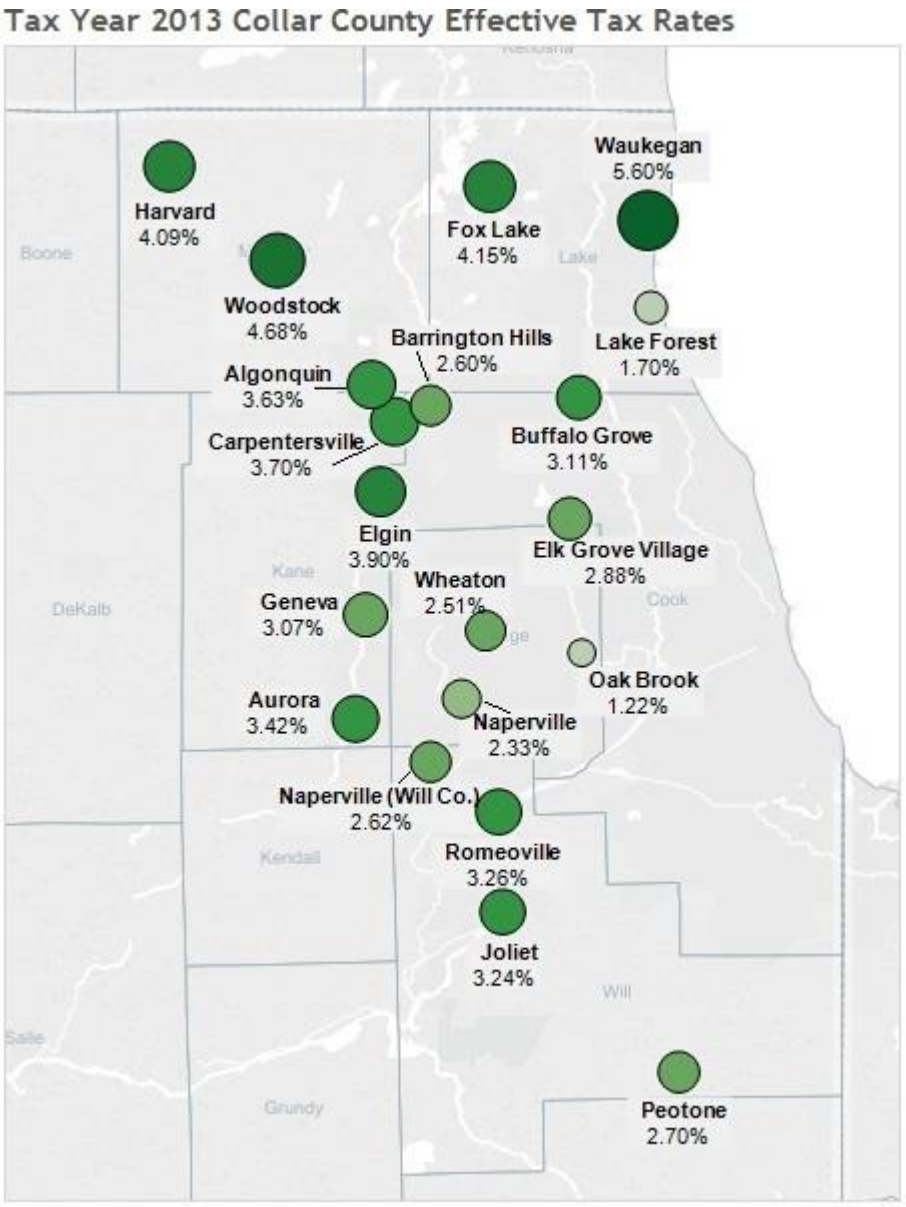
McHenry County	
	All Types of Property
Woodstock	4.68%
Harvard	4.09%
Algonquin	3.63%
Barrington Hills	2.60%

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

Tax Year 2013 Cook County Effective Tax Rates by Classification



Higher effective tax rate indicated by larger circle and darker color.



Higher effective tax rate indicated by larger circle and darker color.

Effective Property Tax Rates: 2012 vs. 2013
(in rank order by smallest increase)

Cook County

	Residential				Commercial				Industrial			
		2012	2013	% change		2012	2013	% change		2012	2013	% change
1	Arlington Heights	3.31%	2.81%	-14.9%	1 Chicago	4.87%	3.84%	-21.1%	1 Barrington	4.89%	5.25%	7.5%
2	Elk Grove Village	2.96%	2.59%	-12.5%	2 Barrington	4.63%	4.41%	-4.7%	2 Arlington Heights	6.42%	7.04%	9.7%
3	Schaumburg	3.17%	2.79%	-12.0%	3 Arlington Heights	6.07%	5.91%	-2.7%	3 Glenview	4.90%	5.39%	9.9%
4	Elgin	3.84%	3.46%	-9.9%	4 Glenview	4.64%	4.52%	-2.5%	4 Schaumburg	6.53%	7.24%	11.0%
5	Barrington	2.24%	2.02%	-9.8%	5 Schaumburg	6.17%	6.08%	-1.5%	5 Evanston	5.84%	6.52%	11.6%
6	Evanston	2.54%	2.30%	-9.8%	6 Evanston	5.52%	5.47%	-0.9%	6 Elgin	7.40%	8.27%	11.6%
7	Chicago	1.84%	1.66%	-9.7%	7 Elgin	7.00%	6.94%	-0.9%	7 Chicago	3.23%	3.62%	12.1%
8	Harvey	8.87%	8.08%	-8.9%	8 Elk Grove Village	5.44%	5.44%	0.0%	8 Elk Grove Village	5.75%	6.48%	12.8%
9	Glenview	2.03%	1.86%	-8.3%	9 Oak Park	8.00%	8.51%	6.4%	9 Oak Park*	--	--	--
10	Oak Park	3.29%	3.05%	-7.3%	10 Orland Park	6.30%	6.70%	6.4%	10 Orland Park*	--	--	--
11	Orland Park	2.83%	2.73%	-3.5%	11 Chicago Heights	11.30%	12.45%	10.1%	11 Chicago Heights*	--	--	--
12	Chicago Heights	5.58%	5.63%	0.9%	12 Harvey	15.10%	16.67%	10.4%	12 Harvey*	--	--	--

DuPage County

	All Types of Property		
	2012	2013	% change
1 Oak Brook	1.34%	1.22%	-9.2%
2 Elk Grove Village	3.10%	2.88%	-6.8%
3 Naperville	2.44%	2.33%	-4.4%
4 Wheaton	2.62%	2.51%	-4.0%

Kane County

	All Types of Property		
	2012	2013	% change
1 Aurora	4.03%	3.42%	-15.1%
2 Elgin	4.32%	3.90%	-9.5%
3 Carpentersville	4.05%	3.70%	-8.8%
4 Geneva	3.23%	3.07%	-5.0%

Lake County

	All Types of Property		
	2012	2013	% change
1 Waukegan	7.19%	5.60%	-22.2%
2 Buffalo Grove	3.34%	3.11%	-6.8%
3 Lake Forest	1.80%	1.70%	-5.9%
4 Fox Lake	4.05%	4.15%	2.2%

Will County

	All Types of Property		
	2012	2013	% change
1 Joliet	3.52%	3.24%	-8.1%
2 Peotone	2.91%	2.70%	-7.1%
3 Naperville	2.72%	2.62%	-3.9%
4 Romeoville	3.32%	3.26%	-1.8%

McHenry County

	All Types of Property		
	2012	2013	% change
1 Barrington Hills	3.09%	2.60%	-15.8%
2 Algonquin	3.78%	3.63%	-4.1%
3 Harvard	4.01%	4.09%	2.0%
4 Woodstock	4.54%	4.68%	3.1%

*Cook County southwest triad 2012 and 2013 industrial effective tax rates unavailable. (See Methodology)

Effective Property Tax Rates: 2004 vs. 2013
(in rank order by smallest increase)

Cook County

	Residential				Commercial				Industrial			
		2004	2013	% change		2004	2013	% change		2004	2013	% change
1	Chicago	1.29%	1.66%	28.4%	1 Evanston	3.93%	5.47%	39.2%	1 Evanston	4.76%	6.52%	37.0%
2	Evanston	1.77%	2.30%	29.9%	2 Elgin	4.74%	6.94%	46.4%	2 Arlington Heights	4.97%	7.04%	41.7%
3	Glenview	1.40%	1.86%	32.9%	3 Arlington Heights	3.99%	5.91%	48.2%	3 Elgin	5.74%	8.27%	44.1%
4	Barrington	1.36%	2.02%	49.2%	4 Glenview	3.02%	4.52%	49.6%	4 Glenview	3.66%	5.39%	47.2%
5	Arlington Heights	1.84%	2.81%	53.2%	5 Barrington	2.90%	4.41%	52.2%	5 Barrington	3.51%	5.25%	49.8%
6	Orland Park	1.69%	2.73%	61.9%	6 Orland Park	4.11%	6.70%	63.2%	6 Schaumburg	4.51%	7.24%	60.7%
7	Elgin	2.13%	3.46%	62.6%	7 Schaumburg	3.72%	6.08%	63.3%	7 Elk Grove Village	3.99%	6.48%	62.6%
8	Oak Park	1.84%	3.05%	65.8%	8 Oak Park	5.05%	8.51%	68.5%	8 Chicago	1.90%	3.62%	90.9%
9	Schaumburg	1.68%	2.79%	66.1%	9 Elk Grove Village	3.20%	5.44%	70.1%	9 Oak Park*	--	--	--
10	Elk Grove Village	1.47%	2.59%	75.8%	10 Chicago	2.25%	3.84%	71.0%	10 Orland Park*	--	--	--
11	Chicago Heights	2.92%	5.63%	93.2%	11 Chicago Heights	6.21%	12.45%	100.6%	11 Chicago Heights*	--	--	--
12	Harvey	3.55%	8.08%	127.5%	12 Harvey	7.93%	16.67%	110.2%	12 Harvey*	--	--	--

DuPage County

	All Types of Property		
	2004	2013	% change
1 Naperville	1.81%	2.33%	28.9%
2 Wheaton	1.80%	2.51%	39.5%
3 Oak Brook	0.87%	1.22%	40.8%
4 Elk Grove Village	1.81%	2.88%	59.3%

Kane County

	All Types of Property		
	2004	2013	% change
1 Geneva	2.13%	3.07%	44.1%
2 Elgin	2.61%	3.90%	49.8%
3 Aurora	2.01%	3.42%	70.4%
4 Carpentersville	1.92%	3.70%	92.3%

Lake County

	All Types of Property		
	2004	2013	% change
1 Buffalo Grove	2.17%	3.11%	43.6%
2 Lake Forest	1.15%	1.70%	47.7%
3 Fox Lake	2.21%	4.15%	87.2%
4 Waukegan	2.58%	5.60%	117.1%

Will County

	All Types of Property		
	2004	2013	% change
1 Naperville	2.09%	2.62%	25.4%
2 Peotone	1.99%	2.70%	36.0%
3 Joliet	2.20%	3.24%	46.8%
4 Romeoville	2.10%	3.26%	55.5%

McHenry County

	All Types of Property		
	2004	2013	% change
1 Barrington Hills	1.94%	2.60%	33.9%
2 Harvard	2.32%	4.09%	76.5%
3 Algonquin	1.93%	3.63%	88.2%
4 Woodstock	2.38%	4.68%	96.7%

*Cook County southwest triad 2013 industrial effective tax rates unavailable. (See Methodology)

Effective Property Tax Rates in Selected Cook County Communities: 2004 - 2013												
	2004	2005	2006	2007	2008	2009*	2010**	2011*	2012**	2013**	Change 2012-2013	Change 2004-2013
Cook County Residential												
Chicago	1.29%	1.21%	1.29%	1.25%	1.31%	1.45%	1.72%	1.76%	1.84%	1.66%	-9.7%	28.4%
Elk Grove Village	1.47%	1.42%	1.31%	1.59%	1.81%	2.19%	2.62%	2.73%	2.96%	2.59%	-12.5%	75.8%
Arlington Heights	1.84%	1.82%	1.68%	2.00%	2.23%	2.48%	3.01%	3.07%	3.31%	2.81%	-14.9%	53.2%
Glenview	1.40%	1.34%	1.27%	1.42%	1.54%	1.81%	2.01%	1.88%	2.03%	1.86%	-8.3%	32.9%
Evanston	1.77%	1.79%	1.65%	1.78%	1.92%	2.16%	2.17%	2.35%	2.54%	2.30%	-9.8%	29.9%
Schaumburg	1.68%	1.67%	1.55%	1.72%	1.91%	2.44%	2.62%	2.84%	3.17%	2.79%	-12.0%	66.1%
Barrington	1.36%	1.19%	1.25%	1.34%	1.58%	1.76%	1.96%	1.89%	2.24%	2.02%	-9.8%	49.2%
Elgin	2.13%	1.98%	1.85%	2.24%	2.46%	2.78%	3.14%	3.31%	3.84%	3.46%	-9.9%	62.6%
Harvey	3.55%	3.49%	3.17%	3.79%	4.14%	5.28%	6.71%	5.81%	8.87%	8.08%	-8.9%	127.5%
Chicago Heights	2.92%	2.78%	2.56%	2.63%	2.99%	3.84%	4.85%	4.85%	5.58%	5.63%	0.9%	93.2%
Orland Park	1.69%	2.01%	1.68%	1.71%	2.09%	2.37%	2.70%	2.59%	2.83%	2.73%	-3.5%	61.9%
Oak Park	1.84%	2.25%	2.15%	2.21%	2.63%	2.84%	3.31%	3.07%	3.29%	3.05%	-7.3%	65.8%
Cook County Commercial												
Chicago	2.25%	2.37%	1.87%	2.20%	2.35%	2.43%	4.23%	3.75%	4.87%	3.84%	-21.1%	71.0%
Elk Grove Village	3.20%	3.28%	2.71%	3.16%	3.47%	4.02%	7.15%	5.40%	5.44%	5.44%	0.0%	70.1%
Arlington Heights	3.99%	4.19%	3.47%	3.99%	4.28%	4.56%	8.21%	6.07%	6.07%	5.91%	-2.7%	48.2%
Glenview	3.02%	3.08%	2.55%	2.68%	3.06%	3.29%	6.14%	4.63%	4.64%	4.52%	-2.5%	49.6%
Evanston	3.93%	4.00%	3.34%	3.65%	4.03%	4.18%	7.46%	5.52%	5.52%	5.47%	-0.9%	39.2%
Schaumburg	3.72%	3.83%	3.18%	3.54%	3.87%	4.63%	8.46%	6.17%	6.17%	6.08%	-1.5%	63.3%
Barrington	2.90%	2.91%	2.46%	2.88%	3.06%	3.41%	6.04%	4.52%	4.63%	4.41%	-4.7%	52.2%
Elgin	4.74%	4.40%	3.66%	4.50%	4.84%	5.17%	9.39%	6.84%	7.00%	6.94%	-0.9%	46.4%
Harvey	7.93%	8.99%	6.72%	7.48%	10.72%	9.78%	16.38%	14.04%	15.10%	16.67%	10.4%	110.2%
Chicago Heights	6.21%	7.34%	5.52%	5.37%	7.82%	7.62%	12.64%	10.97%	11.30%	12.45%	10.1%	100.6%
Orland Park	4.11%	4.88%	3.60%	3.41%	4.98%	4.59%	7.47%	6.13%	6.30%	6.70%	6.4%	63.2%
Oak Park	5.05%	5.84%	4.49%	4.32%	6.26%	5.67%	9.48%	7.85%	8.00%	8.51%	6.4%	68.5%
Cook County Industrial												
Chicago	1.90%	1.84%	1.24%	1.49%	1.61%	N/A	2.51%	N/A	3.23%	3.62%	12.1%	90.9%
Elk Grove Village	3.99%	4.10%	3.71%	3.20%	4.14%	N/A	6.56%	N/A	5.75%	6.48%	12.8%	62.6%
Arlington Heights	4.97%	5.25%	4.76%	4.05%	5.10%	N/A	7.53%	N/A	6.42%	7.04%	9.7%	41.7%
Glenview	3.66%	3.85%	3.48%	2.71%	3.65%	N/A	5.64%	N/A	4.90%	5.39%	9.9%	47.2%
Evanston	4.76%	5.01%	4.57%	3.70%	4.81%	N/A	6.85%	N/A	5.84%	6.52%	11.6%	37.0%
Schaumburg	4.51%	4.80%	4.35%	3.59%	4.61%	N/A	7.76%	N/A	6.53%	7.24%	11.0%	60.7%
Barrington	3.51%	3.65%	3.37%	2.92%	3.65%	N/A	5.54%	N/A	4.89%	5.25%	7.5%	49.8%
Elgin	5.74%	5.50%	5.01%	4.57%	5.77%	N/A	8.62%	N/A	7.40%	8.27%	11.6%	44.1%
Harvey	9.00%	10.58%	9.07%	10.06%	11.70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chicago Heights	7.10%	8.64%	7.46%	7.23%	8.54%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Orland Park	4.70%	5.74%	4.86%	4.59%	5.43%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Oak Park	5.78%	6.87%	6.06%	5.81%	6.84%	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 Southwest triad industrial effective property tax rates not available. See Methodology.

Effective Property Tax Rates in Selected Collar County Communities: 2004 - 2013												
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Change 2012-2013	Change 2004-2013
DuPage County												
Elk Grove Village	1.81%	1.69%	1.67%	1.77%	2.06%	2.59%	2.89%	3.18%	3.10%	2.88%	-6.8%	59.3%
Oak Brook	0.87%	0.79%	0.74%	0.79%	0.90%	1.03%	1.11%	1.28%	1.34%	1.22%	-9.2%	40.8%
Wheaton	1.80%	1.76%	1.70%	1.76%	1.93%	2.14%	2.32%	2.55%	2.62%	2.51%	-4.0%	39.5%
Naperville	1.81%	1.69%	1.59%	1.68%	1.84%	2.09%	2.18%	2.35%	2.44%	2.33%	-4.4%	28.9%
Lake County												
Fox Lake	2.21%	2.14%	2.21%	2.21%	2.50%	2.97%	3.27%	3.99%	4.05%	4.15%	2.2%	87.2%
Buffalo Grove	2.17%	2.19%	2.13%	2.26%	2.47%	2.83%	3.01%	3.27%	3.34%	3.11%	-6.8%	43.6%
Lake Forest	1.15%	1.10%	1.14%	1.26%	1.37%	1.55%	1.64%	1.75%	1.80%	1.70%	-5.9%	47.7%
Waukegan	2.58%	2.66%	2.70%	2.88%	3.28%	4.41%	5.15%	6.48%	7.19%	5.60%	-22.2%	117.1%
Will County												
Romeoville	2.10%	2.15%	2.06%	2.13%	2.34%	2.68%	2.87%	3.19%	3.32%	3.26%	-1.8%	55.5%
Joliet	2.20%	2.16%	2.08%	2.42%	2.59%	2.91%	3.15%	3.31%	3.52%	3.24%	-8.1%	46.8%
Peotone	1.99%	1.95%	1.88%	2.02%	2.08%	2.31%	2.61%	2.77%	2.91%	2.70%	-7.1%	36.0%
Naperville	2.09%	2.01%	1.93%	2.06%	2.21%	2.42%	2.50%	2.64%	2.72%	2.62%	-3.9%	25.4%
Kane County												
Aurora	2.01%	1.90%	1.92%	2.22%	2.52%	2.91%	3.09%	3.85%	4.03%	3.42%	-15.1%	70.4%
Carpentersville	1.92%	2.04%	2.02%	2.11%	2.41%	2.87%	3.19%	3.61%	4.05%	3.70%	-8.8%	92.3%
Elgin	2.61%	2.41%	2.48%	2.59%	2.85%	3.34%	3.71%	4.21%	4.32%	3.90%	-9.5%	49.6%
Geneva	2.13%	2.10%	2.08%	2.17%	2.36%	2.62%	2.82%	3.10%	3.23%	3.07%	-5.0%	44.1%
McHenry County												
Barrington Hills	1.94%	1.98%	1.92%	1.93%	1.99%	2.56%	2.95%	3.09%	3.09%	2.60%	-15.8%	33.9%
Algonquin	1.93%	2.14%	2.01%	2.11%	2.33%	2.71%	3.01%	3.51%	3.78%	3.63%	-4.1%	88.2%
Harvard	2.32%	2.34%	2.27%	2.44%	2.65%	3.68%	3.65%	4.38%	4.01%	4.09%	2.0%	76.5%
Woodstock	2.38%	2.30%	2.37%	2.47%	2.76%	3.21%	3.57%	4.31%	4.54%	4.68%	3.1%	96.7%