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Call Laurence Msall at 312-201-9044 for more information.

EFFECTIVE PROPERTY TAX RATES IN NORTHEAST ILLINOIS FELL SHARPLY BETWEEN 1999 AND 2006

*Chicago commercial property tax rates down nearly 60%
since 1999*

CHICAGO – The effective property tax rates for Chicago commercial properties fell almost 60% between 1999 and 2006, according to an estimate released today by the Civic Federation. Tax year 2006 is the most recent year for which data is available.

Effective tax rates translate the tax rates that appear on property tax bills into rates that reflect the percentage of full market value paid in property taxes for a given year. This report, produced annually by the Civic Federation, estimates the tax year 2006 effective tax rates for Chicago and thirty-one other communities in Cook, DuPage, Kane, Lake, McHenry, and Will counties.

“The purpose of this report is to provide apples-to-apples comparisons of property tax rates in communities throughout northeastern Illinois,” said Laurence Msall, president of the Federation. “In addition, trend analysis reveals that effective tax rates for all types of property have fallen in most communities.”

The lowest tax rate among the communities studied was Oak Brook, with a rate of 0.74%, and the highest was Harvey, where industrial properties paid an estimated 9.07% of their full market value in property taxes. Differences in effective tax rates reflect variations in actual tax rates as well as levels of assessment. For example, Cook County commercial and industrial properties are assessed at higher levels than residential properties, so their estimated effective tax rates are higher than those of residences in the same community.

Effective tax rates declined since 1999 for the majority of communities analyzed. In Chicago, effective tax rates fell by 14.0% for residential, 59.3% for commercial and 71.5% for industrial properties between 1999 and 2006. Declines in effective tax rates over time are caused by declining actual tax rates, declining median levels of assessment, or both. Three out of the 31 communities examined experienced increases in effective tax rates contrary to the trends for the rest of the region: Elk Grove Village (DuPage County portion), Naperville (Will County portion), and Waukegan.

Msall cautioned that the decline in effective tax rates may be slowing. “The most recent data is from 2006, when the real estate market was still very strong. As market values stall or even drop, we may find that effective tax rates have crept up when we receive data for 2007 and 2008,” said Msall.

Effective rates are estimates based on the median level of assessment within a given community. Effective rates for individual properties may vary significantly

- more -

from the estimate because of the number of variables that must be applied to compute the tax bill for any specific property, including any exemptions.

Exemptions lower the effective tax rate of a homestead property by varying amounts depending on the market value and exemption value. For example, the 2006 estimated effective tax rate for Chicago residential property not eligible for exemptions is 1.29% of full market value, but a \$300,000 home with Senior Citizen and Homeowner exemptions may have had an effective tax rate closer to 0.53% of its full value.

The study also found wide variations in tax rates between communities. This is partially due to the fact that Cook County assesses residential, commercial, and industrial property at different statutory rates. Residential properties pay lower effective rates than commercial or industrial properties in Cook County. The other counties in the study assess all properties at the same level.

The effective tax rates report is available at the Civic Federation website, www.civicfed.org

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The Civic Federation is an independent, non-partisan government research organization founded in 1894. The Federation's membership includes business and professional leaders from a wide range of Chicago area corporations, professional service firms and institutions.



**EFFECTIVE PROPERTY TAX RATES 1999-2006:
Selected Municipalities in Northeastern Illinois**

**Prepared by:
The Civic Federation**

September 17, 2008

EFFECTIVE PROPERTY TAX RATES 1999-2006

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 paid 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 a declining effective tax rate does not necessarily translate into reduced tax liabilities. A property owner whose property is appreciating may well experience annual property tax increases despite a falling effective tax rate.

Calculation of Effective Tax Rates

The effective tax rates calculated here are based upon 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.¹ 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. County ordinance specifies that these classes should be assessed at the following levels for 2006: residential (Class 2) 16%, commercial (Class 5a) 38%, and industrial (Class 5b) 36%. The median levels of assessment for these classes diverge significantly from the ordinance levels due to underassessment. Special note should be taken that the Department's ratio studies indicate a high

¹ For more information on assessment/sales ratios, see the "Findings of the 1998 Assessment/Sales Ratio Study," Illinois Department of Revenue, <http://www.revenue.state.il.us/Publications/LocalGovernment/ptax1007.pdf>.

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. Median levels of assessment for Cook County are typically released in the summer two years following the assessment year (e.g., the 2006 median levels of assessment for Cook County were released on August 21, 2008).

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. Also, the median level of assessment for the most specific geographical area is 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 district is used.

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 effective tax rate of a homestead property by varying amounts depending on the market value and exemption value. For example, the 2006 effective tax rate for a Chicago residential property not eligible for exemptions is **1.29%** of full market value.² The following examples show how that rate will differ for individual exemption-eligible homesteads depending on their 2006 market value and exemption value:³

- **\$300,000** Chicago home receiving the minimum \$5,000 Homeowner Exemption: effective tax rate **1.21%**
- **\$300,000** Chicago home receiving a Senior Citizen Exemption (\$3,500) and the minimum \$5,000 Homeowner Exemption: effective tax rate **1.14%**
- **\$300,000** Chicago home receiving a Senior Citizen Exemption (\$3,500) and the maximum \$40,000 Homeowner Exemption: effective tax rate **0.53%**.
- **\$400,000** Chicago home receiving a Senior Citizen Exemption (\$3,500) and the maximum \$40,000 Homeowner Exemption: effective tax rate **0.72%**.
- **\$200,000** Chicago home receiving a Senior Citizen Exemption (\$3,500) and the maximum \$40,000 Homeowner Exemption: effective tax rate **0.14%**.

Reasons for Decline in Effective Tax Rates

As shown on page 4, effective tax rates have fallen between 1999 and 2006 for the majority of communities analyzed. Decline in effective tax rates over time is a product of declining actual tax rates, declining median levels of assessment, or both. For example, Chicago's actual composite tax rate fell from 8.536% in 1999 to 5.302% in 2006. At the same time, the median level of assessment rose from 7.84% to 9.02% for residential but fell from 23.99% to 13.06% for commercial, and 22.59% to 8.61% for industrial properties.⁴

² Roughly 34% of Chicago residential properties were not eligible for or did not receive exemptions in tax year 2006.

³ 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. Public Act 95-644 actually allows for even higher Homeowner Exemptions for certain eligible residents, but \$40,000 is used as the standard maximum for Chicago in tax year 2006.

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

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 2006**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.29%	1.87%	1.24%
Harvey	3.17%	6.72%	9.07%
Chicago Heights	2.56%	5.52%	7.46%
Oak Park	2.15%	4.49%	6.06%
Elgin	1.85%	3.66%	5.01%
Arlington Heights	1.68%	3.47%	4.76%
Orland Park	1.68%	3.60%	4.86%
Evanston	1.65%	3.34%	4.57%
Schaumburg	1.55%	3.18%	4.35%
Elk Grove Village	1.31%	2.71%	3.71%
Glenview	1.27%	2.55%	3.48%
Barrington	1.25%	2.46%	3.37%
DuPage County			
All Types of Property			
Wheaton	1.70%		
Elk Grove Village	1.67%		
Naperville	1.59%		
Oak Brook	0.74%		
Kane County			
All Types of Property			
Elgin	2.69%		
Geneva	2.08%		
Carpentersville	2.02%		
Aurora	1.92%		
Lake County			
All Types of Property			
Waukegan	2.70%		
Fox Lake	2.21%		
Buffalo Grove	2.13%		
Lake Forest	1.14%		
Will County			
All Types of Property			
Joliet	2.08%		
Romeoville	2.06%		
Naperville	1.93%		
Peotone	1.88%		
McHenry County			
All Types of Property			
Woodstock	2.37%		
Harvard	2.27%		
Algonquin	2.01%		
Barrington Hills	1.92%		

**Effective Property Tax Rates: 1999 vs. 2006
(in rank order by greatest decline)**

Cook County											
Residential				Commercial				Industrial			
	1999	2006	% change		1999	2006	% change		1999	2006	% change
1 Chicago Heights	3.15%	2.56%	-18.9%	1 Chicago	4.61%	1.87%	-59.3%	1 Chicago	4.34%	1.24%	-71.5%
2 Arlington Heights	2.04%	1.68%	-17.7%	2 Evanston	7.28%	3.34%	-54.1%	2 Evanston	7.70%	4.57%	-40.6%
3 Evanston	1.98%	1.65%	-16.9%	3 Glenview	5.23%	2.55%	-51.4%	3 Glenview	5.54%	3.48%	-37.1%
4 Chicago	1.51%	1.29%	-14.0%	4 Arlington Heights	6.85%	3.47%	-49.3%	4 Arlington Heights	7.20%	4.76%	-34.0%
5 Orland Park	1.94%	1.68%	-13.5%	5 Elgin	7.03%	3.66%	-47.9%	5 Elgin	7.43%	5.01%	-32.6%
6 Elgin	2.14%	1.85%	-13.5%	6 Schaumburg	5.89%	3.18%	-46.0%	6 Chicago Heights	10.74%	7.46%	-30.6%
7 Glenview	1.44%	1.27%	-11.5%	7 Elk Grove Village	4.94%	2.71%	-45.1%	7 Schaumburg	6.22%	4.35%	-30.1%
8 Schaumburg	1.75%	1.55%	-11.4%	8 Chicago Heights	10.05%	5.52%	-45.0%	8 Oak Park	8.59%	6.06%	-29.5%
9 Elk Grove Village	1.47%	1.31%	-10.9%	9 Oak Park	8.04%	4.49%	-44.2%	9 Elk Grove Village	5.19%	3.71%	-28.5%
10 Oak Park	2.33%	2.15%	-7.6%	10 Barrington	4.24%	2.46%	-42.0%	10 Barrington	4.49%	3.37%	-24.9%
11 Barrington	1.29%	1.25%	-3.4%	11 Orland Park	5.95%	3.60%	-39.5%	11 Orland Park	6.36%	4.86%	-23.6%
12 Harvey	3.26%	3.17%	-2.7%	12 Harvey	10.51%	6.72%	-36.1%	12 Harvey	11.24%	9.07%	-19.3%

DuPage County				Kane County				Lake County			
All Types of Property				All Types of Property				All Types of Property			
	1999	2006	% change		1999	2006	% change		1999	2006	% change
1 Oak Brook	1.05%	0.74%	-29.1%	1 Aurora	2.51%	1.92%	-23.6%	1 Lake Forest	1.47%	1.14%	-22.3%
2 Wheaton	2.14%	1.70%	-20.9%	2 Carpentersville	2.25%	2.02%	-10.4%	2 Fox Lake	2.33%	2.21%	-5.3%
3 Naperville	1.78%	1.59%	-10.5%	3 Elgin	2.91%	2.69%	-7.6%	3 Buffalo Grove	2.19%	2.13%	-2.9%
4 Elk Grove Village	1.66%	1.67%	1.0%	4 Geneva	2.17%	2.08%	-4.3%	4 Waukegan	2.54%	2.70%	6.3%

Will County				McHenry County			
All Types of Property				All Types of Property			
	1999	2006	% change		1999	2006	% change
1 Joliet	2.45%	2.08%	-15.0%	1 Harvard	2.44%	2.27%	-7.1%
2 Peotone	2.21%	1.88%	-14.9%	2 Woodstock	2.53%	2.37%	-6.4%
3 Romeoville	2.28%	2.06%	-9.6%	3 Algonquin	2.10%	2.01%	-4.2%
4 Naperville	1.87%	1.93%	3.2%	4 Barrington Hills	1.96%	1.92%	-2.1%

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 2005**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.21%	2.37%	1.84%
Harvey	3.49%	8.99%	10.58%
Chicago Heights	2.78%	7.34%	8.64%
Oak Park	2.25%	5.84%	6.87%
Orland Park	2.01%	4.88%	5.74%
Elgin	1.98%	4.40%	5.50%
Arlington Heights	1.82%	4.19%	5.25%
Evanston	1.79%	4.00%	5.01%
Schaumburg	1.67%	3.83%	4.80%
Elk Grove Village	1.42%	3.28%	4.10%
Glenview	1.34%	3.08%	3.85%
Barrington	1.19%	2.91%	3.65%
DuPage County			
All Types of Property			
Wheaton		1.76%	
Naperville		1.69%	
Elk Grove Village		1.69%	
Oak Brook		0.79%	
Kane County			
All Types of Property			
Elgin		2.62%	
Carpentersville		2.10%	
Geneva		2.10%	
Aurora		1.90%	
Lake County			
All Types of Property			
Waukegan		2.66%	
Buffalo Grove		2.19%	
Fox Lake		2.14%	
Lake Forest		1.10%	
Will County			
All Types of Property			
Joliet		2.16%	
Romeoville		2.15%	
Naperville		2.01%	
Peotone		1.95%	
McHenry County			
All Types of Property			
Harvard		2.34%	
Woodstock		2.30%	
Algonquin		2.14%	
Barrington Hills		1.98%	

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 2004**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.29%	2.25%	1.90%
Harvey	3.55%	7.93%	9.00%
Chicago Heights	2.92%	6.21%	7.10%
Elgin	2.13%	4.74%	5.74%
Oak Park	1.84%	5.05%	5.78%
Arlington Heights	1.84%	3.99%	4.97%
Evanston	1.77%	3.93%	4.76%
Orland Park	1.69%	4.11%	4.70%
Schaumburg	1.68%	3.72%	4.51%
Elk Grove Village	1.47%	3.20%	3.99%
Glenview	1.40%	3.02%	3.66%
Barrington	1.36%	2.90%	3.51%
DuPage County			
All Types of Property			
Elk Grove Village		1.81%	
Naperville		1.81%	
Wheaton		1.80%	
Oak Brook		0.87%	
Kane County			
All Types of Property			
Elgin		2.62%	
Geneva		2.13%	
Aurora		2.01%	
Carpentersville		1.92%	
Lake County			
All Types of Property			
Buffalo Grove		2.22%	
Fox Lake		2.21%	
Waukegan		2.17%	
Lake Forest		1.15%	
Will County			
All Types of Property			
Joliet		2.20%	
Romeoville		2.10%	
Naperville		2.09%	
Peotone		1.99%	
McHenry County			
All Types of Property			
Woodstock		2.38%	
Harvard		2.32%	
Barrington Hills		1.94%	
Algonquin		1.93%	

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 2003**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.39%	3.01%	1.76%
Harvey	3.73%	9.38%	10.88%
Chicago Heights	2.83%	7.34%	8.52%
Elgin	1.94%	5.73%	6.32%
Oak Park	1.87%	5.71%	6.63%
Orland Park	1.78%	4.61%	5.35%
Arlington Heights	1.71%	5.21%	5.74%
Evanston	1.56%	5.30%	5.84%
Schaumburg	1.50%	4.68%	5.16%
Elk Grove Village	1.32%	4.02%	4.43%
Barrington	1.27%	3.89%	4.28%
Glenview	1.26%	4.03%	4.44%
DuPage County			
All Types of Property			
Wheaton		1.80%	
Naperville		1.74%	
Elk Grove Village		1.73%	
Oak Brook		0.84%	
Kane County			
All Types of Property			
Elgin		2.59%	
Aurora		2.23%	
Geneva		2.16%	
Carpentersville		1.93%	
Lake County			
All Types of Property			
Waukegan		2.27%	
Fox Lake		2.14%	
Buffalo Grove		2.14%	
Lake Forest		1.20%	
Will County			
All Types of Property			
Joliet		2.26%	
Naperville		2.07%	
Romeoville		2.02%	
Peotone		1.88%	
McHenry County			
All Types of Property			
Woodstock		2.35%	
Harvard		2.29%	
Algonquin		1.94%	
Barrington Hills		1.78%	

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 2002**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.27%	3.27%	2.05%
Harvey	3.60%	9.86%	11.87%
Chicago Heights	3.10%	8.48%	10.21%
Oak Park	2.09%	6.14%	7.39%
Orland Park	1.95%	5.01%	6.03%
Elgin	1.88%	5.53%	5.77%
Arlington Heights	1.76%	5.35%	5.59%
Evanston	1.65%	5.46%	5.70%
Schaumburg	1.55%	4.72%	4.94%
Glenview	1.37%	4.32%	4.51%
Barrington	1.33%	3.90%	4.07%
Elk Grove Village	1.31%	3.99%	4.17%
DuPage County			
All Types of Property			
Wheaton	1.81%		
Naperville	1.75%		
Elk Grove Village	1.69%		
Oak Brook	0.86%		
Kane County			
All Types of Property			
Elgin	2.64%		
Aurora	2.22%		
Geneva	2.21%		
Carpentersville	2.03%		
Lake County			
All Types of Property			
Waukegan	2.41%		
Fox Lake	2.22%		
Buffalo Grove	2.13%		
Lake Forest	1.34%		
Will County			
All Types of Property			
Joliet	2.30%		
Romeoville	2.12%		
Naperville	2.09%		
Peotone	1.98%		
McHenry County			
All Types of Property			
Woodstock	2.47%		
Harvard	2.24%		
Algonquin	1.99%		
Barrington Hills	1.85%		

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 2001**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.34%	3.12%	2.95%
Harvey	3.82%	10.93%	11.26%
Chicago Heights	3.10%	8.63%	8.89%
Elgin	2.03%	5.67%	6.27%
Oak Park	1.99%	7.48%	7.70%
Orland Park	1.93%	5.11%	5.26%
Evanston	1.79%	5.62%	6.22%
Arlington Heights	1.79%	5.54%	6.13%
Schaumburg	1.71%	4.85%	5.37%
Glenview	1.34%	4.19%	4.64%
Elk Grove Village	1.33%	4.13%	4.57%
Barrington	1.25%	3.89%	4.31%
DuPage County			
All Types of Property			
Wheaton		1.93%	
Naperville		1.77%	
Elk Grove Village		1.74%	
Oak Brook		0.90%	
Kane County			
All Types of Property			
Elgin		2.62%	
Geneva		2.21%	
Aurora		2.21%	
Carpentersville		2.10%	
Lake County			
All Types of Property			
Waukegan		2.49%	
Fox Lake		2.36%	
Buffalo Grove		2.10%	
Lake Forest		1.28%	
Will County			
All Types of Property			
Romeoville		2.34%	
Joliet		2.31%	
Naperville		2.06%	
Peotone		1.98%	
McHenry County			
All Types of Property			
Woodstock		2.52%	
Harvard		2.23%	
Algonquin		2.10%	
Barrington Hills		1.89%	

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 2000**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.47%	3.88%	2.91%
Harvey	3.62%	10.52%	10.67%
Chicago Heights	3.10%	9.19%	9.32%
Elgin	2.15%	6.23%	6.82%
Oak Park	2.10%	7.53%	7.63%
Arlington Heights	1.99%	6.06%	6.63%
Orland Park	1.87%	5.46%	5.54%
Evanston	1.75%	6.42%	7.03%
Schaumburg	1.75%	5.22%	5.72%
Elk Grove Village	1.44%	4.36%	4.77%
Glenview	1.32%	4.62%	5.06%
Barrington	1.03%	3.88%	4.24%
DuPage County			
	All Types of Property		
Wheaton	2.05%		
Naperville	1.69%		
Elk Grove Village	1.62%		
Oak Brook	0.96%		
Kane County			
	All Types of Property		
Elgin	2.76%		
Aurora	2.30%		
Carpentersville	2.23%		
Geneva	2.21%		
Lake County			
	All Types of Property		
Waukegan	2.49%		
Fox Lake	2.43%		
Buffalo Grove	2.01%		
Lake Forest	1.37%		
Will County			
	All Types of Property		
Joliet	2.34%		
Romeoville	2.19%		
Peotone	2.00%		
Naperville	1.96%		
McHenry County			
	All Types of Property		
Woodstock	2.52%		
Harvard	2.25%		
Algonquin	2.14%		
Barrington Hills	1.82%		

**EFFECTIVE PROPERTY TAX RATES
TAX YEAR 1999**

Cook County			
	Residential	Commercial	Industrial
Chicago	1.51%	4.61%	4.34%
Harvey	3.26%	10.51%	11.24%
Chicago Heights	3.15%	10.05%	10.74%
Oak Park	2.33%	8.04%	8.59%
Elgin	2.14%	7.03%	7.43%
Arlington Heights	2.04%	6.85%	7.20%
Evanston	1.98%	7.28%	7.70%
Orland Park	1.94%	5.95%	6.36%
Schaumburg	1.75%	5.89%	6.22%
Elk Grove Village	1.47%	4.94%	5.19%
Glenview	1.44%	5.23%	5.54%
Barrington	1.29%	4.24%	4.49%
DuPage County			
All Types of Property			
Wheaton		2.14%	
Naperville		1.78%	
Elk Grove Village		1.66%	
Oak Brook		1.05%	
Kane County			
All Types of Property			
Elgin		2.91%	
Aurora		2.51%	
Carpentersville		2.25%	
Geneva		2.17%	
Lake County			
All Types of Property			
Waukegan		2.54%	
Fox Lake		2.33%	
Buffalo Grove		2.19%	
Lake Forest		1.47%	
Will County			
All Types of Property			
Joliet		2.45%	
Romeoville		2.28%	
Peotone		2.21%	
Naperville		1.87%	
McHenry County			
All Types of Property			
Woodstock		2.53%	
Harvard		2.44%	
Algonquin		2.10%	
Barrington Hills		1.96%	