

DUPAGE HIGH SCHOOL DISTRICT 88

2017 PROPERTY TAX LEVY & HISTORICAL TAX INFORMATION



**Addison Trail High School
Willowbrook High School**

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S E C T I O N

1

DUPAGE HIGH SCHOOL DISTRICT 88

EQUALIZED ASSESSED VALUATION (EAV) OF TAXABLE PROPERTIES

By Township

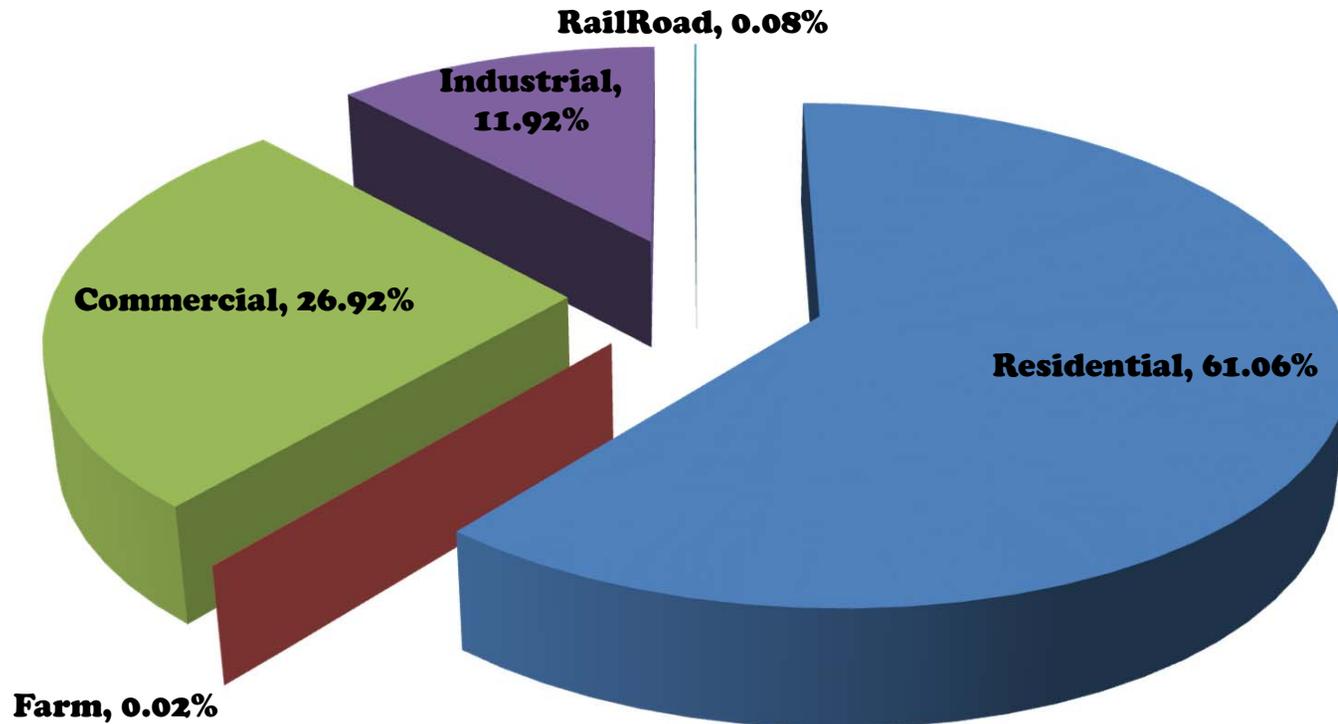
<u>Tax Year</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Addison Township	1,290,463,408	1,172,539,679	1,035,695,750	965,824,337	949,346,440	975,984,541	1,056,921,255
York Township	1,901,057,242	1,755,786,944	1,587,536,081	1,477,616,236	1,462,815,466	1,501,949,811	1,588,496,210
Bloomington Township	<u>50,877,985</u>	<u>45,200,690</u>	<u>39,942,301</u>	<u>37,721,520</u>	<u>36,110,430</u>	<u>37,226,270</u>	<u>39,301,280</u>
Assessed Valuation	3,242,398,635	2,973,527,313	2,663,174,132	2,481,162,093	2,448,272,336	2,515,160,622	2,684,718,745
TIF Valuation	3,190,423,073	2,934,225,174	2,631,444,778	2,453,898,825	2,430,230,340	2,490,683,085	2,659,626,352
Total Tax Rate	1.6616	1.8332	2.1984	2.4373	2.5581	2.5477	2.5477
% Increase TIF Valuation	-7.96%	-8.03%	-10.32%	-6.75%	-0.96%	2.49%	6.78%

TIF Value = Frozen Taxable Base

By Category

<u>Tax Year</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
School Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Residential	2,078,671,903	1,852,391,318	1,651,141,508	1,531,056,535	1,514,558,789	1,508,471,090	1,623,999,695
Farm	471,495	470,646	496,400	554,439	470,214	482,608	530,874
Commercial	765,694,510	738,312,725	672,047,371	631,986,862	625,510,517	683,150,413	715,985,048
Industrial	344,563,176	342,044,880	306,579,890	288,897,420	288,043,780	296,706,610	317,024,450
RailRoad	1,021,989	1,005,605	1,179,609	1,403,569	1,647,040	1,872,364	2,086,285
Total	3,190,423,073	2,934,225,174	2,631,444,778	2,453,898,825	2,430,230,340	2,490,683,085	2,659,626,352
% Change	-7.96%	-8.03%	-10.32%	-6.75%	-0.96%	2.49%	6.78%

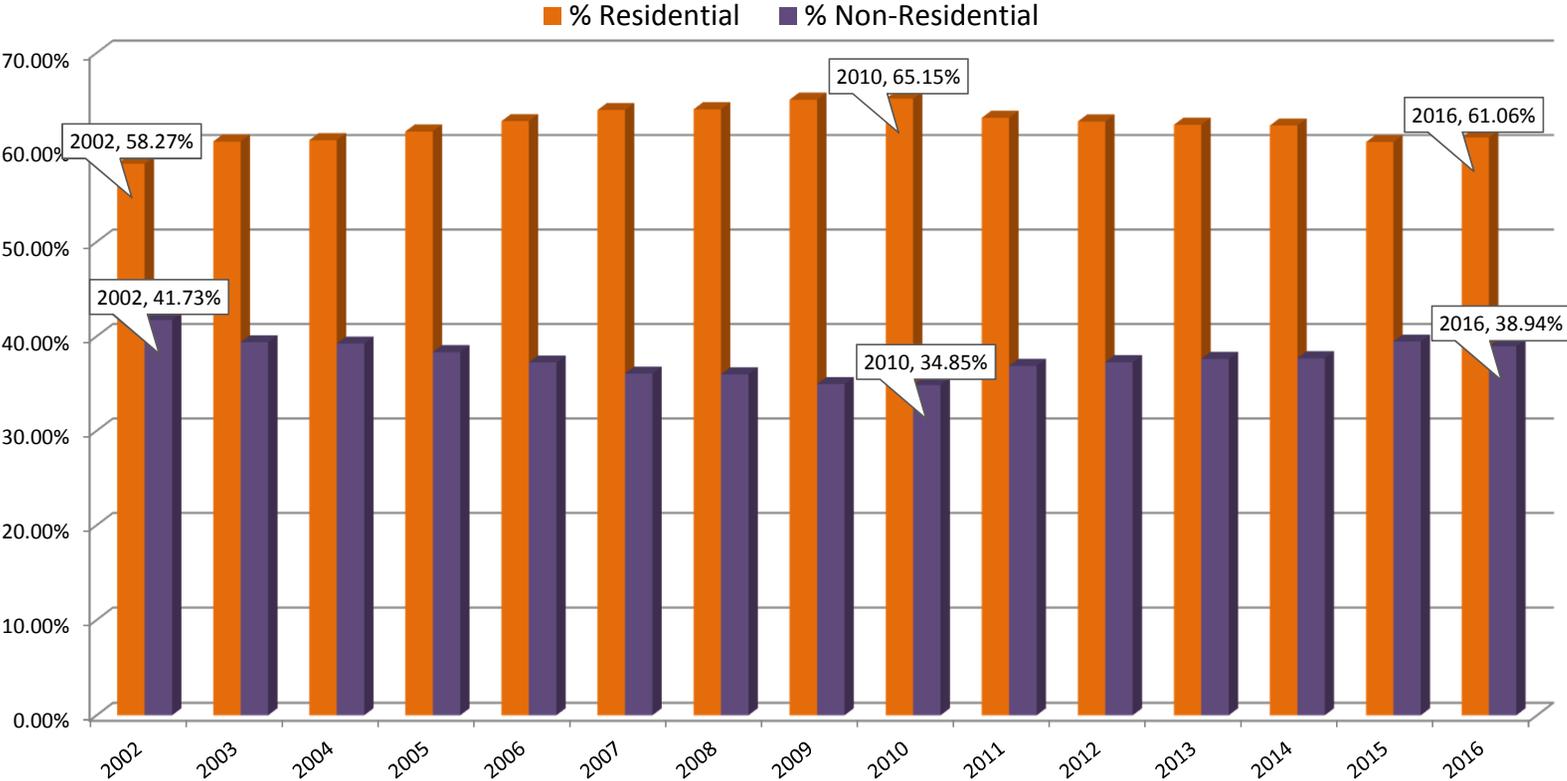
EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY BY TYPE - TAX YEAR 2016



TOTAL EAV = \$2,659,626,352

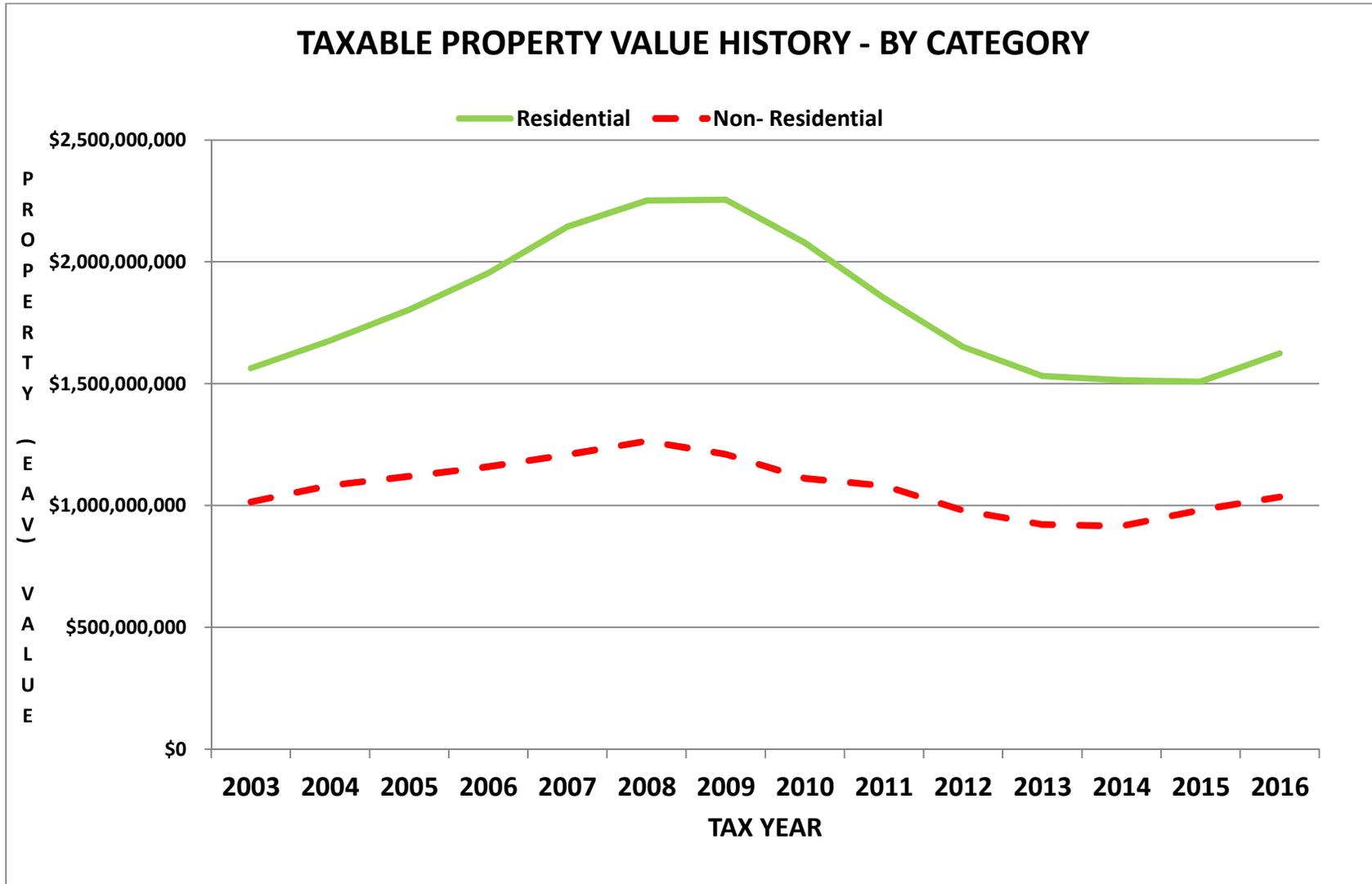
DUPAGE HIGH SCHOOL DISTRICT 88

Historical Property Value (EAV) - Percentage by Type



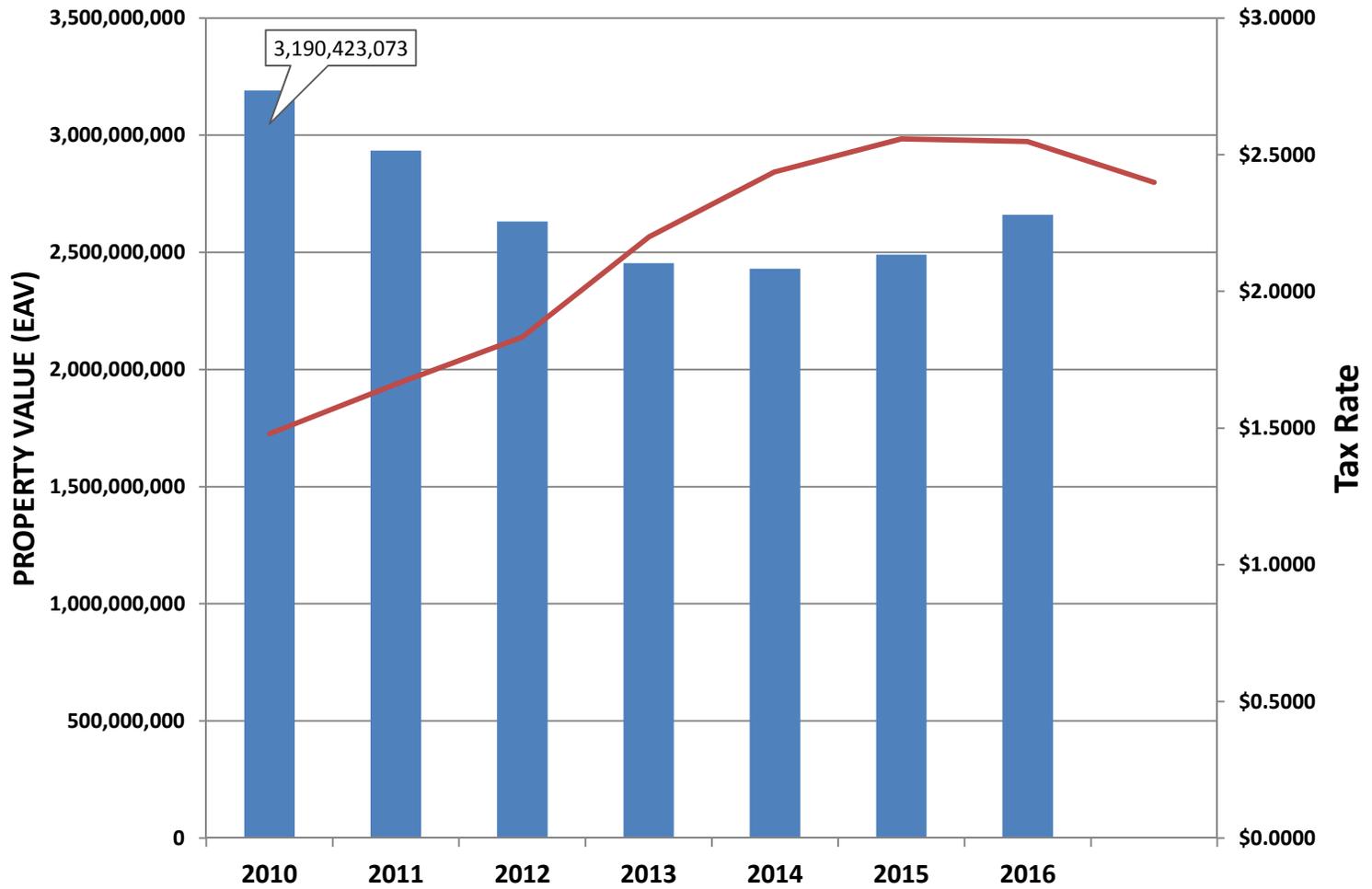
Non-Residential {commercial/industrial, railroad & farm} Equalized Assessed Valuation (EAV) has declined from high of 42% (1999) to 38.94% = Tax burden shifting to Residential properties

DUPAGE HIGH SCHOOL DISTRICT 88



DUPAGE HIGH SCHOOL DISTRICT 88

Total Equalized Assessed Valuation (EAV) & Tax Rate



Inverse relationship between Property Value (EAV) and Tax Rate

DUPAGE HIGH SCHOOL DISTRICT 88

HISTORY OF ASSESSED PROPERTY VALUE (EAV) AND NEW GROWTH

2016	EAV (TIF)	2,659,626,352	(6.78% increase)	d o w n 3 5 % s i n c e 2 0 0 8
	New Construction	5,020,180		
	TIF Expiration	2,113,470		
	Prior Year Exempt	309,760		
	Total	7,443,410		
	New Growth %	0.30%		
2015	EAV (TIF)	2,490,683,085	(2.49% increase)	
	New Construction	4,189,320		
	Prior Year Exempt	940		
	Total	4,190,260		
	New Growth %	0.17%		
2014	EAV (TIF)	2,430,230,340	(-.96% decrease)	
	New Construction	11,382,454		
	Prior Year Exempt	940		
	Total	11,383,394		
	New Growth %	0.46%		
2013	EAV (TIF)	2,453,898,825	(-6.75% decrease)	
	New Construction	10,568,240		
	Prior Year Exempt	154,180		
	Total	10,722,420		
	New Growth %	0.41%		
2012	EAV (TIF)	2,631,444,778	(-10.32% decrease)	
	New Construction	5,213,560		
	Prior Year Exempt	202,930		
	Total	5,416,490		
	New Growth %	0.18%		
2011	EAV (TIF)	2,934,225,174	(-8.03% decrease)	
	New Construction	4,537,377		
	Prior Year Exempt	482,820		
	Total	5,020,197		
	New Growth %	0.16%		
2010	EAV (TIF)	3,190,423,073	(-7.96% decrease)	
	New Construction	8,210,010		
	Prior Year Exempt	186,250		
	Total	8,396,260		
	New Growth %	0.24%		
2009	EAV (TIF)	3,466,369,933	(-1.4% decrease)	
	New Construction	14,252,340		
	Prior Year Exempt	80,140		
	Total	14,332,480		
	New Growth %	0.41%		

SECTION 2

"REPRESENTATIVE" TAX RATE COMPARISON

VILLAGE OF ADDISON

ADDISON TOWNSHIP

(Elementary School District #4 and High School Distict #88)

Taxing District	Rate 2013	% of Levy	Rate 2014	% of Levy	Rate 2015	% of Levy	Rate 2016	% of Levy
DuPage County	0.2040	2.16%	0.2057	2.19%	0.1971	2.11%	0.1848	2.10%
DuPage County Forest Preserve	0.1657	1.76%	0.1691	1.80%	0.1622	1.74%	0.1514	1.72%
DuPage County Airport Authority	0.0178	0.19%	0.0196	0.21%	0.0172	0.18%	0.0176	0.20%
College of DuPage (#502)	0.2956	3.13%	0.2975	3.16%	0.2786	2.98%	0.2626	2.98%
Elementary District #4	2.965	31.44%	3.0625	32.55%	3.024	32.35%	2.8282	32.13%
High School District #88	2.4373	25.85%	2.5581	27.19%	2.5477	27.26%	2.3995	27.26%
Addison Township + Road	0.1798	1.91%	0.1844	1.96%	0.1792	1.92%	0.1689	1.92%
Addison Special Svc Area #1	0.4369	4.63%	0	0.00%	0	0.00%	0	0.00%
Village of Addison (includes Library)	1.2031	12.76%	1.3097	13.92%	1.3444	14.38%	1.2935	14.70%
Addison Fire District	1.0583	11.22%	1.1221	11.93%	1.124	12.03%	1.0511	11.94%
Addison Park District	0.4659	4.94%	0.4800	5.10%	0.4720	5.05%	0.4435	5.04%
Total Tax Rate	9.4294		9.4087		9.3464		8.8011	
		100.00%		100.00%		100.00%		100.00%

"REPRESENTATIVE" TAX RATE COMPARISON

VILLAGE OF VILLA PARK

YORK TOWNSHIP

(Elementary School District #45 and High School District #88)

Taxing District	Rate 2013	% of Levy	Rate 2014	% of Levy	Rate 2015	% of Levy	Rate 2016	% of Levy
DuPage County	0.2040	2.39%	0.2057	2.26%	0.1971	2.15%	0.1848	2.15%
DuPage County Forest Preserve	0.1657	1.94%	0.1691	1.86%	0.1622	1.77%	0.1514	1.76%
DuPage County Airport Authority	0.0178	0.21%	0.0196	0.22%	0.0172	0.19%	0.0176	0.20%
College of DuPage	0.2956	3.46%	0.2975	3.26%	0.2786	3.05%	0.2626	3.05%
Elementary District #45	3.8736	45.32%	3.9651	43.50%	4.0035	43.77%	3.7870	44.05%
High School District #88	2.4373	28.52%	2.5581	28.07%	2.5477	27.85%	2.3995	27.91%
York Township	0.0515	0.60%	0.0531	0.58%	0.0507	0.55%	0.0482	0.56%
York Township Road District	0.0502	0.59%	0.0518	0.57%	0.0495	0.54%	0.047	0.55%
York Township Special Police	0.0286	0.33%	0.0407	0.45%	0.0392	0.43%	0.0407	0.47%
Village of Villa Park	1.0468	12.25%	1.3672	15.00%	1.4017	15.32%	1.2825	14.92%
Villa Park Public Library	0.3752	4.39%	0.3868	4.24%	0.3997	4.37%	0.3762	4.38%
Total Tax Rate	8.5463		9.1147		9.1471		8.5975	
		100.00%		100.00%		100.00%		100.00%

"REPRESENTATIVE" TAX RATE COMPARISON

VILLAGE OF VILLA PARK

YORK TOWNSHIP

(Elementary School District #48 and High School District #88)

<u>Taxing District</u>	Rate 2013	% of Levy	Rate 2014	% of Levy	Rate 2015	% of Levy	Rate 2016	% of Levy
DuPage County	0.204	3.32%	0.2057	3.09%	0.1971	2.99%	0.1848	2.99%
DuPage County Forest Preserve	0.1657	2.70%	0.1691	2.54%	0.1622	2.46%	0.1514	2.45%
DuPage County Airport Authority	0.0178	0.29%	0.0196	0.29%	0.0172	0.26%	0.0176	0.28%
College of DuPage	0.2956	4.81%	0.2975	4.47%	0.2786	4.23%	0.2626	4.24%
Elementary District #48	1.503	24.45%	1.5491	23.27%	1.4773	22.45%	1.4198	22.94%
High School District #88	2.4373	39.65%	2.5581	38.42%	2.5477	38.71%	2.3995	38.77%
York Township	0.0515	0.84%	0.0531	0.80%	0.0507	0.77%	0.0482	0.78%
York Township Road District	0.0502	0.82%	0.0518	0.78%	0.0495	0.75%	0.047	0.76%
Village of Villa Park	1.0468	17.03%	1.3672	20.53%	1.4017	21.30%	1.2825	20.72%
Villa Park Public Library	0.3752	6.10%	0.3868	5.81%	0.3997	6.07%	0.3762	6.08%
Total Tax Rate	6.1471		6.658		6.5817		6.1896	
		100.01%		100.00%		99.99%		100.01%

SECTION

3

DUPAGE HIGH SCHOOL DISTRICT 88

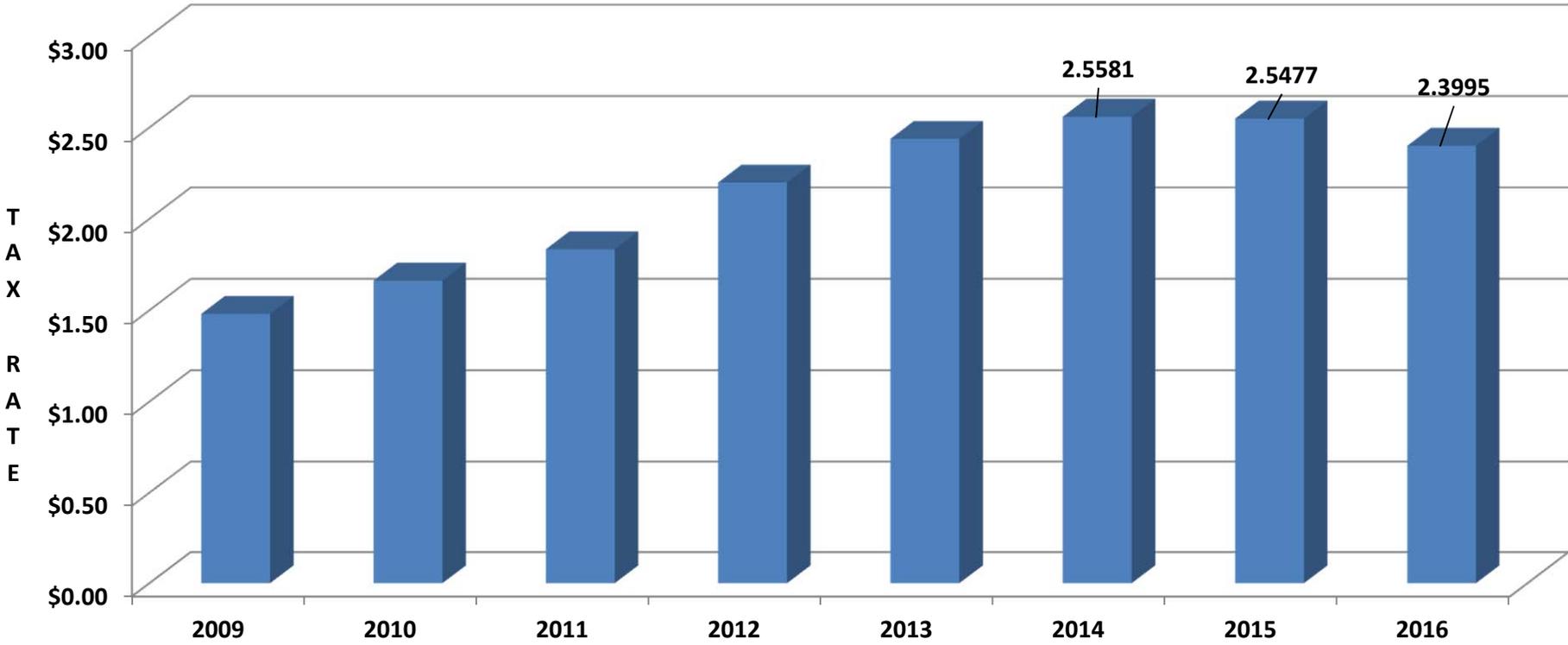
DUPAGE COUNTY HIGH SCHOOL DISTRICT

EAV AND TAX RATE COMPARISON {sorted by Total Tax Rate}

District	2016 EAV {TIF}	Total Tax 2016	Educ.	Debt Svc.	Oper. & Maint.	IMRF Pension	Transp.	Health / Life Safety	Spec. Educ.	Tort (Liability)	Soc Sec / Medicare	Working Cash
Hinsdale #86	5,093,284,040	1.4731	1.1845	0.0267	0.1211	0.0166	0.0402	---	0.0361	0.0137	0.0267	0.0075
Downers Grove #99	4,204,189,984	1.9648	1.4189	0.1965	0.1903	0.0260	0.0714	---	0.0357	---	0.026	---
Fenton #100	1,129,718,229	2.1741	1.7687	0.0674	0.1951	0.0354	0.0390	---	0.0277	---	0.0408	---
DuPage #88	2,659,626,352	2.3995	1.5815	0.4438	0.2029	0.0334	0.0715	---	0.0254	---	0.0402	0.0008
Glenbard #87	5,135,130,575	2.4030	1.8754	0.0796	0.3116	0.0136	0.0780	---	---	---	0.0448	---
West Chicago #94	1,041,564,268	2.4677	1.7027	0.2654	0.3045	0.0394	0.0814	---	0.0222	0.0151	0.037	---
Lake Park #108	3,945,609,947	2.4698	1.6937	0.3096	0.2649	0.0366	0.0933	---	0.035	---	0.0367	---

Taxable Tax Increment Finance "TIF" Value EAV

DuPage HS District 88 Property Tax Rate History



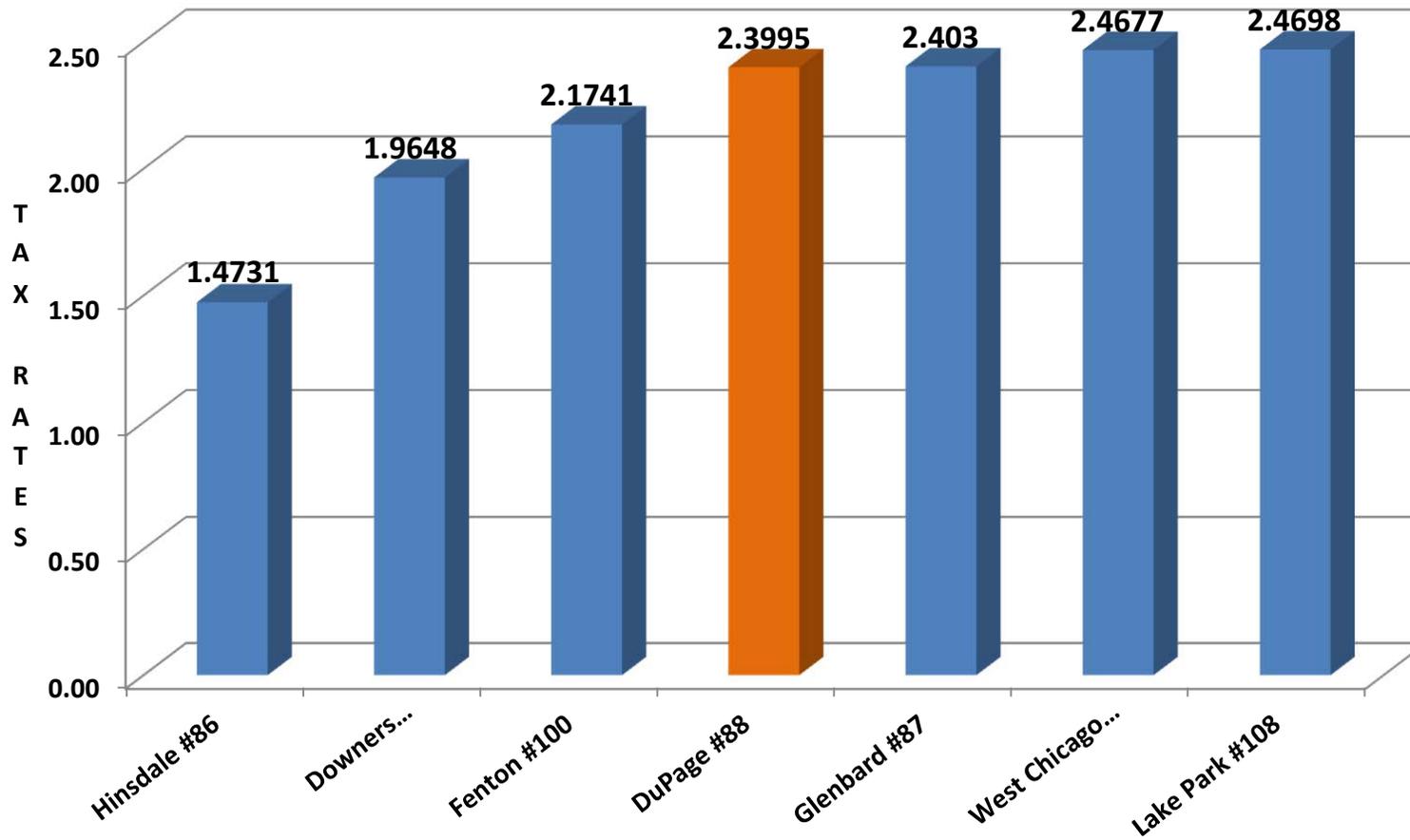
DUPAGE COUNTY HIGH SCHOOL DISTRICTS - TAX RATE COMPARISON

Tax Year >	2009	2010	2011	2012	2013	2014	2015	2016	% Change	Estimated Tax Bill
Hinsdale #86	1.0948	1.2011	1.3362	1.4984	1.5681	1.5921	1.5592	1.4731	-5.52%	\$1,559.04
Downers Grove #99	1.4679	1.6105	1.7271	1.9209	2.0729	2.1079	2.0666	1.9648	-4.93%	\$2,066.39
Fenton #100	1.3993	1.6157	1.8069	2.0638	2.232	2.3019	2.2934	2.1741	-5.20%	\$2,293.17
DuPage #88	1.4795	1.6616	1.8332	2.1984	2.4373	2.5581	2.5477	2.3995	-5.82%	\$2,547.45
Glenbard #87	1.6749	1.8378	2.0199	2.2868	2.4877	2.5824	2.5173	2.403	-4.54%	\$2,517.05
West Chicago #94	1.7143	1.8613	2.0351	2.3008	2.5376	2.6731	2.6293	2.4677	-6.15%	\$2,629.04
Lake Park #108	1.6350	1.8298	2.022	2.3318	2.5755	2.7083	2.6236	2.4698	-5.86%	\$2,623.34

D88 Debt Schedule increased 50% over the past three years for Building The Future (BTF) project & EAV declined 35% since 2008

Estimated Tax Bill for comparison is based upon \$300,000 home with assessed value @ 33 \$99,990
Simplified for presentation purposes

DUPAGE COUNTY HIGH SCHOOL DISTRICT TAX RATES - 2016



SECTION

4

DUPAGE HIGH SCHOOL DISTRICT 88

FUND BALANCES - EDUCATION FUND

	<u>2008-09</u>	<u>2009-10</u>	<u>2010-11</u>	<u>2011-12</u>	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>
Fund Balance (Cash)	26,782,905	28,548,365	29,927,981	28,538,763	25,886,820	27,401,709	27,793,621	29,268,204	31,403,880
(Early Taxes)	(16,884,823)	(16,686,757)	(18,171,652)	(18,505,392)	(17,899,866)	(19,972,902)	(20,516,374)	(21,155,987)	(21,725,914)
Balance Excluding Early Taxes	9,898,082	10,845,294	6,288,825	6,483,482	7,986,954	7,428,807	7,277,247	8,112,216	9,677,966
Actual Expenditures	45,602,229	48,915,523	47,654,858	49,227,666	50,878,261	51,791,391	52,790,430	52,790,430	52,914,262
Balance Excluding Early Taxes as a % of Actual Expenditures	21.7% (2.6 months)	22.3% (2.7 months)	13.3% (1.6 months)	13.5% (1.6 months)	15.70% (1.9 months)	14.34% (1.7 months)	13.79% (1.6 months)	15.37% (1.8 months)	18.29% (2.2 months)

FUND BALANCES - OPERATIONS & MAINTENANCE FUND

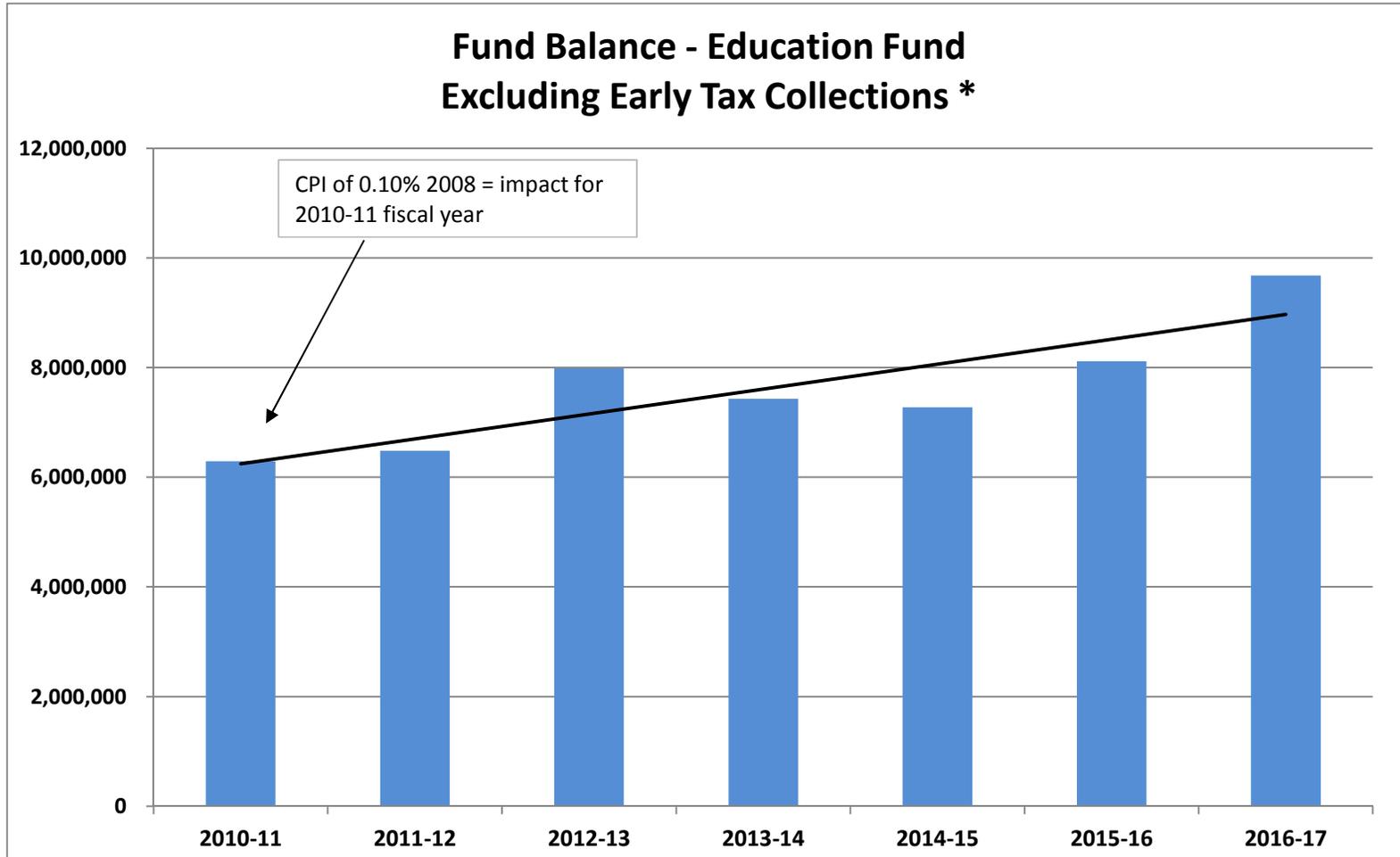
	<u>2008-09</u>	<u>2009-10</u>	<u>2010-11</u>	<u>2011-12</u>	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>
Fund Balance (Cash)	3,562,528	5,755,784	6,680,621	5,805,260	6,297,619	6,218,676	5,179,954	4,807,489	4,636,194
(Early Taxes)	(2,662,177)	(2,664,351)	(2,854,229)	(2,902,560)	(2,720,762)	(2,235,319)	(2,378,989)	(2,614,728)	(2,743,315)
Balance Excluding Early Taxes	900,351	3,091,433	3,826,392	2,902,660	3,576,857	3,983,357	2,800,965	2,192,761	1,892,879
Actual Expenditures	8,539,453	5,068,567	5,193,394	6,849,171	5,500,471	5,802,943	6,233,349	5,710,115	5,867,204
Balance Excluding Early Taxes as a % of Actual Expenditures	10.5% (1.3 months)	61.0% (7.3 months)	73.70% (8.8 months)	42.4% (5.0 months)	65.03% (7.8 months)	68.64% (8.2 months)	44.94% (5.4 months)	38.40% (4.6 months)	32.26% (3.9 months)

DUPAGE HIGH SCHOOL DISTRICT 88

FUND BALANCES - EDUCATION AND OPERATION & MAINTENANCE COMBINED

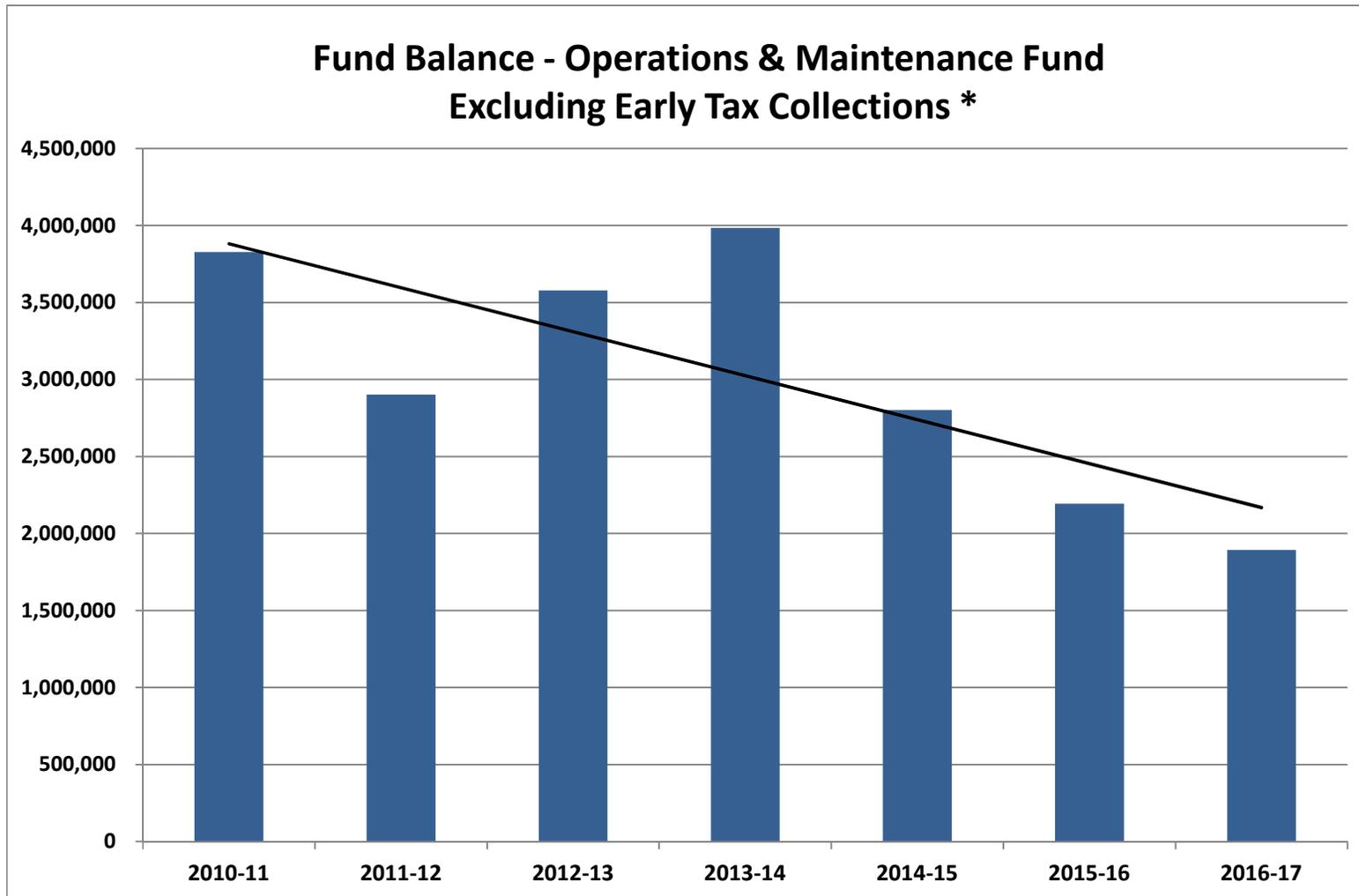
	<u>2008-09</u>	<u>2009-10</u>	<u>2010-11</u>	<u>2011-12</u>	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>
Fund Balance (Cash)	30,345,433	33,287,835	31,141,098	30,794,134	32,184,439	33,620,385	32,973,575	34,075,693	36,040,074
(Early Taxes)	(19,547,000)	(19,351,108)	(21,025,881)	(21,407,991)	(20,620,628)	(22,208,221)	(22,895,363)	(23,770,715)	(24,469,229)
Balance Excluding Early Taxes	10,798,433	13,936,727	10,115,217	9,386,143	11,563,811	11,412,164	10,078,212	10,304,977	11,570,845
Actual Expenditures	54,151,682	53,733,079	52,512,746	55,037,503	56,378,732	57,594,334	59,023,779	58,500,545	58,781,466
Balance Excluding Early Taxes as a % of Actual Expenditures	19.9% (2.4 months)	25.9% (3.1 months)	19.3% (2.3 months)	17.1% (2.0 months)	20.51% (2.5 months)	19.81% (2.4 months)	17.07% (2.1 months)	17.62% (2.1 months)	19.68% (2.4 months)

DUPAGE HIGH SCHOOL DISTRICT 88



* Cash Basis

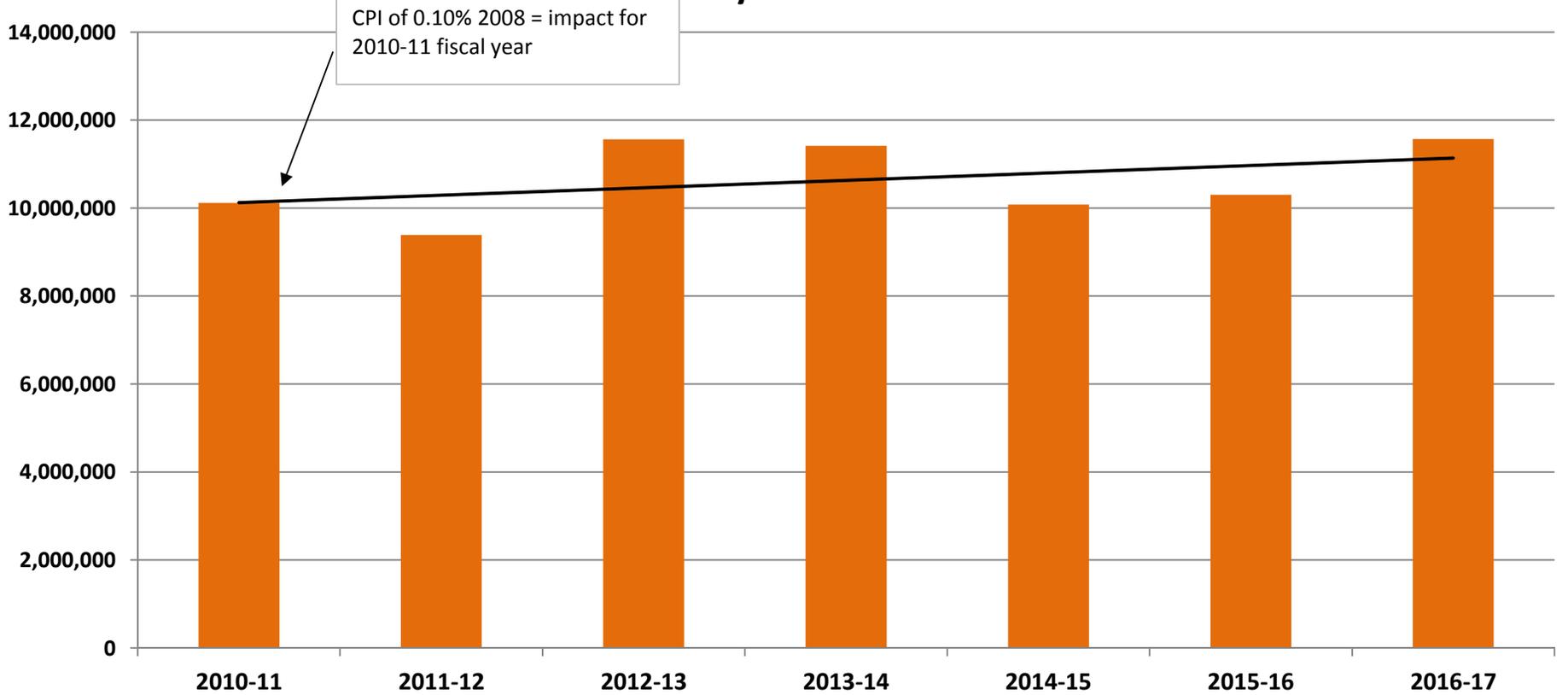
DUPAGE HIGH SCHOOL DISTRICT 88



* Cash Basis

DUPAGE HIGH SCHOOL DISTRICT 88

Fund Balance - Education Fund and Operations & Maintenance Fund Excluding Early Tax Collections *



* Cash Basis

S E C T I O N

5

**RESOLUTION REGARDING ESTIMATED AMOUNTS
NECESSARY TO BE LEVIED FOR THE YEAR 2017**

WHEREAS, the *Truth in Taxation Law* requires a taxing district to determine the estimated amounts of taxes necessary to be levied for the year not less than 20 days prior to the official adoption of the aggregate tax levy of the district; and

WHEREAS, said statute further requires a taxing district to give public notice and to hold a public hearing on the district's intent to adopt an aggregate tax levy if the estimated amounts necessary to be levied exceed 105% of the aggregate amount of property taxes extended, including any amount abated prior to such extension, upon the levy of the preceding year; and

WHEREAS, it is hereby determined that the estimated amounts of money necessary to be raised by taxation for the year 2017 upon the taxable property of DuPage High School District No. 88, DuPage County, Illinois are as follows:

a.	Amount levied for Educational Purposes	\$ <u>43,723,028</u>
b.	Amount levied for O&M Purposes	\$ <u>6,280,805</u>
c.	Amount levied for Transportation Purposes	\$ <u>1,994,813</u>
d.	Amount levied for Tort Immunity Purposes	\$ <u>0</u>
e.	Amount levied for Social Security Purposes	\$ <u>1,021,559</u>
f.	Amount levied for IMRF Purposes	\$ <u>831,843</u>
g.	Amount levied for Working Cash Purposes	\$ <u>0</u>
h.	Amount levied for Life Safety Purposes	\$ <u>0</u>
i.	Amount levied for Special Education Purposes	\$ <u>708,647</u>
j.	Amount levied for Leasing Purposes	\$ <u>0</u>
	AGGREGATE LEVY	\$ <u>54,560,695</u>

; and

WHEREAS, the *Truth in Taxation Law* requires that all taxing districts in the State of Illinois provide data in the Notice concerning the levies made for debt service made pursuant to statute, referendum, resolution or agreement to retire principal or pay interest on bonds, notes, and debentures or other financial instruments which evidence indebtedness; and

WHEREAS, the aggregate amount of property taxes extended for bond and interest purposes for 2016 was \$11,803,421.75 and it is hereby determined that the estimated amount of taxes to be levied for bond and interest purposes for 2017 is \$10,684,376.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of DuPage High School District No. 88, DuPage County, Illinois, as follows:

Section 1: The aggregate amount of taxes estimated to be levied for the year 2017 is \$54,560,695.00.

Section 2: The aggregate amount of taxes estimated to be levied for debt service for the year 2017 is \$10,684,376.00.

Section 3: The aggregate amount of taxes to be levied for the year 2017, excluding the debt service levy, does not exceed 105% of the aggregate levy extension for 2016.

Section 4: Public notice (see Attachment 1) shall be given in accordance with the *Truth-In-Taxation Law* in the Daily Herald, being a newspaper of general circulation in said district, and a public hearing shall be held, all in the manner and time prescribed in said notice, which notice shall be published not more than 14 days nor less than 7 days prior to said hearing, and shall not be less than 1/8 page in size, with no smaller than twelve (12) point, enclosed in a black border not less than 1/4 inch wide, and such notice shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

Section 5: This resolution shall be in full force and effect forthwith upon its adoption.

President, Board of Education
DuPage High School District No. 88,
DuPage County, Illinois

Secretary

ADOPTED this 13th day of November 2017

LEGAL NOTICE

**NOTICE OF PROPOSED PROPERTY TAX INCREASE FOR
DUPAGE HIGH SCHOOL DISTRICT NUMBER 88**

- I. A public hearing to approve a proposed property tax levy increase for DuPage High School District Number 88 for 2017 will be held on December 18, 2017 at 7:00 p.m. at 2 Friendship Plaza, Addison, Illinois 60101, in the District Board Room.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Edward Hoster, Chief Financial Officer, 2 Friendship Plaza, Addison, Illinois 60101 (630) 530-3970.
- II. The corporate and special purpose property taxes extended or abated for 2016 were \$52,014,312.56.

The proposed corporate and special purpose property taxes to be levied for 2017 are \$54,560,695.00. This represents a 4.90% increase over the previous year.
- III. The property taxes extended for debt service and public building commission leases for 2016 were \$11,803,421.75.

The estimated property taxes to be levied for debt service and public building commission leases for 2017 are \$10,684,376.00. This represents an 9.48% decrease over the previous year.
- IV. The total property taxes extended or abated for 2016 were \$63,817,734.31. The estimated total property taxes to be levied for 2017 are \$65,245,071.00. This represents a 2.24% increase over the previous year.

Secretary, Board of Education

RESOLUTION AUTHORIZING AND DIRECTING TAX LEVY

WHEREAS, the Board of Education has determined the amount of money necessary to be raised by taxes for the current levy year; and

WHEREAS, the Board of Education must adopt and file its certificate of tax levy with the County Clerk on or before the last Tuesday in December annually (105 ILCS 5/17-11);

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of DuPage High School District Number 88, County of DuPage, Illinois, as follows:

Section 1. **The Board of Education does hereby approve and authorize the amounts stated on the attached Certificate of Tax Levy.**

Section 2. **The President and Secretary of the Board of Education are authorized and directed to sign and file the attached Certificate of Tax Levy with the County Clerk.**

Section 3. **The County Clerk is hereby authorized and directed to levy the taxes in the amounts shown on the attached Certificate of Tax Levy.**

Section 4. **This resolution shall be in full force and effect upon its adoption.**

Member _____ moved and Member _____ seconded the motion that this resolution as presented and read by title be adopted.

After a full and complete discussion thereof, the President directed the Secretary to call the roll for a vote on the motion to adopt the resolution.

Upon the roll's being called, the following members voted "Aye":

The following members voted "Nay":

Adopted: December 18, 2017

President, Board of Education

Whereupon, the President declared the motion carried and the resolution adopted and in open meeting approved and signed the resolution and directed the Secretary to record it in full in the records of the Board of Education of DuPage High School District Number 88, County of DuPage, Illinois, which was done.

Other business not pertinent to the adoption of the resolution was duly transacted at the meeting.

Upon motion duly made, seconded, and carried, the meeting was adjourned this 18th day of December, 2017.

Secretary, Board of Education

**RESOLUTION AUTHORIZING AND DIRECTING
CERTAIN SPECIAL-PURPOSE TAX LEVIES**

WHEREAS, the Board of Education is authorized to levy taxes for certain special purposes upon authority of a separate resolution; and

WHEREAS, the Board of Education has determined it necessary to levy the following special-purpose taxes in the amounts specified herein;

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of DuPage High School District Number 88, County of DuPage, Illinois, as follows:

Section 1. The Board of Education does hereby approve and authorize the following special-purpose tax levies:

- (a) \$ 831,843 for Illinois municipal retirement purposes;
- (b) \$ 0 for fire prevention, safety, energy conservation, disabled access, school security, and specified repair purposes;
- (c) \$ 708,647 for special education purposes; and
- (d) \$ 0 for leasing and/or computer technology purposes.

Section 2. The County Clerk is hereby directed to extend these special-purpose tax levies.

Section 3. This resolution shall be in full force and effect upon its adoption.

Member _____ moved and Member _____ seconded the motion that this resolution as presented and read by title be adopted.

After a full and complete discussion thereof, the President directed the Secretary to call the roll for a vote on the motion to adopt the resolution.

Upon the roll's being called, the following members voted "Aye":

The following members voted "Nay":

Adopted: December 18, 2017.

President, Board of Education

Whereupon, the President declared the motion carried and the resolution adopted and in open meeting approved and signed the resolution and directed the Secretary to record it in full in the records of the Board of Education of DuPage High School District Number 88, County of DuPage, Illinois, which was done.

Other business not pertinent to the adoption of the resolution was duly transacted at the meeting.

Upon motion duly made, seconded, and carried, the meeting was adjourned this 18th day of December, 2017.

Secretary, Board of Education

**CERTIFICATION OF COMPLIANCE WITH
TRUTH IN TAXATION LAW**

I, the undersigned, do hereby certify that I am the duly qualified and acting President of the Board of Education of DuPage High School District Number 88, County of DuPage, Illinois.

I do further certify that prior to adoption of the attached Certificate of Tax Levy, [the Board of Education complied with the provisions of the Truth in Taxation Law, 35 ILCS 200/18-55, *et seq.*] [the provisions of the Truth in Taxation Law, 35 ILCS 200/18-55, *et seq.*, were inapplicable].

IN WITNESS WHEREOF, I hereunto affix my official signature this 18th day of December, 2017.

**President, Board of Education
DuPage High School District 88
DuPage County, Illinois**

SECTION 6

The following information was obtained from the official Addison Twp. Assessor web page as of 11/6/17

Christopher Kain
Addison Township Assessor

Assessments vs. Taxes

The Assessor's office is mandated by law to value all property at 1/3 of its fair market value as of January 1st of each year. The County and State monitor the Townships values using a 3 year sale study. This ensures that in years of rapid real estate growth or rapid decline, the assessments remain stable.

The 2017 assessments were arrived at using 2014, 2015 and 2016 sales.

Our office is fully aware of the challenges we are facing in attempting to borrow, sell or maintain a home in the current environment. We continue to closely monitor the real estate market and are continuously working as an advocate for the taxpayer. Please keep in mind the restraints of the State of Illinois requirement to use the Three (3) prior years of sales vs. most current.

Regardless of the real estate market, taxes will increase or decrease based on the monetary needs of the taxing bodies such as schools, cities and villages, libraries and park districts.

Bloomington Township Assessor's Office

Home Page	Main Menu	Property Search	The Tax Formula	Tax Cap Info	Appeal Process	Exemption Info	Senior Citizens	Links Page
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Important News



Property Taxes and the Real Estate Market

By

John T. Dabrowski, Township Assessor



Beginning in 2008, our area saw four years of volatile and declining home values. In 2014 and continuing in 2016, the real estate market in northern Illinois began to rebound. Though most sale prices are still well below pre-2008 levels, the market seems to have turned a corner.

But despite property values starting to increase over the past few years, we still have a long way to go. Yet even with the lower values, we still see our property taxes increasing. This is a very challenging concept for property owners to accept.

2015 was our General Reassessment Year (formerly called the Quadrennial), which occurs every four years as mandated by State law. *For 2015, all properties were reviewed and reassessed for market value and uniformity.*

As the Assessor, I'm responsible for assessing property at one-third of the fair market value. Properties are valued as of January 1st of each year based upon the three prior years' sales. However, the county and the state monitor assessor values so that values throughout the county and state are equitably assessed. The formulas that are used to measure our accuracy and equity always include consideration of actual sales over a three-year period as required by law.

Therefore, when our office valued properties as of January 1st, 2016 for the 2016 Assessment Year (which is the assessment that your tax bill payable in 2017 is based upon), we were obligated by law to look back at the sales that took place during 2013, 2014, and 2015.

We are not permitted to just look at the marketplace that existed on January 1st, 2016.

At the bottom of this page is a chart that illustrates Residential sales activity in Bloomington Township for the past eight years, using sales ranges beginning with the lowest single-family Residential property sale and ending with the highest single-family Residential property sale. Back in 2008, we experienced the first real decline in the sales range of homes in decades, a trend that continued through 2013 (though we did see sales prices trending back upward in 2014-2016). Much of this drop in value has taken the form of compulsory sales, property transfers that typically take place in distressed circumstances. In the past, State statute prohibited Assessors from considering these sales for property assessment purposes, but now those circumstances have changed.

A recent and historic change in State law is removing that prohibition. Thanks to [Public Act 096-1083](#), the State of Illinois changed the criteria for usable sales. Our office can now consider certain compulsory sales as part of the assessment process, and taxpayers may also submit compulsory sales in their assessment appeals **as long as they meet the State's new criteria.** This includes using bank-owned sales, sales resulting from foreclosure proceedings, and "short" sales. Note, however, that under the new State law there are a number of specific categories of sales that are still excluded, such as related sales, sales of partial interest, Quit Claim deeds,

Sheriff's deeds, transfers of properties not advertised for sale, et al.

We believe this was a positive change that benefits the taxpayer, allowing us to develop assessments that more accurately reflect the current troubled market.

Integrating this historic change will be an ongoing process. The State Legislature is working to further remove statutory barriers to using compulsory sales in our assessment process, and allow us to make our assessments more closely reflect the current real estate market.

Most importantly, regardless of what happens in the marketplace, everyone should keep one fact in mind: even when assessments are reduced **this does not automatically mean that property taxes will go down.** Please remember that your property taxes are generated by your area's local tax levies which pay for your local services, such as schools, parks, fire protection, and others.

We will continue to monitor the sales activity in our Township as we work on the current assessment year, 2017. Based on the market, we will calculate assessments as of Jan. 1, 2017, as measured over a three-year period (2014, 2015, 2016) as required by State law. **We plan to close our books for the 2017 assessment year and turn them into the County in mid-June.**

Year	Type	Sales Range
2009	RESIDENTIAL PROPERTIES ONLY	59,000 to 935,000

York Township

ILLINOIS



Assessor's Office

Supervisor
Deanna Wilkins, Assessor
Highway Department
Township Clerk
Trustees



Monday, November 6, 2017

Assessor Home
Property Record Search
Assessment Cycle
Appealing an Assessment
Tax Formula
Referendum Information
Exemptions
Township Location
Dates to Remember
Contact Us
FAQ's

1502 South Meyers Road
Lombard, IL 60148
phone (630) 627-3354
fax (630) 627-3022

For Helen M. Plum Library Residents: Click the "Referendum Information" link located to the left to find out how your tax bill may be impacted by the recently voter-approved referendum.

Any questions regarding assessments may be addressed to the York Township Assessor's Office, 630-627-3354.

The 2016 assessments are now available in the Property Record Search. Please check our [Dates to Remember](#) page for more information on publication and filing dates.

The Assessor's Office is charged by the state to estimate the market value of the more than 46,000 parcels of property within York Township--then assess each property at one-third of market value. Real estate taxes to support the various taxing bodies are based on these assessments and result from those taxing districts applying their tax rates to assessments. Governing boards elected in each district set the budgets for that taxing district.

The Assessor's Office can also provide additional information on the many facets of the [assessment cycle](#), [appeal process](#), and [senior exemptions](#). Residents are welcome to call or stop by to discuss their assessment concerns.

From the Assessor...

My staff and I have recently completed the 2016 reassessment for real estate taxes payable 2017. As required by Illinois state statutes, it is the responsibility of my office to annually assess properties at one-third of the fair market value as of January 1st of each assessment year. As provided in the law, using sales that occurred in the prior three years, we will always lag behind the activity in the marketplace. When values/sales are decreasing, it will take multiple years for these changes to be reflected in local property assessments. When values/sales are increasing, this three year sales history ensures that assessments increase at a more even pace than may be seen in local markets.

The 2016 reassessment reflects the improving market. Increases in sales activity and prices are now being seen in our assessed values. In a continuation of last year's gains, indications are that we have moved into a period of rising real estate values as a result of historically low interest rates and an improving job market. It is likely that many communities within York Township will experience rising assessments that reflect appreciating market values.



Deanna Wilkins
Assessor

As homeowners and property tax-payers ourselves, we understand that assessment increases are unpopular in any instance; particularly coming after a prolonged period of economic uncertainty. We recognize the perceptions of the current real estate market and also are aware of statistical research that indicates fact and perception may vary. Current data suggests that real estate values have improved from the depths of the market downturn.

It is expected that many property owners will want to discuss their assessments with office staff. I thank you in advance for your patience and understanding when contacting our office during this busy time. Wait times are expected to be long and response times may also be affected. We promise to work diligently to respond to all inquiries as promptly as possible so that you receive the best service possible.

Thank you.

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DUPAGE HIGH SCHOOL DISTRICT 88

Percent of Change in December CPI-U for the Past 10 Years

