

River Forest Township Assessor's Annual Report Fiscal Year 2020-2021

April 6, 2021

River Forest Township had a triennial re-assessment in 2020 and it was a busy year in the Assessor's office. We were open for appeals twice with both the Assessor and Board of Review. That has never happened before. Residents also got a Covid-19 reduction that added to the confusion of what their property was valued at. These notices of changes in value led many of our residents to think their property tax bill would be increasing by the same percentage. Education was key.

Due to Covid-19 our office has been working remotely and in the office without the capability to see residents in person since March 2020.

The office continues to field inquiries of residents, lawyers, and realtors. We routinely are contacted by phone, e-mail, and mail.

Senior Freeze Exemptions, Senior Exemptions, Homeowners Exemptions and Certificates of Errors, have been filed and continue to be filed. Currently some exemptions are filed while the resident is on the phone, after e-mail communication, or sending documents to our computers or mobile phones.

Permits were filed regularly until January at which time the Cook County Assessor asked us to hold all permits until the new Tyler system is in place. The Cook County Assessor is updating the mainframe and their computer systems. This has created changes and delays in receiving data and creating changes to our office's systems and time tables. River Forest was told by the Cook County Assessor's office we would open for assessment appeals in February, as of this date we have not been opened. This has concerned many residents who would like to appeal.

We have aided seniors and disabled homeowners in paying their property tax bills on-line and over the phone.

The Deputy Assessor, Kathy Elliott, has continued to be very helpful in the smooth operation of this office during a time when educating residents regarding assessment, changes to the exemptions filing process and tax bills continues to be a priority.

The first installment of the property tax bill was received on-time in early spring. The second installment of the property tax bill was mailed in July of 2020. Extensions on penalty free payments were made for these tax bills.

The River Forest Township Assessor's web page has been updated continuously with new copy and easy-to-use links. Updates and press releases were sent to be posted on the Assessor's page of the River Forest Township website and the River Forest Village e-newsletters. Press releases were sent to the local papers.

We have a new printer installed and our new computers were delivered and are currently being set-up.

I continue to ensure that I receive my continuing education credits for my CIAO, Certified Illinois Assessor Officer license.

Statistics

Residential Report from the 2020 Reassessment:

- 2,867 single-family parcels
- 1,140 condos
- 101 multi-family parcels

The predominant class of home is a category 2-06. Which is a two or more story residence, over 62 years of age, 2,201-4,999 square feet.

The median sale value of a single-family home in River Forest in 2019 was \$675,000. Median estimated fair market value in 2020 \$668,510. This was a 11.6% change from the 2017, the previous triennial reassessment.

2017 \$591,050

2019 \$675,000

2020 \$668,510

Commercial Report from the 2020 Reassessment:

- 11 apartment buildings
- 27 office buildings
- 24 commercial/retail buildings

Pamela J. Kende C.I.A.O.
River Forest Township Assessor