

Non-General Assessment Year Preamble

NOTICE TO ADAMS COUNTY TAXPAYERS: ASSESSED VALUES FOR 2017

Valuation date (35 ILCS 200/9-95):	January 1, 2017
Required level of assessment (35 ILCS 200/9-145):	33.33%
Valuation based on sales from (35 ILCS 200/1-155):	2014-2016

Publication is hereby made for equalized assessed valuations for real property in Adams County in accordance with 35 ILCS 200/12-10. As required by 35 ILCS 200/9-210 and 35 ILCS 200/10-115, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

Farm Land:	1.10 from the preceding year's median cropped soil productivity index certified value
Farm Improvements:	1.00
Non-Farm Land:	Mendon 1.000, Ellington 1.0205, Melrose 1.0051, Quincy 1.0196, All Others 1.0252
Non-Farm Improvements:	Mendon 1.000, Ellington 1.0205, Melrose 1.0051, Quincy 1.0196, All Others 1.0252

Questions about these valuations should be directed to:

Adams County Supervisor of Assessments Office
507 Vermont St, Quincy, IL 62301
217-277-2135

http://www.co.adams.il.us/Supervisor_of_assessments/faq.htm .

Office hours are 8:30 a.m. to 4:30 p.m.

Property in Adams County, other than farmland and coal, is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over-assessed. If the resulting value is less than the fair cash value of your property, you may be under-assessed. You may appeal your assessment to the Board of Review.

If you believe your property's fair cash value is incorrect or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken:

1. Contact your township assessor to review the assessment. For name and phone number of your assessor visit: http://www.co.adams.il.us/Government_officials/township-assessors.pdf.
2. If not satisfied with the assessor review, taxpayers may file a complaint with the Adams County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (217) 277-2135 or visit <http://www.co.adams.il.us/Boardofreview/index.htm> for more information.
3. The final filing deadline for the county is generally 30 days from this publication date. After this date, the Board of Review is prohibited by law from accepting assessment complaints for properties in this county. For more information on complaint deadlines, call (217) 277-2135.

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (217) 277-2135 or visit http://www.co.adams.il.us/Supervisor_of_assessments/taxrelief.htm.

Your property tax bill will be calculated as follows:

$$\begin{aligned} \text{Final Equalized Assessed Value} - \text{Exemptions} &= \text{Taxable Assessment}; \\ \text{Taxable Assessment} \times \text{Current Tax Rate} &= \text{Total Tax Bill}. \end{aligned}$$

All equalized assessed valuations are subject to further equalization and revision by the Adams County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of assessments for the townships listed above for the current assessment year, except for those assessments that were changed solely by equalization as noted above, is as follows: