

County of Adams

Office of County Collector

F. Bryden Cory
County Treasurer/Collector

507 VERMONT ST STE G12
QUINCY, ILLINOIS 62301-2998

Phone: (217)-277-2245
collector@co.adams.il.us

ABOUT YOUR REAL ESTATE TAXES

Congratulations on the purchase of your new property. This document provides basic information and recommendations about your real estate taxes.

Owner of Record. You are the owner of record as soon as the County records the deed. The current owner of record is ultimately responsible for payment of all future real estate taxes.

The County records deeds and updates mailing addresses continuously except a brief period around mid-April when the Collector creates the tax bills. This period lasts from one to two weeks.

Mailing Address. Provide a mailing address for the new owner or a designee, such as a person with power of attorney. The County uses one mailing address for the following documents:

- *Tax Bills*
- *Notices of Property Assessment Changes*
- *Legal Notices of Delinquent or Unpaid Taxes*
- *Legal Notices of Court Actions to Acquire Properties by Tax Deeds*

We highly discourage mailing to a bank unless it is the trustee of a trust.

The bank will receive all of these documents and may not forward them to the owner.

Tax year. Illinois bills taxes "in arrears." For example, taxes for the 2017 tax year are billed and payable in 2018. The tax amount paid in 2018 is based on the property value and the tax exemptions for the owner of the property on January 1, 2017.

Closing Statement. The closing statement may include a credit from the seller for estimated unbilled and unpaid taxes. The exact amount is not available until the Collector creates the tax bills. In most cases the new owner will receive the next tax bill and will pay the seller's unpaid taxes.

Your tax bill. Tax bills are mailed in late spring. Pay the entire bill in one payment or in two equal installments. The first installment payment is due around June 1 or 30 days after mailing the bills whichever is later. The second installment payment is due around September 1.

Splits and Combined Parcels. Sales that include split or combined parcels and are recorded after August 10 will not change until January of the next tax year. The original owner will receive the tax bill on the original parcel. New owners will not receive a bill on the new parcels since they will not exist until the next tax year. Owners should determine who should receive and pay the original bill.

Tax Data is Online. Tax records, payment histories and copies of your current tax bills are available at <http://www.co.adams.il.us/treasurer/taxrecords.htm> or <http://adamsil.devnetwedge.com/>

Contact me or my staff at 217-277-2245 or e-mail collector@co.adams.il.us if you have questions.



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