



Andrea A. Raila

Property Tax News 2009

Andrea A. Raila & Associates

www.TaxesTooHigh.com

Assessment Percentages Change Significantly in 2009

An ordinance passed by the Cook County Board will adjust all 7 different levels of assessments in triennial reassessed townships in Cook County, Illinois in 2009.

Will this mean your property taxes will go down? They could.

Chicago property owners will start receiving their triennial reassessment notices next month with these new adjustments. Property tax professionals are anxiously awaiting the net tax impact of new valuations, assessment levels, modified tax rates and multipliers. The current state multiplier was increased 5% to 2.9786 in 2008 in Cook County. To offset the reductions in assessment levels, the

state's property tax multiplier, seen on second installment tax bills, will likely increase again. Application of the state multiplier to initial assessments almost triples the assessor's initial estimated market values.

Tax rates for the various school, county and city services are also likely to increase, both in response to the changes in assessment levels and the anticipated drop in various market values citywide.

Property Class

New Triennial Assessment Percentages Est. market value or actual sale x % = assessment

% Reduction If No Market Value Increase

	PRIOR	NEW	
1-00 vacant land	22%	10% - 2009/10/11	-54%
2 residence & mixed use < or = 20,000 SF	16%	10% - 2009/10/11	-37%
3 apts 7+ and mixed use	20%	16% - 2009/10/11	-20%
apts 7+ and mixed use		13% - 2010	-35%
apts 7+ and mixed use		10% - 2011	-50%
4 non-profit	30%	25% - 2009/10/11	-16%
5a commercial	38%	25% - 2009/10/11	-34%
5b industrial	36%	25% - 2009/10/11	-30%
All Incentive Classes 6, 8, & 9	16%	10% - 2009/10/11	-37%

Back Taxation "Omitted Assessments"

Raila & Associates has helped clients navigate through the complicated maze of back taxation appeals, called "omitted assessments." **Raila & Associates** spearheaded legislation so taxpayers were not forced to pay back taxes within 30 days of receipt of the back tax bill. The new law granted 6 months to pay these new bills that taxpayers did not know they owed. Back tax notices are new tax bills created when the assessor discovers he/she failed to assess the property fully -- at no fault of the taxpayer.

In the last two years, there was a 300% increase in the number back taxation notices. These "under paid" property tax notices covered more than 7,000 back tax years, and were sent to hundreds of Cook County property owners. Many owners did not even own the property during the years covered by the back taxation notices.

In 2008, **Raila & Associates** initiated back tax reform legislation in response to clients who had received these notices. The back tax reform bill passed the Senate but failed in the House Revenue Committee. However, attention brought to this poorly understood and administered taxing process set in motion more equitable rules by taxing officials.

Attention Commercial Clients

It's that time of year again. Send in your 2008 Schedule E's to update your files... As we examine your prospects for tax relief in 2009, don't be surprised if we suggest that you get an appraisal. It's an investment that usually pays off with lower taxes.



We're On the Web:
TaxesTooHigh.com

About the Company

Andrea A. Raila & Associates is a property tax appeal and public policy consulting firm. The company has, for more than 18 years, assisted residential and commercial property owners secure tax relief. **Raila & Associates** educates taxpayers on how they can appeal their taxes on their own. The company has a long history as advocates of reforms that make the property tax assessment and appeal system better understood, accessible and equitable. The company is a 15-year member of the **International Association of Assessing Officers (IAAO)** and the **Better Business Bureau**, and is also a member of the **Institute for Professionals in Taxation**.

Andrea A. Raila & Associates

742 N. LaSalle Street, Suite 300
Chicago, IL 60654

Phone: 312-587-9494

Fax: 312-587-9484 Email: araila@aol.com

Andrea Raila was a former tax appeal case reviewer with the Cook County Board of (Tax) Appeals, now the Board of Review. She served in Chicago's first Taxpayer's Advocate Office. She was a contributor-author/consultant to the Illinois Taxpayer's Federation Study "**Taxation Without Representation — the Illinois Property Tax System**". Ms. Raila makes numerous appearances before business chambers, radio talk shows and community groups. She's a regular presenter at property management seminars and has appeared on **Chicago Tonight**.

\$158 Million Cook County Property Owner Stimulus

Since 2004, the Cook County Treasurer has held \$158 million dollars in tax refunds owed to property owners in Cook County. Are there any good reasons why the Treasurer should be holding on to your tax dollars? No. Here are the reasons why tax dollars are being held unbeknownst to some 130,000 property owners:

1. **Bank escrow accounts or taxpayers make a duplicate or accidental overpayment** - taxpayer does not receive or is unable to meet the Treasurer's refund application deadline & proof of payment requirements;
2. **Failure to obtain qualified homeowner/senior exemptions** - taxpayer does not file an Assessor's certificate of error refund application and/or proof of residency requirement;
3. **A county property tax appeal reduction reduces the 2nd installment tax bill to zero, resulting in a refund due** - taxpayer does not receive or is unable to meet the Treasurer's refund application deadline and proof of payment requirements, and;
4. **A State Property Tax Appeal Board (PTAB) reduction, after several years, grants a tax refund**--taxpayer does not receive or is unable to meet the Treasurer's refund application deadline and proof of payment requirements.

Raila & Associates and many taxpayers have voiced their concern about the complicated refund process that requires a burdensome proof of payment and application process before the Treasurer returns taxpayers' monies. Throughout the country, and in all 101 counties outside of Cook County, property tax collectors/treasurers automatically refund taxpayers for their inadvertent over payments.

Tax refund reform legislation, H.B. 354 would require that the Cook County Treasurer automatically refund tax overpayments. If passed this would be an enormous stimulus for struggling property owners. The only way to check if you have a "hidden" refund subject to being claimed as "abandoned" property by the Cook County Treasurer after 5 years, is to log on to www.CookCountyTreasurer.com and click on "Refunds", or call 312-443-5100 enter "2" and your property tax ID (PIN#).



Call your legislators to support true economic stimulus with HB 0354. It will automatically refund millions to Cook County property taxpayers

Raila News & Tax Tips...

All Chicago Clients – Your triennial reassessments are coming. Fax our office your notices to 312-587-9484.

Six Languages Spoken – Dial extension 10 at 312-587-9494 to speak Spanish with our staff about your appeal. We also have associates fluent in Chinese, Romanian, Russian and Lithuanian.

Intern Opportunities -

Raila & Assocs. welcomes Mattea Mercado and Ken Lin this year from St. Gregory High School & ITI University, Taipei.

Tax Talks Helps Thousands – **Andrea Raila** has been conducting public tax talks for years, instructing home and commercial building owners how to appeal their taxes on their own. The company partners with Community Investment Corp., and their award winning property management training program, and attends meetings by groups of all kinds. **Raila & Associates** held 56 tax talks in the last two years. For information and schedules, visit www.TaxesTooHigh.com or www.CICChicago.com.

A Professional Corporation - **Raila & Associates** is a professional tax consulting corporation. It is not a law firm. A lawyer is not needed for most appeals before administrative appeal agencies. However, in instances where this may be necessary or advantageous, we retain outside counsel or provide referrals.

If You're Selling – Call us if you're planning to sell your property. With the help of an attorney, you can assign your tax appeals contract to a new buyer or consider your investment in appeal services in sale negotiations.