



**Real Truth in Taxation:**

Under Illinois law, the Village will soon be publishing a notice required by the “Truth in Taxation Act”, describing any proposed changes in the Village’s property tax levy for 2019. Under the requirements of this law, the Village’s notice will appear to indicate that there is a substantial tax increase proposed for 2019. The Village is providing this supplement to explain our taxes for 2019, and to provide accurate information to our residents.

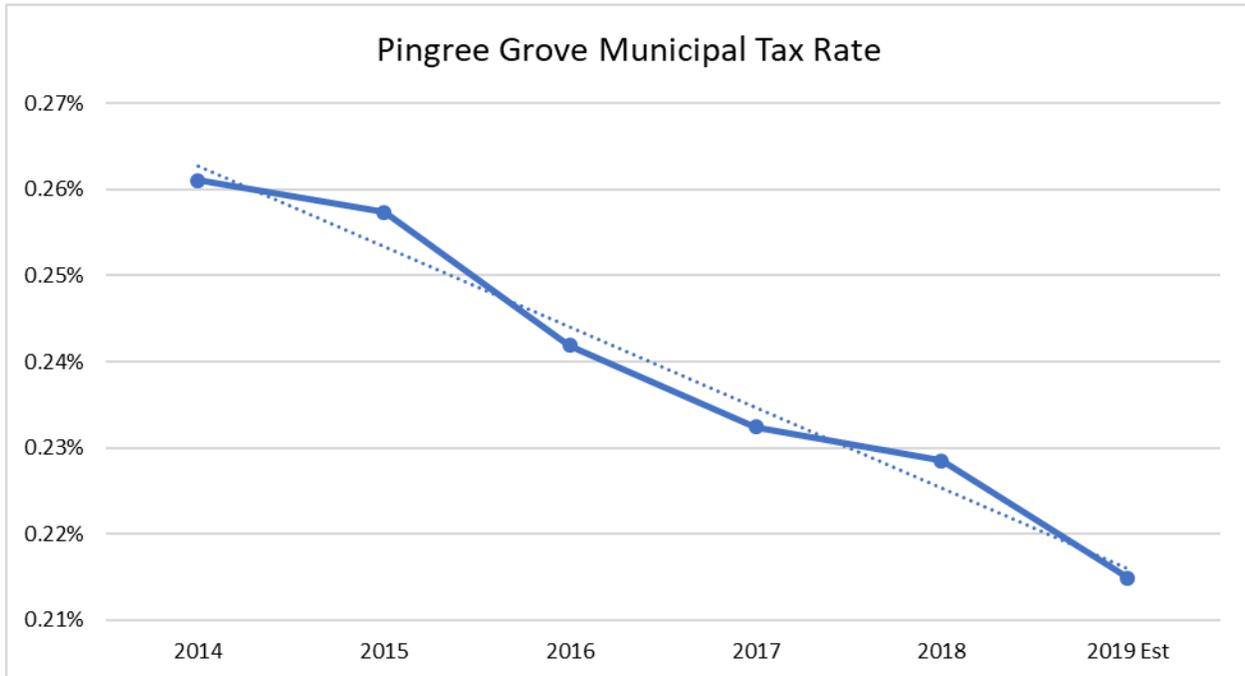
**Facts: Other than Special Service Areas (where applicable), the Village’s tax levy is only 2.87% of your overall tax bill.** The other area taxing districts comprising the remaining 97.13% of the tax bill are as indicated below:



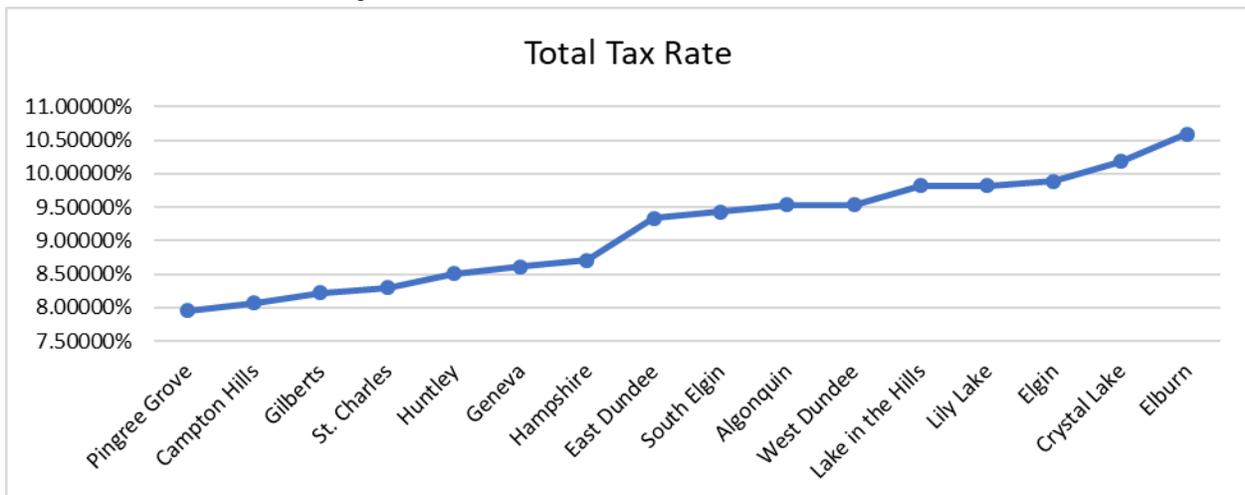
With that 2.87% of the tax bill, the Village provides all Village services to our residents. The Village does not have any control over the tax levies from other area taxing districts, but we do work to control our local costs.

**Fact: Based on the application of Tax Caps, the Village’s municipal tax levy only increases to account for the consumer price index (1.9%) and any new construction in the Village.** Because there continues to be strong residential growth in the Village, our overall tax levy has increased year over year to account for the value of those new homes. However, this year, the Village’s tax base will increase by roughly \$37,000,000—the equivalent of 444 homes worth \$250,000 each. Based on the Village’s low municipal property tax rates, the Village will only receive \$85,000 of new revenue from these new homes. That is not enough funding to provide services to 444 new households, but is the result of state tax law.

**Fact: The Village's municipal tax rate (the rate that the Village sets) has decreased each year for the past five years.** In 2014, the Village's municipal tax rate was just over 0.26%, or roughly 26 cents for every \$100 in assessed property value. In 2018, the Village's tax rate had decreased to 0.228%, or roughly 23 cents for every \$100 in assessed property value. In 2019, that rate is projected to decrease even more. In comparison, the municipal tax rate in our neighbor Elgin is over 2%--nearly nine times higher than the Village's tax rates!



**Fact: Even including all other taxing districts, the Village's total property tax rate is the lowest in the region.** The Village's total tax rate in 2019, including all taxing districts, was roughly 7.95%--the lowest in the region.



**Fact: With the Village's municipal tax rates *declining* in 2020, the amount that Village homeowners pay to the Village for their municipal property taxes will also decline—unless**

**homes have increased in value.** For homes that are remaining constant in assessed valuation, general property taxes paid to the Village in 2020 will *decrease* as compared to taxes paid in 2019—as happened last year. A house with a market value of \$146,271 would have paid the Village \$98.48 in general property taxes in 2018, and would have paid \$97.68 in 2019. That same house will pay even less in general municipal property taxes in 2020 (unless the property has increased in value).

**Fact: The Truth in Taxation Act notice that will soon be published compares two different numbers (levy and extension) over two different years (2018 and 2019), and can appear misleading.** While the Village’s municipal tax rate is *decreasing*, the published notice required by law will appear to show a massive tax *increase*. As outlined above, this notice—while required by law—does not accurately reflect property tax rates for the Village’s municipal taxes.

**Fact: You can confirm this information on your own tax bill, on the Kane County Extension website. [www.kaneil.devnetwedge.com](http://www.kaneil.devnetwedge.com) Enter your name, address or property PIN, and you can review your property’s assessed valuation, the property tax bill, and the split of taxes to all taxing districts.** We want to ensure our residents are informed and understand their tax bills—and the small portion of the bill that comes to the Village. For more information, contact the Village at 847/464-5533, or [info@pingreegrove.org](mailto:info@pingreegrove.org)