Your Tax Bill and the Village.

We want all Village residents to be able to make an informed decision about the Pingree Grove SAFE referendum, and so we’d like to talk through how you can learn what its impact on your household would be, as well as give you helpful information regarding the taxes that the Village receives. We also want to explain Special Service Areas and how they work in the Village. It’s a very commonly held belief that the local city/town/village receives the bulk of property taxes. In fact, the Village’s general municipal property taxes make up less than 3% of the overall property tax bill.

In this handout, we provide a great deal of information regarding how your tax bill works, and information regarding the impact of the Pingree Grove SAFE program on your household. Because of the detail we’re providing, this is a longer than normal posting—so feel free to look in the index below and jump forward to the section you’re interested in.

If you’d like to jump right to the charts showing the potential impact of the Pingree Grove SAFE referendum, skip ahead to page 13 and determine which category your household falls into.
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Explanation of Property Tax Bills:
Finding Your Tax Bill:

1. To find your property tax bill, go to www.kaneil.devnetwedge.com (kane il . dev net wedge . com)

2. You can search for your house by its parcel identification number (PIN), by the name of the owner listed on the tax bill, or by address.

3. Once you enter your data, you will get a screen that shows “Tax Year 2019 (Payable 2020).” The arrow you are looking for will look like this:

4. Click the drop-down arrow next to that text and you will get a selection menu that will look like this:

5. Select “Tax Year 2018 (Payable 2019).” Your screen should then refresh, and the Tax Year will display this:

The taxes paid in 2019 is the most recent tax data available, and is what we base our analysis on to determine the impact of the Pingree Grove SAFE Referendum.
6. At the right side of the screen, click on the green box that says “Print Tax Bill.” It will look like this:

7. Your tax bill will now appear on the screen. It should look like this:

8. Note that if you have a new or recently constructed house, it may not yet be fully assessed, or may not have been fully assessed in 2018. If your house has a bill that looks like the example above, we can look closer and explore the contents.

9. On the right side of the bill, it will list the Fair Cash Value for your property. This is the amount that the Township Assessor believes your home is worth, in market value. Please note that the Village does not have any control or influence over the assessment process.

10. A few boxes below the Fair Market Value, your bill will list Equalized Value. That figure is 1/3 of the Fair Market Value under current state/county/township procedures.
11. Below Fair Market Value, any exemptions that you have will be listed. That may include a homestead exemption, a senior exemption, or other exemptions. Exemptions apply to your property to reduce the taxable value. For example, an owner-occupied house is eligible for a $6,000 homestead exemption. An owner-occupied home with a Fair Market Value of $300,000 would have an Equalized Value of $100,000, and would be eligible for an exemption of $6,000, meaning that the Net Taxable Value for the home would be $94,000. If you look on your tax bill a few boxes below the Exemptions, it will list the Net Taxable Value. That is the figure that we will work off of to calculate how your taxes work.

12. In the example bill shown above, the Fair Market Value is $146,271, the Equalized Value is $48,752 and the Net Taxable Value is $42,752.

13. You should review your bill to determine what exemptions are listed. For a resident who is 65 or older, a senior exemption of $5,000 may apply. For a resident who is 65 or older and who owns their home, the combination of the homestead exemption and senior exemption will reduce the net taxable value by $11,000.

14. On the left side of the property tax bill, the various taxes due from this property are listed:
We will review each of those taxes in detail. For our purposes, we will look at the right-side columns, showing 2018 taxes payable in 2019 (the taxes paid this year).

**Traditional Property Tax Districts:**

**Kane County:**
For ease of understanding, we will combine each taxing district’s tax rates into one consolidated figure. The two lines for Kane County generate a property tax rate of 0.387659%. For this homeowner, we would multiply this tax rate times their Net Taxable Value:

\[
0.387659\% \times 42,752 = 165.73
\]

*Remember that the tax rate is in percentages.* The County’s tax rate is 0.38%. If the County’s tax rate were 38%, the decimal equivalent would be 0.38; if it were 3.8%, the decimal equivalent would be 0.038. As the tax rate is 0.38%, the decimal equivalent is 0.0038.

We can simplify these calculations by simply moving the decimal over two points, to convert from percentages.

\[
0.00387659 \times 42,752 = 165.73
\]

This property owner is paying $165.73 to Kane County, in their 2019 tax bill, to support the provision of County services throughout the County. We can perform this same math with each taxing district listed. For the sake of simplicity, we’ll skip showing each calculation, and just provide the results. You can see the results for your property by looking on your individual tax bill.

**Kane County Forest Preserve:**
The Kane County Forest Preserve’s combined tax rate is 0.160702%. This homeowner is paying $68.70 to the Kane County Forest Preserve, to maintain forest preserves throughout the County.

**Rutland Township and Township Road District:**
Rutland Township and the Township Road District have a combined tax rate of 0.094363%. This homeowner is paying $40.35 to the Rutland Township and Township Road District, for services provided by the Township throughout the Township.

For residents of the Village that live south of Railroad Street (i.e. residents of the south part of the Heritage District, in the original core of the Village), the figures for township would be Plato Township data. The Plato Township and Township Road District combined tax rate is 0.41636%. If the house shown above were in Plato Township, the Township taxes would be $178.

**Village of Pingree Grove:**
The Village of Pingree Grove has a combined tax rate of 0.228490%. This homeowner is paying $97.68 to the Village. This amount goes towards the provision of all local Village services, provided only within the corporate limits of the Village. Out of $3,399.34 in “regular” property taxes this homeowner is paying, only $97.68 is coming back to the Village.

Note also that if you look at the left column (2017 taxes), you will see that the Village’s property tax rates and the amounts paid to the Village in property taxes declined between 2017 and 2018. In fact, the Village’s municipal property tax rates have been declining steadily each year since 2014.

**School District 300:**
School District 300 has a combined tax rate of 5.696367%. This homeowner is paying $2435.31 to School District 300, for education services provided throughout the school district. That represents over 71% of the entire “regular” tax bill.
For residents of the Village that live south of Railroad Street (again, residents that live in the southern part of the Heritage District), the figures for the School District would be for School District 301. The Central School District 301 tax rate is 6.710995%. If the house above were in District 301, the School District taxes would be $2,869.08.

**Elgin Community College:**
Elgin Community College has a combined tax rate of 0.507514%. This homeowner is paying $216.97 to Elgin Community College, for services provided by the College throughout the College district.

**Ella Johnson Library:**
Ella Johnson Library has a combined tax rate of 0.138823%. This homeowner is paying $59.65 to the Library, for services provided throughout the Library district.

**Pingree Grove Fire Protection District:**
Pingree Grove Fire Protection District has a combined tax rate of 0.737389%. This homeowner is paying $315.25 to the Fire Protection District, for services provided throughout the Fire Protection District.
Special Service Area Taxes:

Those are all of the “traditional” property taxes charged on this bill. However, it also lists “Pingree Grove SBA 7” and “Pingree Grove SBA 9” as having charges. Let’s explore those. Note that not all residents in the Village have SSAs (or SBAs) on their tax bills.

Pingree Grove SBA 2 or 7:

If your property tax bill lists SBA 2 or 7, that is a reference to Special Service Area 2 or 7. SSAs 2 and 7 cover these portions of the Village:

If your home is in the purple or orange shaded area, you are within SSAs 2 or 7. This homeowner paid $1,053.22 into SSA 7 in 2019. What is that charge for?

First, it is important that residents understand that this is not a charge that benefits the Village. The Village does not receive any revenue from SSAs 2 or 7. When a property developer is building a new subdivision, they typically do not have enough “cash” to be able to pay to build all of the roads, parks, sidewalks and other improvements necessary for the subdivision. The developer can either choose to go to a private bank and borrow the money, or can issue bonds (sell bonds to investors) to raise the funds. In the case of areas subject to SSAs 2 and 7, when they were built, DR Horton elected to use the bond option. Using bonds to fund these improvements can be beneficial because the interest rates charged on the bonds are lower than interest rates typically charged by banks. This means it is less expensive to build the subdivision, and those savings can be passed along to homebuyers.
When homes are sold, the developer has to have a way to repay the bank or bonds. There are two basic ways to do this. First, the developer can take the “cost” of the improvements that were built, and build that into the cost of the house. If the developer takes this option, the cost of the improvements becomes a part of the home sale price, and gets rolled into the purchaser’s mortgage. For example, if a home costs $180,000 to build, and if all of the roads, sidewalks and other improvements cost $20,000 to build (for this home’s share), the developer could price the home at $200,000 (plus whatever amount the developer charges for profit). The homeowner pays that purchase price.

The other option is to set up a Special Service Area to levy a tax. SSAs 2 and 7 are special service areas that were created to provide funding to repay the bonds used to build the roads, sidewalks and other improvements within those neighborhoods. In this example, the home sells for $180,000 (plus whatever amount the developer charges for profit). The $20,000 of subdivision improvement costs that are attributable to this home get charged on the property owner’s annual tax bill, as an SSA.

When new homes are built, the homebuyers will always pay for the costs of the streets and other improvements built by the developer—it’s just a question of whether they will pay those costs in the up-front purchase price, or if they will pay them through an SSA charge on their tax bill. These costs are the initial construction costs for the improvements, and do not go towards any ongoing maintenance, snowplowing or other services. If you bought a home in SSA 2 or 7, you received a “Title Commitment” at the time of your closing. On that title commitment, you should see a listing indicating that the property is within the boundaries of Special Service Area 2 or 7. That is an item that may have been explained to you by your attorney, at closing. The Title Commitment typically includes each restriction or limitation on your title to your property. It may discuss easements, rights of way, property taxes, building setback lines, deed restrictions or other similar issues. The Special Service Areas are another obligation for the property owner.

The Village does not calculate the amount that is charged for the bond payments; the payment is based on the original bond documents, and the amount necessary to repay the bonds over their term. Property owners that are subject to SSAs 2 or 7 and who do not want to have the charge on their tax bill may choose to prepay their SSA liability at any time. If you’d like information on how to do so, the Village is happy to put you in touch with the bond administrators. Again, the Village does not receive any funding from these SSAs. They do not provide any benefit to the Village. However, they are a contractual obligation for each of the homes within the SSAs—that is why the SSAs are listed on the home’s title commitments.
Pingree Grove SBA 4 or 9:

If SBA 4 or 9 is listed on your tax bill, that is a reference to Special Service Area 4 or 9. The map for those areas is as follows:

If your property is in the pink or blue area, you are subject to SSAs 4 or 9. The charge on the 2019 tax bill for these SSAs is $161.60. (The charge on the 2020 tax bill will remain $161.60). This funding goes to the Village and is used to provide services within those SSA areas, such as maintaining parks and replacing park equipment, replacing and maintaining trees, and other similar services.

The Village Board has indicated that if the Pingree Grove SAFE referendum passes, the Village will discontinue levying SSAs 4 and 9. You might wonder what the referendum has to do with the SSAs—since the SSAs are not used to pay for police protection and the referendum is exclusively limited to police protection. The answer is simple: currently, the Police Department accounts for more than ½ of the Village’s total general fund budget. If the referendum passes, the Village will have revenue to pay those Police Department expenses, and will be able to absorb the costs that are currently being paid by SSAs 4 and 9.
Overall Property Tax Rates:

The overall property tax rate in Pingree Grove (exclusive of SSAs) is 7.951%. Again, the Village’s general municipal property tax portion of that overall property tax rate is 0.228%, or less than 3% of the overall tax bill. How does that total rate compare to other area communities?

Pingree Grove’s overall property tax rate is the lowest in the region. How would that change if the Pingree Grove SAFE referendum passed?

The Village would still be among the lowest property tax rates in the region. Note that for residents located south of Railroad Street (again, the southern part of the Heritage District), because of the higher tax rate in Plato Township and School District 301, the overall property tax rates are roughly 1.336% higher. Again, those are rates that the Village has no control over.
Detailed Calculation of Household Impact from Pingree Grove SAFE:

1. Use the steps outlined on page 3 to find the property tax bill for your home.
2. Find the Net Taxable Value figure for your home.
3. Determine if your home is in SSA 4 or 9 (or not). If your home is in SSA 4 or 9, your property tax bill for 2019 will show a $161.60 charge for “Pingree Grove SBA 4” or “Pingree Grove SBA 9”. If those do not show as a line item on your tax bill, you are NOT in those SSAs. If your home is within those SSAs, the charge levied there can be subtracted from the Pingree Grove SAFE impact, as the Board has indicated it would eliminate those SSAs if the Referendum passes.
4. Follow the calculations below to determine your impact.

Calculation for Properties in SSA 4 / 9:

<table>
<thead>
<tr>
<th>Net Taxable Value (From Your Tax Bill)</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pingree Grove SAFE</td>
<td>x 0.006</td>
</tr>
<tr>
<td>Gross Impact</td>
<td>$</td>
</tr>
<tr>
<td>Minus SSA 4 / 9 Elimination:</td>
<td>-$161.60</td>
</tr>
<tr>
<td>Net Annual Impact</td>
<td>$</td>
</tr>
</tbody>
</table>

Sample Calculation:

<table>
<thead>
<tr>
<th>Net Taxable Value (From Your Tax Bill)</th>
<th>$42,752</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pingree Grove SAFE</td>
<td>x 0.006</td>
</tr>
<tr>
<td>Gross Impact</td>
<td>$256.51</td>
</tr>
<tr>
<td>Minus SSA 4 / 9 Charge:</td>
<td>-$161.60</td>
</tr>
<tr>
<td>Net Annual Impact</td>
<td>$94.91</td>
</tr>
</tbody>
</table>

Calculation for Properties NOT in SSA 4/9:

<table>
<thead>
<tr>
<th>Net Taxable Value (From Tax Bill)</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pingree Grove SAFE</td>
<td>x 0.006</td>
</tr>
<tr>
<td>Net Annual Impact</td>
<td>$</td>
</tr>
</tbody>
</table>

Sample Calculation:

<table>
<thead>
<tr>
<th>Net Taxable Value (From Tax Bill)</th>
<th>$42,752</th>
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<tbody>
<tr>
<td>Pingree Grove SAFE</td>
<td>x 0.006</td>
</tr>
<tr>
<td>Net Annual Impact</td>
<td>$256.51</td>
</tr>
</tbody>
</table>
Sample Impact Calculation Charts:
The calculations on the following page outline the impacts of Pingree Grove SAFE on different types of properties. To use these charts, figure out which category your home falls into:

1) **Owner-Occupied Properties in SSAs 4/9**: A property occupied by the homeowner, located in SSA 4 or 9 (would show SBA 4 or 9 on the property tax bill), where the homeowner is not eligible for a senior citizen exemption (homeowner is under 65 years of age).

   **Use this if**: I’m under 65, I own my home, and I live in SSA 4 or 9.

2) **Owner-Occupied Properties NOT in SSAs 4/9**: A property occupied by the homeowner, not located in SSA 4 or 9, where the homeowner is not eligible for a senior citizen exemption (homeowner is under 65 years of age).

   **Use this if**: I’m under 65, I own my home, and I don’t live in SSA 4 or 9.

3) **Senior Owner-Occupied Properties in SSAs 4/9**: A property occupied by the homeowner, located in SSA 4 or 9 (would show SBA 4 or 9 on the property tax bill), where the homeowner is eligible for a senior citizen exemption (homeowner is 65 years of age or older).

   **Use this if**: I’m 65 or older, I own my home, and I live in SSA 4 or 9.

4) **Senior Owner-Occupied Properties NOT in SSAs 4/9**: A property occupied by the homeowner, not located in SSA 4 or 9, where the homeowner is eligible for a senior citizen exemption (homeowner is 65 years of age or older).

   **Use this if**: I’m 65 or older, I own my home, and I don’t live in SSA 4 or 9. (If you’re 65 or older, own your home and live in Carillon, this is you.)

You can find the “Market Value” that most closely approximates your home’s market value, and then check the “Impact Per Day” to see how the Pingree Grove SAFE referendum would affect your household.

*If you can’t figure out what applies to your home, let us know and we’ll work through it with you. Email your name and address to info@pingreegrove.org, and we’ll help out!*
### Owner-Occupied Properties in SSA 4/9:

<table>
<thead>
<tr>
<th></th>
<th>Market Value</th>
<th>$100,000.00</th>
<th>$150,000.00</th>
<th>$200,000.00</th>
<th>$250,000.00</th>
<th>$300,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equalized Value</td>
<td>$33,333.33</td>
<td>$50,000.00</td>
<td>$66,666.67</td>
<td>$83,333.33</td>
<td>$100,000.00</td>
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</tr>
<tr>
<td>Taxable Value</td>
<td>$27,333.33</td>
<td>$44,000.00</td>
<td>$60,666.67</td>
<td>$77,333.33</td>
<td>$94,000.00</td>
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</tr>
<tr>
<td>Pingree SAFE</td>
<td>0.60%</td>
<td>0.60%</td>
<td>0.60%</td>
<td>0.60%</td>
<td>0.60%</td>
<td></td>
</tr>
<tr>
<td>New Impact</td>
<td>$164.00</td>
<td>$264.00</td>
<td>$364.00</td>
<td>$464.00</td>
<td>$564.00</td>
<td></td>
</tr>
<tr>
<td>Less SSA 4/9</td>
<td>-$161.60</td>
<td>-$161.60</td>
<td>-$161.60</td>
<td>-$161.60</td>
<td>-$161.60</td>
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</tr>
<tr>
<td>Net Result</td>
<td>$2.40</td>
<td>$102.40</td>
<td>$202.40</td>
<td>$302.40</td>
<td>$402.40</td>
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<tr>
<td>Impact Per Day</td>
<td>$0.01</td>
<td>$0.28</td>
<td>$0.55</td>
<td>$0.83</td>
<td>$1.10</td>
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### Owner-Occupied Properties NOT in SSA 4/9:

<table>
<thead>
<tr>
<th></th>
<th>Market Value</th>
<th>$100,000.00</th>
<th>$150,000.00</th>
<th>$200,000.00</th>
<th>$250,000.00</th>
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<td>$100,000.00</td>
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<td>$77,333.33</td>
<td>$94,000.00</td>
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<tr>
<td>Pingree SAFE</td>
<td>0.60%</td>
<td>0.60%</td>
<td>0.60%</td>
<td>0.60%</td>
<td>0.60%</td>
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</tr>
<tr>
<td>New Impact</td>
<td>$164.00</td>
<td>$264.00</td>
<td>$364.00</td>
<td>$464.00</td>
<td>$564.00</td>
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<tr>
<td>Impact Per Day</td>
<td>$0.45</td>
<td>$0.72</td>
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<td>$1.55</td>
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### Senior, Owner-Occupied Properties in SSA 4/9:

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<tr>
<th></th>
<th>Market Value</th>
<th>$100,000.00</th>
<th>$150,000.00</th>
<th>$200,000.00</th>
<th>$250,000.00</th>
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</thead>
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<td>$33,333.33</td>
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<td>$100,000.00</td>
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<tr>
<td>Taxable Value</td>
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<tr>
<td>Pingree SAFE</td>
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<td>0.60%</td>
<td>0.60%</td>
<td></td>
</tr>
<tr>
<td>New Impact</td>
<td>$134.00</td>
<td>$234.00</td>
<td>$334.00</td>
<td>$434.00</td>
<td>$534.00</td>
<td></td>
</tr>
<tr>
<td>Less SSA 4/9</td>
<td>-$161.60</td>
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<td>-$161.60</td>
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<td>-$161.60</td>
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</tr>
<tr>
<td>Net Result</td>
<td>-$27.60</td>
<td>$72.40</td>
<td>$172.40</td>
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<tr>
<td>Impact Per Day</td>
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<td>$0.47</td>
<td>$0.75</td>
<td>$1.02</td>
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### Senior, Owner-Occupied Properties NOT in SSA 4/9:

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<th>Market Value</th>
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<td>$334.00</td>
<td>$434.00</td>
<td>$534.00</td>
<td></td>
</tr>
<tr>
<td>Impact Per Day</td>
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<td>$1.19</td>
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Final Notes on Impact:
For an owner-occupied $200,000 home, the daily impact is $0.55 if the property is in SSA 4/9, and $1.00 if the property is not. For a senior, owner-occupied $200,000 home, the daily impact is $0.47 if the property is in SSA 4/9, and $0.92 if the property is not.

For the sake of comparison, if the Pingree Grove SAFE referendum passes, an owner-occupied $250,000 home in Pingree Grove would be paying $6,613/year in total property taxes (exclusive of SSAs 2 or 7, if applicable). By contrast, that same home in neighboring Elgin would be paying $7,645/year in total property taxes—$1,031 more per year. That same home in Elburn would be paying $8,192 in total property taxes--$1,579 more per year!

Your Tax Bill and the Village:
Again, at present, the Village of Pingree Grove’s general municipal taxes represent less than 3% of the overall tax bill:

In the coming weeks, we will explore some of the misconceptions surrounding the Pingree Grove SAFE referendum. If you have any questions in the interim, don’t hesitate to contact us at the Village: 847/464-5533 or info@pingreegrove.org.

One final explanatory note. In our first post on Pingree Grove SAFE, we indicated that a $300,000 home not located in SSA 4 or 9 would have a daily impact of $1.60. That was based on a rough calculation, and not including owner or senior exemptions. In reality, the daily impact would be between $1.02 and $1.55, depending on where the property is located and what exemptions apply to it.