

2015 Quadrennial Assessment Year

The blue colored 2015 assessment notices for Vernon Township are expected to be sent out by Lake County around mid-August 2015. Tax Year 2015 payable 2016 is a quadrennial assessment year. This occurs every four years per Illinois statute. During the quadrennial assessment year all previous Board of Review changes do not carry forward and all properties within their respective neighborhoods are uniformly assessed based on recent comparable sales. The township factor assigned by Lake County is based on the median sales level of the three previous years. All property records are also reviewed during each quadrennial assessment year for any changes as not all improvements have building permits and building conditions can change as well.

Those properties that had board of review changes for the years 2011 thru 2014 can expect larger percentage changes because they will be re-assessed uniformly with the other homes in their area that did not previously appeal.

What can I do if I think my assessment is wrong? Call the Vernon Assessor's Office. You may have information about your property that we need to consider and we may have information about the market and assessment process that you need to consider.

Evidence of truly comparable market sales in your area that represent a value as of January 1, 2015 would be the type of evidence sought. Usually the board of review will consider comparable property sales from the previous year (2014) and the sales in the first half of the assessment year (2015).

Once the Vernon Township assessments are published property owners may fill out an assessor review form at the Township. We ask for contact information, sales, etc. for us to review the property assessment. The Vernon Assessor's Office will respond less than a week and in many cases a few days. It is recommended that property owners contact the township assessor's office prior to filing an official assessment appeal with the county board of review. We can review all assessment requests up to a week before the county imposed filing deadline. We will not take any review requests during the last week of the appeal period because we can not guarantee that we would be able to get back to property owners by the filing deadline.