

**NOTICE TO SHELBY COUNTY TAXPAYERS
ASSESSED VALUES FOR 2023
REAL ESTATE ASSESSMENT PUBLICATION LIST**

Valuation date (35 ILCS 200/9-95):	January 1, 2023
Required level of assessment (35 ILCS 200/9-145):	33.33%
Median Level of Assessments for the County:	30.36%
Valuation based on sales from (35 ILCS 200/1-155):	2020, 2021 & 2022.

Publication is hereby made for equalized assessed valuations for real property in this county in accordance with 35ILCS 200/12-10. As required by 35 ILCS 200/9-210 and 35ILCS 200/10-115, the following equalization factors have been applied to all properties except for farmland and coal to bring the assessments to the statutorily required three-year median level of 33.33%.

Non-Farmland	1.0978
Non-Farmland Improvements	1.0978
Farmland	1.0000
Farm Improvements	1.0000

Pursuant to 35 ILCS 200/10-115, the farmland assessment for 2023 assessment year will increase by **10%** of the preceding year's median cropped soil productivity index 111 as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a **\$42.61** per acre increase for each soil productivity index.

Property in this county, other than farmland and coal, is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over- assessed. If the resulting value is less than the fair cash value of your property, you may be under- assessed. You may appeal your assessment to the Board of Review.

If you believe your property's fair cash value is incorrect or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken.

1. Contact the Supervisor of Assessments' office to review the assessment.

Debbie Dunaway
Chief County Assessment Officer
Shelby County Assessment Office
Shelby County Courthouse 2nd floor
301 East Main Street
Shelbyville Illinois 62565
Office Hours: Monday through Friday 8:00am – 4:00pm
Closed on Legal Holidays
Telephone: 217-774-5579
Website: <https://shelbycounty-il.com/coassess.aspx>

2. If not satisfied with the assessor review, taxpayers may file a complaint with the Shelby County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review, call (217) 774-5579 or visit [https://shelby county-il.com/coassess.aspx](https://shelbycounty-il.com/coassess.aspx)
3. **The final filing deadline for your county is 30 days from this publication date. After this date, the Board of Review is prohibited by law from accepting assessment complaints for properties in this county,** For information call 217-774-5579 or visit. <https://shelbycounty-il.com/coassess.aspx>

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call 217-774-5579.

Your property tax bill will be calculated as follows:

Final Equalized Assessed value – Exemptions = Taxable Assessment

Taxable Assessment x Current Tax Rate = Total Tax Bill

The Tax Rate is determined by the total amount of tax dollars levied for/by the taxing districts in your District.

All equalized assessed valuations are subject to further equalization and revision by the Shelby County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of assessments for Shelby County for the Current Assessment year, is as follows: