

FREQUENTLY ASKED QUESTIONS (FAQs)

When I get my tax bill, is it too late to appeal?

Yes, it is too late to appeal your assessment. We try to finalize our assessments around the end of the tax year, with the following spring session Board of Review ending the time to file an appeal. Final assessments are certified to the Department of Revenue and forwarded to the Perry County Clerk to begin the process of calculating the tax bills. At that point, our files are closed and it is too late to change assessments. However, it is possible an error has been made in the calculation of your tax bill. For example, an exemption you qualify for may not have been applied on your bill. If you suspect an error, contact our office. It may be possible to correct the bill. An incorrect judgement or opinion on the value of your property is NOT justification for a corrected bill.

Why are my taxes so high?

The amount of your tax bill is determined by two things – a property's equalized assessed value and the applicable tax rates, which are dependent upon the level of spending of local taxing districts. If assessed values increase because of inflationary increases in property values, tax bills may not increase. If the taxing districts do not increase their levies, a general increase in assessed values means lower tax rates, and tax bills will not be affected. If taxing districts increase their levies, however, tax bills will increase regardless of changes in assessed values.

How can the value of my property increase when I haven't made any changes to it for so many years?

Property value, or market value, is determined by many factors besides physical improvements. Improving neighborhoods, how many houses are for sale, and inflation rates also affect the value of your property. Even though your house isn't for sale, it can be worth more (or less) because of these conditions. It is the Assessor's job to determine your property's worth if it were to sell today.

Why do similar houses in different neighborhoods have different assessments?

The houses are valued differently because their actual market values vary. The market values are different because the real estate market conditions are different. Location plays an important part in establishing market value. General location, distance from schools and commercial facilities, quality of surrounding properties, and neighborhood amenities are examples of factors that could and would cause a purchaser to pay more for a home in one neighborhood than another. Market values fluctuate greatly.

What can I find out about my property at the Assessor's Office?

You can review your Property Record Card or any other Property Card for Perry County. These will generally show pictures, lot sizes, legal description, deed references, and any dimensions or building size, i.e. square footage, year built. Almost all assessment files are open for public viewing, whether it be for your own property in Perry County. You may also obtain maps of specific locations.

What is not currently taxed on property taxes in Perry County?

Perry County currently does not assign a value to the following:

- any permanent structure under 100 square feet
- any portable structure under 160 square feet
- above ground swimming pools
- privacy fences
- concrete driveways or pads
- landscaping
- any home maintenance such as new shingle, a new roof, painting, etc.

Will exterior painting, siding, or new roofing raise my assessment?

No. Most normal maintenance of a home will not raise your assessment. Generally, work is deemed as maintenance/repair if it does not increase square footage and does not materially alter the existing character and condition of the structure, but is limited to work performed for the purpose of prolonging the life of the property and keeping it in a well-maintained condition.

If I have a mobile home on privilege, when are my taxes due?

If you receive a separate mobile home bill, (your mobile home is either in a state licensed mobile home park or you have been grandfathered in to the statute for mobile homes) you will receive a bill that is for the mobile home alone for the current year. Bills are sent out by the Perry County Treasurer's Office sometime between May-June. They are due July 15, 2021. Past due collections are \$25 a month per month you are late with the bill, up to four months. You will still receive a property tax bill if you are also the property owner.

How do I change the name on my property?

To change, add or delete, a name on your property, you must have the name changed legally, with a new deed filed. We only refer to legal deeds as to the owner of a property for our records.

How do I change the mailing address on my property?

To change ONLY the mail-to address for your property tax bill you may stop by the Perry County Assessor's Office at the Perry County Government Building south of Pinckneyville to fill out a change of address form. This form can also be printed from our website, perryil.com and submitted via email, USPS, or in person.

Are there any exemptions that provide property tax relief?

Yes. To review all exemptions and other available forms of property tax relief, see our county website perryil.com under the "supervisor of assessments" tab or contact the Supervisor of Assessments office at 618-357-2209 if you would like additional information.

What do I do if I do not agree with the assessment on my tax bill?

The best place to start is by contacting the Perry County Assessor's Office in person (Perry County Government Building south of Pinckneyville Monday-Friday 8am-4pm), via phone (618-357-2209), or by email (assessor@perryil.com). We will listen to why you feel there is a problem with the assessment, and explain our position. Most problems are cleared up after talking to the Assessor, but if you are still not satisfied we can sign you up to go before the Board of Review to present your case to three qualified third-party panel participants.

What are the grounds for an to appeal my assessment?

As assessment appeal is not a complaint about higher taxes. It is an attempt to prove that your property's estimated market value is either inaccurate or unfair. An appeal may be based on at least one (1) of three (3) things:

1. The items that affect value are incorrect on your property record card. For example, you have an incorrect square footage, incorrect measurements, or other inaccurate information pertaining to your property.
2. The estimated market value is too high. Market value is determined by multiplying your assessment value by 3. You may have evidence that similar properties have sold for less than the market value of your property or you recently purchased your property for less than the assessed value indicates.
3. The estimated market value of your property is accurate but inequitable because it is higher than the estimated value of similar properties. You may note what homes are similar to yours and check their assessments at your assessor's office. Compare the features of these properties to the feature of yours. If there are differences, the values may be different.

How is farmland assessed?

Illinois assesses farmland based on its agricultural use value rather than its market value. Section 10-115 of the Property Tax Code provides for an "agricultural economic value". This value is based upon land use under average level management, relative productivity of soils, and the present worth of the net income accruing to the land from farm production.

In order to qualify for a special farmland assessment, Illinois law states the property in question must have been used as a farm for the past two consecutive years. "Farm" is defined as "any property used solely for the growing and harvesting or crops; for the feeding, breeding, and management of livestock; for dairying or for any other agricultural or horticultural use or combination thereof;...the keeping, raising, and feeding of livestock or poultry, ...fur farming." A farmland assessment will not be given to property which is primarily used for residential purposes even if some "farming" occurs on the property incidental to its primary use. [See the Farmland Assessments Tab for more information.]