

Real Estate Tax Cycle

The assessor's office starts the tax season, by assessing properties & applying township multipliers as needed. At the same time, taxing districts establish budgets and levies.



Assessment appeals are heard by Board of Review. Once all decisions are made final, assessments are delivered to the County Clerk



The County Clerk's office then calculates the tax rates based on taxing district levies and property values

Once the Treasurer's office receives the taxes, bills are generated and proofed, then sent off to the printing company to have the bills printed

Tax Sale Day. All unpaid taxes are now "sold" at tax sale. This doesn't mean your property is sold. Just that you must redeem the taxes in the County Clerk's office before you are at risk of losing your property!



Tax bills are mailed. 1st installment due date is set at least 30 days after mailing. 2nd installment due date is set 30 to 60 days after 1st installment due date.



After the second due date, friendly reminders are mailed to those who have not paid their taxes

All unpaid taxes at this point are published in the local newspaper. This must be at least 10 business days before the tax sale



Certified letters are mailed to delinquent property owners at least 15 business days before the tax sale