

**Appendix G**  
**Property Tax Impacts**

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APPENDIX G

# Property Tax Impacts

TABLE G-1  
Tax Revenue Loss Analysis for the Build Alternative

Taxing District	Additional Right-of-Way (acres) <sup>a</sup>	Equalized Assessed Value of Land (\$) <sup>b</sup>	Equalized Assessed Value of Structures (\$) <sup>c</sup>	Tax Rates for 2009 (%) <sup>d</sup>	Revenue Loss (\$) <sup>e</sup>	2009 Total Assessed Taxes (\$) <sup>f</sup>	Percent of Tax Loss <sup>g</sup>
<b>Cook County</b>							
Cook County	176	29,950,800	4,435,132	0.394	135,481	701,598,141.43	0.02
Franklin Park	47	7,998,225	2,089,081	1.582	159,581	14,476,700.80	1.10
Chicago	19	3,233,325	258,680	0.887	30,974	750,284,984.20	0.00
Des Plaines	47	7,998,225	832,907	0.917	80,981	23,185,658.59	0.35
North Lake	4	680,700	305,877	1.157	11,415	4,598,508.32	0.25
Elk Grove Village	4	680,700	125,734	0.546	4,403	12,893,002.21	0.03
Bensenville	15	2,552,625	822,853	0.414	13,974	152,737.60	9.15
Roselle	16	2,722,800	0	0.520	14,159	651,769.03	2.17
Elk Grove Township	62	10,550,850	958,641	0.044	5,064	2,107,740.92	0.24
Leyden Township	71	12,082,425	2,394,958	0.071	10,279	2,461,931.66	0.42
Proviso Township	1	170,175	0	0.057	97	2,172,333.56	0.00
Schaumburg Township	23	3,914,025	0	0.069	2,701	4,172,647.53	0.06
Chicago Park District	18	3,063,150	258,680	0.295	9,799	249,531,082.68	0.00
Des Plaines Park District	36	6,126,300	832,907	0.317	22,061	6,886,787.04	0.32
Elk Grove Village Park District	6	1,021,050	125,734	0.524	6,009	11,445,533.35	0.05
Park District of Franklin Park	47	7,998,225	2,089,081	0.403	40,652	2,691,613.54	1.51
Mount Prospect Park District	3	510,525	0	0.411	2,098	8,788,257.71	0.02
Schaumburg Park District	23	3,914,025	0	0.423	16,556	19,855,778.90	0.08
Veteran's Park District	4	680,700	0	0.315	2,144	4,420,298.15	0.05

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Bensenville Park District	15	2,552,625	822,853	0.209	7,055	148,023.54	4.77
Elk Grove Rural Fire Protection District	22	3,743,850	526,590	1.032	44,071	1,958,449.84	2.25
Leyden Fire 237 Protection District	53	9,019,275	2,394,958	0.806	91,999	2,184,266.24	4.21
North Lake Fire Protection District	3	510,525	0	1.008	5,146	3,275,143.86	0.16
Roselle Fire Protection District	5	850,875	0	0.493	4,195	379,105.51	1.11
Bensenville Fire Protection District #2	15	2,552,625	822,853	0.485	16,371	178,931.73	9.15
Des Plaines Mosquito Abatement District	5	850,875	0	0.011	94	1,299,596.06	0.01
Northwest Mosquito Abatement District	103	17,528,025	1,473,194	0.008	1,500	2,624,845.50	0.06
Franklin Park Library District	51	8,678,925	2,089,081	0.167	17,983	1,521,440.18	1.18
North Lake Library District	5	850,875	305,877	0.330	3,817	2,117,656.46	0.18
Schaumburg Library District	8	1,361,400	0	0.258	3,512	15,338,173.43	0.02
Roselle Library District	15	2,552,625	0	0.184	4,697	161,736.56	2.90
Cook County Forest Preserve District	176	29,950,800	4,691,005	0.049	16,849	87,254,591.19	0.02
Triton Community College District (JC 504)	73	12,422,775	3,217,811	0.214	33,471	23,200,085.10	0.14

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Chicago City Junior College District (JC 508)	18	3,063,150	258,680	0.150	4,983	126,817,539.91	0.00
William R Harper Community College District (JC 512)	85	14,464,875	958,641	0.258	39,793	59,971,511.67	0.07
Mannheim Elementary School District (E 83)	69	11,742,075	3,217,811	3.481	520,754	33,212,413.29	1.57
Berkley Elementary School District (E 87)	3	510,525	0	2.975	15,188	16,878,702.96	0.09
Schaumburg Elementary School District (E 54)	23	3,914,025	0	2.498	97,772	2,044,202.83	4.78
Elementary School District (E 59)	62	10,550,850	958,641	4.303	495,253	24,957,704.95	1.98
Leyden Community High School District (H 212)	71	12,082,425	3,217,811	1.989	304,322	53,022,047.65	0.57
Proviso Township High School District (H 209)	1	170,175	0	1.759	2,993	54,183,264.61	0.01
Palatine Township High School District (H 211)	23	3,914,025	0	1.916	74,993	194,253,430.21	0.04
Arlington Heights Township High School District (H 214)	62	10,550,850	958,641	1.636	188,295	185,726,374.16	0.10

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City of Chicago Board of Education (U299)	18	3,063,150	258,680	0.112	3,720	94,737,224.61	0.00
Addison Creek River Conservation District	3	510,525	0	0.042	214	131,450.59	0.16
<b>DuPage County</b>							
DuPage County	197	23,458,169	7,390,790	0.1554	47,939	67,615,564.73	0.07
Bensenville	104	12,384,008	3,662,760	0.6463	103,710	4,642,770.00	2.23
Itasca	68	8,097,236	3,367,250	0.3475	39,839	2,564,494.26	1.55
Wood Dale	4	476,308	195,420	0.3621	2,432	2,645,437.09	0.09
Addison Township	195	23,220,015	7,390,790	0.0446	13,652	1,939,333.16	0.70
Bloomington Township	3	357,231	0	0.0695	248	3,039,059.57	0.01
Bensenville #1 Fire Protection District	2	238,154	0	0.2698	643	228,396.79	0.28
Itasca Fire Protection District	60	7,144,620	3,486,740	0.5751	61,141	4,084,534.36	1.50
Wood Dale Fire Protection District	31	3,691,387	241,290	0.5915	23,262	4,662,039.08	0.50
Elmhurst (U205)	2	238,154	0	3.3246	7,918	90,133,603.19	0.01
Bensenville Park District	104	12,384,008	3,662,760	0.3117	50,018	2,907,407.07	1.72
Elmhurst Park District	2	238,154	0	0.2762	658	6,979,223.22	0.01
Itasca Park District	58	6,906,466	3,486,740	0.3735	38,819	2,274,178.74	1.71
Medinah Park District	2	238,154	0	0.2461	586	1,043,383.16	0.06
Wood Dale Park District	31	3,691,387	241,290	0.3031	11,920	2,281,442.75	0.52

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DuPage Airport Authority	197	23,458,169	7,390,790	0.0148	4,566	6,137,017.35	0.07
Bensenville Library District	104	12,384,008	3,662,760	0.1566	25,129	1,336,009.74	1.88
Wood Dale Library District	4	476,308	195,420	0.3081	2,070	2,077,921.22	0.10
DuPage County Forest Preserve District	197	23,458,169	7,390,790	0.1217	37,543	52,952,472.50	0.07
DuPage County Junior College District (JC 502)	197	23,458,169	7,390,790	0.2127	65,616	101,651,926.23	0.06
Bensenville Elementary School District (E 2)	104	12,384,008	3,662,760	2.7529	441,751	23,636,099.77	1.87
Wood Dale Elementary School District (E 7)	31	3,691,387	241,290	1.5489	60,913	10,777,508.52	0.57
Itasca Elementary School District (E 10)	58	6,906,466	165,360	1.5888	112,357	10,086,181.04	1.11
Medinah Elementary School District (E 11)	3	357,231	0	1.9508	6,969	7,528,562.85	0.09
Fenton Community High School District (H 100)	135	16,075,395	3,904,050	1.3993	279,572	21,750,803.89	1.29

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Lake Park Community High School District (H 108)	60	7,144,620	3,486,740	1.6350	173,823	41,712,104.96	0.42

<sup>a</sup> New right-of-way required for construction that is not tax exempt.

<sup>b</sup> Equalized assessed value (EAV): Additional right-of-way required multiplied by \$170,175 per acre in Cook County and \$119,077 per acre in DuPage County. (Sources: Cook County Real Estate and Tax Services Department. 2011. <http://www.cookcountyclerk.com/tsd/taxagencyreports/Pages/default.aspx>. Website accessed October 13. DuPage County Treasurer's Office. 2011. Meeting with Aimee King/CH2M HILL. August 8.)

<sup>c</sup> EAV of each displaced structure was used. (Sources: Cook County Assessor's Office. 2012. <http://cookcountyassessor.com/>. Website accessed February 9.; DuPage County Supervisor of Assessments. 2011. <http://www.dupageco.org/soa/>. Website accessed October 13.)

<sup>d</sup> Per \$100 of assessed valuation.

<sup>e</sup> [(EAV of land + EAV of Structures)/100] x Tax Rate.

<sup>f</sup> Total assessed property tax. (Sources: Cook County Real Estate and Tax Services Department. 2011. <http://www.cookcountyclerk.com/tsd/taxagencyreports/Pages/default.aspx>. Website accessed October 13.; DuPage County Treasurer's Office. 2011. Meeting with Aimee King/CH2M HILL. August 8.)

<sup>g</sup> Percent of tax revenue lost from constructing the proposed improvements.