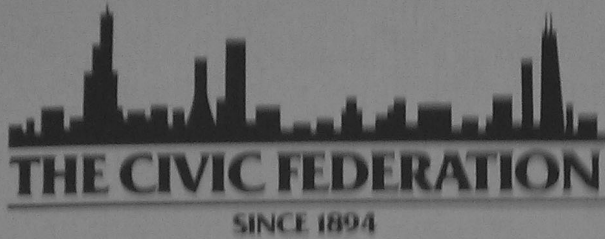


CHICAGO

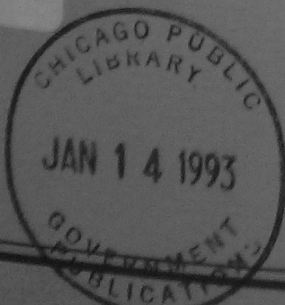


CHICAGOLAND—A FISCAL PERSPECTIVE 1979 — 1988

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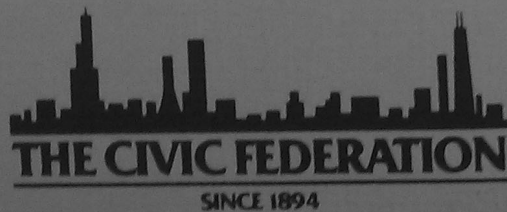
RESEARCH...POLICY...ACTION...FOR CHICAGO TAXPAYERS

June, 1990



MISSION

The Civic Federation is the nation's oldest taxpayers' watchdog organization. Incorporated in 1894, its mission was then, as it is now, to provide a citizen agency for promoting efficiency and economy in the organization and management of public business; for guarding against wasteful expenditure of public funds and excessive taxes; and for furnishing the public with accurate information concerning governmental revenues and expenditures.



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**1988 EFFECTIVE TAX RATES IN CHICAGO AND SELECTED SUBURBS
FOR HOMES, COMMERCIAL AND INDUSTRIAL PROPERTIES***

	HOME	COMMERCIAL	INDUSTRIAL
CHICAGO	1.79	5.21	4.84
COOK COUNTY SUBURBS:			
SCHAUMBURG	1.44-1.71	5.32-6.30	5.40-6.40
ROSEMONT	1.09	4.03	4.09
DEERFIELD	1.46-1.52	5.37-5.63	5.46-5.72
ELKGROVE	1.22-1.33	4.50-4.91	4.57-4.99
DUPAGE COUNTY SUBURBS:			
ELKGROVE	1.80	2.03	2.03
OAK BROOK	1.63-1.65	1.84-1.86	1.84-1.86
BURR RIDGE	1.71	1.93	1.93
LAKE COUNTY SUBURBS:			
DEERFIELD	1.91-2.05	2.19-2.34	2.19-2.34
BUFFALO GROVE	2.04-2.18	2.31-2.47	2.31-2.47
LINCOLNSHIRE	1.55-1.96	1.76-2.22	1.76-2.22

* These effective tax rates are based on information from the Cook County Clerk, DuPage County Clerk and Lake County Clerk and on assessment sales ratio studies from the Illinois Dept. of Revenue. The suburbs chosen to highlight here were part of the Civic Federation study, "Report on Intercounty Industrial and Commercial-Office Property Tax Differentials," released in February, 1990. In the cases where the effective tax rates are ranges, the Federation had a range of 1988 tax rates from the county clerks for these suburbs. These effective tax rates are based on dividing the actual tax bill of a typical home or business property within these municipalities by the market value of that property.

For a home that sells for \$100,000, tax bills in Cook County would range from \$1,090 in Rosemont to \$1,790 in Chicago. In the DuPage municipalities, that \$100,000 home's tax bill would range from \$1,630 in parts of Oak Brook to \$1,800 in Elk Grove. In Lake County, that home's tax bill would range from \$1,550 in parts of Lincolnshire to \$2,180 in parts of Buffalo Grove. Although there is a fairly broad range in tax bills for these homes, most homeowners would be paying less than \$2,000 in taxes. This is within the normal range for single family home effective tax bills across the country.¹

¹ National norms for the effective tax rate are somewhat elusive. However, the Taxpayer's Federation of Illinois in its May/June 1988 publication, Tax Facts, cites effective rates of 2.0 as the national standard and rates over 3.0 as heavy tax burdens.