

Property Tax Levy Notices – Published in News-Gazette 12/4/2016

Notice of Proposed Property Tax Increase for the City of Urbana, Illinois

I. A public hearing to approve a proposed property tax increase for the City of Urbana for 2016 will be held on December 12, 2016 at 7:00 p.m. at the City of Urbana Council Chambers, 400 S. Vine Street, Urbana, IL 61801.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Phyllis Clark, City Clerk, 400 S. Vine Street, Urbana, Illinois 61801 at 217-384-2362.

II. The corporate and special purpose property taxes extended or abated for 2015 were \$7,081,807. The proposed corporate and special service property taxes to be levied for 2016 are \$8,746,910. This represents a 23.51% increase over the previous year.

III. The property taxes extended for debt service and public building commission leases for 2015 were \$0. The estimated property taxes to be levied for debt service and public building commission leases for 2016 are \$0. This represents a 0.00% increase over the previous year.

IV. The total property taxes extended or abated for 2015 were \$7,081,807. The estimated total property taxes to be levied for 2016 are \$8,746,910. This represents a 23.51% increase over the previous year.

The City of Urbana is asking for a 23.5 percent increase in the property tax levy based on the possibility that the Illinois Supreme Court could rule that hospital properties are taxable.

In the event that the City does not win the case before tax bills are sent out, we intend to reduce the tax levy so that the City's current \$1.355 tax rate remains in place. That would mean a City property tax bill of \$596 for the owner of a \$150,000 owner-occupied home, the same as in 2016, assuming the value of the property does not change.

If the City wins the court case before the tax bills are sent out, and hospital properties that are currently exempt are added to the tax rolls, the City's intention is to reduce the City tax rate to \$1.3152 per \$100 of assessed valuation. At this slightly lower rate, the City tax bill for the owner of the same house would be reduced to \$579, again assuming the property value does not change.

Urbana homeowners should not see any increase in their property tax bill for City taxes, unless the assessment on their property has increased. Please note that the City share of the total property tax bill is approximately 12.6%.

Laurel Prussing, Mayor of Urbana

