

**Green Garden Township Assessor's for review at the November 13, 2023 Township meeting**  
*Jane Bushong, Certified Illinois Assessment Officer*  
*Assessor, Green Garden Township*

This year's quadrennial appeal season **broke several records** in regards to **the volume of received inquiries and appeals**.  
Over 15% of all Green Garden Township residential property owners filed some level of appeal since early August, 2023.

When I was able to respond to each inquiry fast enough, I was able to explain the reasons behind this year's county multiplier increases which we experienced this past summer.

I spoke to, emailed and filed stipulation agreements and evidence for BOR hearings over the last 3 months with a few hundred of our residents or property owners.

For each BOR appeal, the Assessor is required to file supporting evidence on each.

Each of those submitted appeals consist of anywhere from 10 to 50 pages of evidence and extensive information such as comparable grids, photographs, measurements, recent sales documents and statements supporting each appeal.

Besides Appeals, both Will County and almost every Will County township experienced a **large increase in the amount of exemption renewal applications** received in 2023.

This increase was due to the pause of not having to file renewals during the two-year Covid period.

This also resulted in a huge increase in Certificate of Errors which are required to be completed by Assessors when the residents fail to their exemptions on time.

In 2023, there were a total of **2004 exemptions** for an estimated **exemption total of over \$10 million in assessed value.**

Sales in 2023 still remained strong for property owners who sold.

So far in 2023, there have been **a total of 96 sales** for a total **sales amount of almost \$20 million dollars.**

The **highest sale recorded this year in GGT was \$1,225,000.**

Green Garden Township continues to experience **an increase in residential homes and residential land** and a steady decrease in land which is farmed.

Although final 2023 assessment values can not be provided until all BOR appeals are finalized, the **Assessment Value increase for 2023 is significant.**

It appears an **almost 13% increase from 2022.**

With **over 26 million in additional assessment value for 2023.**

- 2023 AV            240,078,053
- 2022 AV            213,138,479                    **26,939,574 increase from 2022 to 2023**

Again, final numbers and yearly comparisons will be available as soon as the Board of Review appeals are completed.

Due to continued requests for assessment information and understanding of the entire assessment process, the Assessor's office requests to contribute an **assessment informational article** once again for our residents which will be printed in the next township newsletter.