

**NOTICE TO BEMENT, CERRO GORDO, & UNITY TOWNSHIP TAXPAYERS:
ASSESSED VALUES FOR 2024**

Valuation date (35 ILCS 200/9-95):	January 1, 2024
Required level of assessment (35 ILCS 200/9-145):	33.33%
Valuation based on sales from 35 ILCS 200/1-155):	2021, 2022, 2023

Publication is hereby made for equalized assessed valuations for real property in these townships in accordance with 35 ILCS 200/12-10. As required by 35 ILCS 200/9-210 and 35 ILCS 200/10-115, all assessments of property, other than farmland and coal are required to be assessed at 33 1/3 of fair market value. The following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

TOWNSHIP	FARMLAND (DOR CERTIFIED)	FARM/NON-FARM LOTS RESIDENTIAL IMPROVED & FARM DWELLINGS	COMMERCIAL	INDUSTRIAL
BEMENT	1.0000	1.0100	1.0100	1.0100
CERRO GORDO	1.0000	1.0350	1.0350	1.0350
UNITY	1.0000	1.1000	1.1000	1.1000

Pursuant to 35 ILCS 200/10-115, the Farmland assessments for the 2024 assessment year will increase by 10% of the preceding year's median cropped soil productivity index as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a \$46.87 per acre increase for each soil productivity index.

Property in these Townships, other than farmland and coal, is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over-assessed. If the resulting value is less than the fair cash value of your property, you may be underassessed. You may appeal your assessment to the Board of Review. If you believe your property's fair cash value is incorrect or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken:

Contact your township assessor's office to review the assessment.

Questions about these valuations for **Bement Township** should be directed to: **Charles Foran**
(217)671-1950 Office Hours are: By Appointment Only

Questions about these valuations for **Cerro Gordo Township** should be directed to: **Julie Magana**
(217)853-3906 Office Hours are: By Appointment Only

Questions about these valuations for **Unity Township** should be directed to: **Mary Kingery**
(217)621-3559 Office Hours are: By Appointment Only

If not satisfied with the assessor review, taxpayers may file a complaint with the Piatt County Board of Review. For complaint forms, instructions, and the Rules and Procedures of the Board of Review visit <https://piatt.gov/assessor> or call (217)762-4266 or visit the office at 101 W. Washington St. Monticello, IL. 61856 for more information.

The final filing deadline for your township is 30 days from this publication date. After this date, the Board of Review is prohibited by law from accepting assessment complaints for properties in this township. For more information on complaint deadlines, call (217)762-4266.

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (217)762-4266 or visit <https://piatt.gov/assessor/>

Your property tax bill will be calculated as follows: *Final Equalized Assessed Value – Exemptions = Taxable Assessment* *Taxable Assessment X Current Tax Rate = Total Tax Bill*

All equalized assessed valuations are subject to further equalization and revision by the Piatt County Board of Review as well as equalization by the Illinois Department of Revenue.

A complete list of assessments for these Townships for the current assessment year, except for those assessments that were changed solely by equalization as noted above, is as follows:

Bement

01-00-07-000-007-00	BRAUN, JACK	40,620
01-00-07-000-021-00	WEBB, JAMES & ROXANNA	59,884
01-00-07-000-135-00	GREGORY N HAMMER TRUST,	50,145
01-00-07-000-181-00	BURNS, MICHAEL M & JOHANA L	24,782
01-00-07-000-199-00	TAVENNER, DANIEL	39,643
01-00-07-000-252-00	MORGAN, COLLEEN M	44,584
01-00-07-000-302-00	WASKOWIAK, RANDY J & LEONA R	57,534
01-00-07-000-305-00	HILL STREET, LLC,	8,144
01-00-07-000-324-02	FRITZ, JAMES E JR & TRICIA L	60,491
01-00-07-000-366-00	SLEVIN, PATRICK P & KATHERINE	4,011
01-00-07-000-389-00	FURGESON, ANDREW & BRITTANY	60,589
01-00-07-000-402-00	STEVENS JR, ROBERT D & MELANI	21,848
01-00-07-000-418-01	ADAMS, JON R & JOANNE S	53,467
01-00-07-000-439-00	SHUMARD, RANDY	26,500
01-00-07-000-471-00	HAMMOND, DANIEL	32,372
01-00-07-000-489-00	SCHRIEFER, NIKOLAS A & KALYNN	19,875
01-00-07-000-502-00	PATTON, ALAN D & BARBARA L	25,767
01-00-07-000-503-00	DURBIN, MIKE	3,956
01-00-07-000-509-06	MACKLIN, JODI ANN	30,279
01-00-07-000-513-02	HAUERSPERGER, HAYDEN	41,582
01-00-07-000-599-00	SHAFER, MITCHEL & SHEPHANIA	47,503
01-00-07-000-610-00	BEMENT HOUSING PARTNERS LP	62,764
01-00-07-000-611-00	RT 36 RENTALS LLC,	81,747
01-00-07-000-629-00	CRADDOCK, DONALD & LORI	64,385
01-00-07-000-630-00	HENDERSON, MARK & JOYCE	52,856
01-00-07-000-719-00	ARBUCKLE, JESSICA	64,326
01-01-17-006-008-02	JEAN, JOSEPH & DENISE	136,625
01-02-17-006-001-03	STROHL, RICHARD L	46,906
01-02-17-006-004-10	WILMA J FENDLEY TRUST, WILMA	70,765
01-02-17-006-004-20	WILMA J FENDLEY TRUST, WILMA	64,051
01-06-17-006-004-01	MOORE FAMILY FARMS INC	10,888
01-09-17-006-005-03	TRACY, TIMOTHY W	27,691
01-09-17-006-005-04	WILKINS FARMS LLC	1,001
01-19-17-006-007-00	WRIGHT, ADDLIE C & SANDRA K	76,208
01-21-17-006-009-03	WALSH, PATRICIA A TRUSTEE	31,995
01-22-17-006-006-01	LARIMORE, RICHARD L & ELIZABE	77,299
01-22-17-006-008-04	MORRIS, JOHN J JR & DORIS	117,004
01-22-17-006-008-05	MORRIS, DANIEL & MELISSA	133,954
01-23-17-005-007-04	HELMINSKI 2014 FAMILY TRUST	7,945
01-24-17-006-006-00	J & M SEBENS FAMILY PROTECTIO	102,383

Cerro Gordo

03-00-02-000-033-00	MARSHALL, GREGG M	3,744
03-00-11-000-419-00	PATRICK, TERRY	4,229
03-00-14-000-017-00	OLSON, CAROL ANN	6,258
03-00-14-000-019-00	MCKEE, GAVIN E & HEATHER J	10,853
03-00-14-000-063-00	KUIZINAS, REBECCA	33,061

03-00-14-000-075-00	ALLEN, ERWIN J	6,977
03-00-14-000-078-00	COPELAND, CHRISTOPHER	30,037
03-00-14-000-084-01	MCKEE, GAVIN & HEATHER	17,399
03-00-14-000-103-01	NORFOLK SOUTHERN RAILWAY TAXA	3,821
03-00-14-000-103-02	CERRO GORDO TOWNSHIP ROAD DIS	21,977
03-00-14-000-129-01	FISCHER, BROCK E	54,619
03-00-14-000-226-00	WILDMAN, KAREN JEAN TRUST	51,279
03-00-14-000-231-00	HENDERSON, JAMES M & DEBRA S	11,052
03-00-14-000-282-00	MCFADDEN, PATRICK & RONNI	61,263
03-00-14-000-303-00	MILLER, ROGER W & PATRICIA N	32,966
03-00-14-000-308-00	RIDGEWAY, DENNIS G	42,640
03-00-14-000-326-01	SCHOOLEY, JOHN & TERESA	84,266
03-00-14-000-336-00	TATE, JOSEPH M & KRYSTAL L	26,003
03-00-14-000-339-00	COOK, PATRICK C	7,255
03-00-14-000-343-00	MCKEE, GAVIN E & HEATHER J	10,334
03-00-14-000-486-10	STUMP, JORDYN	4,047
03-00-14-000-505-00	GULYASH, MICHAEL	6,310
03-00-14-000-514-00	BLICKENSTAFF, STEPHEN A	47,493
03-00-14-000-905-00	EVANS, LANGON L III & CHERILY	59,109
03-00-14-000-956-00	STUMP, JORDYN	35,286
03-00-21-000-472-00	TRAXLER, LARRY A & CATHY L	7,784
03-00-21-000-484-00	YATES, CATHERINE M & JASON JR	3,937
03-00-21-000-485-00	CLEM, GARY L & WENDY	3,414
03-00-21-000-491-01	WAKELAND, TAMARA D	4,058
03-00-21-000-492-00	HARPER, JOHN & CHERI	6,839
03-00-21-000-524-00	CHAPLIN, RONALD L & LAURIE A	14,904
03-00-21-000-573-00	MATHERLY, ZACH	12,119
03-00-21-000-584-00	SIMS, LARRY A & RONDA S TRUS	3,781
03-02-16-004-010-03	PHILIP R FLAUGHER ESTATE,	88,905
03-04-16-005-001-00	MILLER, WILLIAM TECUMSEH III	138,069
03-12-16-004-001-00	LAWRENCE LAND HOLDINGS LLC, A	272,414
03-14-16-004-001-02	TOHILL, THOMAS D & NONA L	66,252
03-15-16-004-002-00	SEMENOW, VICTOR S	75,824
03-19-16-005-006-00	MACY, JUSTIN D	53,080
03-27-17-004-022-00	CLARKSON, LYNN E	157,711
03-28-17-005-017-11	MANN, JACOB D & CHRISTINA N	44,487
03-29-17-005-013-02	LONNON, JEFFREY & LONNON JANI	78,222
03-29-17-005-013-03	DOBSON, THOMAS & AMY	3,710
03-32-17-005-011-01	KRAEMER, DAVID L	69,679
03-33-16-005-007-00	NATURAL GAS PIPELINE CO	264,094
03-35-16-004-008-02	STERLING, STANLEY & KATHERINE	118,394

Unity

07-00-04-000-002-01	TEWELL, RACHEL L	3,317
07-00-04-000-034-00	JOHNSON, MARY E	37,580
07-00-04-000-112-01	SASS, SHANNON & JENNIFER	70,169
07-00-04-000-280-01	HARRIS COMPANIES INC	76,199
07-00-35-000-045-10	STAGGS, SANDY, THORNELL, TYLE	43,500
07-00-35-000-156-00	PETTYJOHN, LYLE & ROBIN	2,824
07-00-81-000-055-00	TOPFLIGHT GRAIN COOPERATIVE I	138,741
07-00-81-000-060-00	TOPFLIGHT GRAIN COOPERATIVE I	30,247
07-02-16-006-006-03	GRAY, DELBERT D	31,108
07-04-16-006-005-02	MILLER, KENDALL J	7,159
07-09-16-006-001-10	VOSS KRYSTAL 21.73% LAUREN 21	27,526
07-09-16-006-001-20	VOSS, TIMOTHY JOHN	6,846
07-09-16-006-008-02	CLARK, DAVID A	29,516
07-11-16-005-002-02	A&M LEGACY FARMS LLC JAMES LI	139,367
07-14-16-005-001-00	HOWLAND, CLAIRE YVONNE TRUST	133,907
07-18-16-006-002-10	STUNTZ, MARGARET	11,594
07-18-16-006-002-20	ALBIN, JANET	28,725
07-18-16-006-002-30	BARBARA A BEALS TRUST	28,336
07-24-16-006-005-00	BROTHERS VISION FUND LLC,	45,797
07-25-16-006-031-00	HARRIS COMPANIES INC,	12,647

07-26-16-006-019-01	MAST, GREG D & HANNAH	10,810
07-28-16-006-007-01	BEILER, LESTER	102,506
07-33-16-006-012-02	TOP FLIGHT GRAIN COOPERATIVE	1,235,017
07-50-00-201-501-00	TOPFLIGHT GRAIN CO-OPERATIVE	34,210