

By now most of you have gotten over the “sticker shock” associated with your 2016 Assessment notice. Trust me, as your Assessor, as well as a tax paying homeowner of Cuba Township, I am not pleased. Since the Real Estate collapse of '08, our office has worked overtime in an attempt to keep up with the roller coaster values seen in the market. It has been a significant challenge, but I'm proud of the work we have done. This year our efforts have been undermined by the Lake County Chief Assessment Office. A 6.6% factor, INCREASING your assessment, was applied to all parcels in Cuba Township. This was done by the Lake County Chief County Assessor. In reviewing your 2016 Assessment notice, the last two columns are, “2016 Township Assessor Valuation”, and “2016 Equalized Assessed Valuation”. The first column is the Assessed value Cuba Township awarded to your property. In most cases, our research DID NOT indicate an increase. In fact, approximately 95% of the parcels remained the same as in 2015. The second column, which is your FINAL Assessed value, represents the increase applied by LAKE COUNTY.

Complicating matters further, The Lake County Chief Assessment Officer, prevented any duly ELECTED Township Assessor from re-valuing neighborhoods where it was appropriate. Assessors who spent the time and effort to research and apply new, and supported assessments, had their conclusions reversed by The APPOINTED Chief County Assessment officer. In cases where the local Township Assessor lowered the property assessment, The Lake County Chief Assessment Officer, Martin P. Paulson, eliminated the reduction, AND then applied the INCREASED factor to all of the properties. I have proudly served as the Cuba Township Assessor since 2004. Never before has the County intervened in such an intrusive way. It is extremely frustrating being unable to properly carry out the duties of my office. At the end of the day it is the taxpayer, the homeowner that suffers.

I urge all of you to contact the Lake County Chief Assessment Officer directly. Voice all of your complaints and questions to him. Additionally, I would reach out to your Lake County Board Member to express your frustration. The only way to hold these officials accountable is by voicing our opinions. Collectively, we can make a difference.

The contact numbers for the CCAO and the Board members are listed below.

Martin P Paulson CCAO 847-377-2191
mpaulson@lakecountyl.gov

Nick Sauer Lake County Board Member- District 17
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Craig Taylor Lake County Board Member- District 19
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Aaron Lawlor Lake County Board Chairman- District 18
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Respectfully,

Rebecca M. Tonigan
Cuba Township Assessor

