



**CHIEF COUNTY ASSESSING OFFICIAL  
KENDALL COUNTY  
ANDREW P. NICOLETTI**  
111 West Fox Street – Rm. 303  
Yorkville, Illinois 60560-1498  
630-553-4146

February 16, 2021

The following is an **ESTIMATE** of the 2021 EAV. Actual figures are not available at this time.

\$3,905,738,870	2020 FINAL GROSS EAV
-\$ 83,495,446	2020 FARMLAND & FARM BUILDING EAV
\$3,822,243,424	2020 NON-FARM EAV
X 1.0351	2021 TENTATIVE EQUALIZATION FACTOR <b>(+3.51%)</b>
\$3,956,404,168	2021 EQUALIZED ADJUSTED GROSS EAV
+ \$ 88,392,657	2020 FARM BUILDINGS AND FARMLAND WITH 2021 INCREASE <b>(approx. + 7%)</b>
+ \$ 62,168,890	<b>ESTIMATED 2021 NEW CONSTRUCTION (2020 N/C was \$60,949,893)</b>
- \$ 13,676,691	<b>ESTIMATED 2021 BOR REDUCTIONS</b>
\$4,093,289,024	<b>ESTIMATED 2021 EQUALIZED GROSS EAV</b>

$\$4,093,289,024 / \$3,905,738,870 = 1.048$  or a 4.8% **INCREASE** IN EAV FROM 2020 TO 2021.

**ASSESSMENT RATIOS ADJUSTED FOR CHANGES  
NON-GROUPED TOWNSHIPS  
THROUGH 2020 - BOARD OF REVIEW**

URBAN BY TWP.	2018	2019	2020	3 YEAR AVE.	X 2020 FACTOR	= ADJ. AVE.
BIG GROVE	32.92	33.52	31.81	32.75	1.0177	33.33
BRISTOL	32.81	32.37	31.36	32.18	1.0357	33.33
FOX	31.47	34.41	30.27	32.05	1.0399	33.33
KENDALL	33.14	31.92	31.09	32.05	1.0399	33.33
LIS/NASY/SEWARD	32.94	31.99	30.48	31.80	1.0481	33.33
LITTLE ROCK	33.21	32.67	32.12	32.67	1.0202	33.33
OSWEGO	32.64	32.35	31.80	32.26	1.0332	33.33
URBAN WTD.	32.85	32.32	31.42	32.20	1.0351	33.33

16-Feb-21

\\EXCEL\SALES\2020\SA215NG.123

PTAB 215