

River Forest Township Assessor's Annual Report Fiscal Year 2022-2023

April 11, 2023

The year 2022 was River Forest Township's last year of the 2020 re-assessment and it continued to be a hectic year. Our office has noticed a significant increase in phone calls and emails over the last 3 years. We are again seeing residents in the office. We have seen 45 residents inhouse this year. Additionally, the calls have been increasing in volume as the Cook County Assessor is constantly changing the dates of when forms are available. This year's delay in the exemption form availability and delayed tax bills has been a major issue of confusion for residents.

Senior, Senior Freeze and Homeowner's Exemption Certificates of Error's have been filed and continue to be filed. The amount of Senior Exemption applications has increased due to our ageing population. We now have 1095 Senior Exemption Property Index Numbers (PINs) out of the total of 4606 PINs in River Forest.

The Deputy Assessor, Kathy Elliott, has continued to be very helpful in the smooth operation of this office during a time when educating residents regarding assessment, exemptions and tax bills is a priority.

The first installment of the property tax bill was received on-time in early spring. The second installment of the property tax bill was mailed out the latest ever, in December, with a due date of December 30th. We assisted many of our residents in filing property assessment appeals. Board of Review opened later than expected (the latest ever), late November, and was open until December 27th. Throughout the year press releases were sent and the Township website continued to be updated.

Our triennial reassessment dates for this coming year are not yet available.

We are now getting complete sales records. We are able to provide reliable sales data this year.

We have instituted Constant Contact with great success. We have a direct link on our website to sign up, residents now can sign up for the latest Assessor news notifications and have been doing so with an overwhelmingly positive response. Our e-mail activity has greatly increased with the use of Constant Contact.

Statistics

Phone calls

November 2022: 227

December 2022: 444

January 2023: 291

February 2023: 434

March 2023: 543

Office visits: 45

Certificate of Error and Exemptions filed 78

Constant Contact Connection Statics

Sent out 6 communication blasts

Opening rate: 72%

Verified contact growth rate of 464 to 680

Sales statistics for 2019

379 total sales of which 16 were commercial

Total sales \$207,294,383

Average sale \$528,812

Predominant single-family home: Class 2-06

96 sales with an average price of \$445,402

Maximum sale price \$1,400,000

Condominium Class 2-99

128 sales with an average price of \$162,019

Maximum sale price \$825,000

Sales statistics for 2020

295 total sales of which 12 were commercial

Total sales \$135,780,555

Average sale \$460,273

Predominant single-family home: Class 2-06

102 sales with an average price of \$527,765

Maximum sale price \$1,650,000

Condominium Class 2-99

45 sales with an average price of \$165,511

Maximum sale price \$699,000

Sales statistics for 2021

549 total sales of which 11 were commercial
Total sales \$236,720,523
Average sale \$431,185
Predominant single-family home: Class 2-06
139 sales with an average price of \$599,337
Maximum sale price \$1,730,000
Condominium Class 2-99
159 sales with an average price of \$161,689
Maximum sale price \$855,000

Sales statistics for 2022

524 total sales of which 6 were commercial
Total sales \$162,401,155
Average sale \$386,120
Predominant single-family home: Class 2-06
114 sales with an average price of \$512,702
Maximum sale price \$2,000,000
Condominium Class 2-99
135 sales with an average price of \$132,966
Maximum sale price \$799,000

Permits statistics for 2019

181 building permits were filed in River Forest.
9 commercial and exempt properties for a total of \$31,908,407
172 were residential for a total of \$12,295,342
70 class 2-06 average permit \$58,306
11 class 2-99 average permit \$36,442
Total in permits - \$44,203,749

Permits statistics for 2020

146 building permits were filed in River Forest.
4 commercial and exempt properties for a total of \$1,209,000
142 were residential for a total of \$15,968,067
66 class 2-06 average permit \$77,345
11 class 2-99 average permit \$48,283
Total in permits - \$17,177,067

Permits statistics for 2021

424 building permits were filed in River Forest.
13 commercial and exempt properties for a total of \$994,560
411 were residential for a total of \$23,019,607
194 class 2-06 average permit \$49,914
15 class 2-99 average permit \$55,671
Total in permits - \$24,014,167

Permit statistics for 2022

330 building permits were filed in River Forest.
12 commercial and exempt properties for a total of \$ 1,163,791
325 were residential, for a total of \$24,242,169
3 vacant land, for a total of \$16,201,399
Total in permits - \$39,279,777

Pamela J. Kende C.I.A.O.
River Forest Township Assessor