



MILTON TOWNSHIP ASSESSOR

1492 N. Main Street
Wheaton, Illinois 60187

A Message From Chris LeVan, Milton Township Assessor

Welcome to the New Milton Township Assessor's web site. Having just taken office January 1, 2014, we hit the ground running on your behalf. This included bringing on four seasoned real-estate professionals with an average of 20 years of experience in both residential and commercial property valuation, while reducing expenditures by 12 percent.

Our newly remodeled office has been designed for the efficient management of your property values with the latest updated technologies. My friendly and courteous staff are here to provide professional help with your real estate assessments and exemptions that are available for homeowners in Milton Township.

As the Milton Township Assessor, I am required by law to uniformly assess properties at a median level of 33.33% of market value. The Assessor **does not levy a tax**, but rather determines the market value of all property within the township. Equitable assessments ensure a fair distribution of the property tax burden among all property owners. Local property taxes pay for such items as city, village and county services, as well as schools, libraries, park districts, roads, fire and police protection.

Our office maintains a file for every property located within the township. This file includes information about the lot, drawings and photos if the property is improved, and descriptions of those improvements. When buildings are constructed, my staff gathers information from blueprints and through field inspections of each property. Changes to properties are monitored through building permits, sales listing information, and neighborhood reviews.

Assessments must be equalized to a median level of 33.33% on an annual basis, and a General Reassessment is required every four years to maintain or adjust assessment uniformity in each neighborhood. Assessment increases or decreases within a neighborhood are based on the prior three years' sales. If necessary, assessment changes are made within a neighborhood based on style, location, or other criteria.

Milton Township Assessor – Page 2

The Assessor's property files are a valuable resource to appraisers, realtors, and homeowners who want to compare their properties to similar properties in order to verify assessment uniformity.

Since Milton Township is in the geographic center of DuPage County, we are contiguous with the other eight townships. It is extremely important to have reliable and uniform standards for all of DuPage County. My office is committed to working collaboratively with our eight neighboring townships to ensure fair and equitable assessments for comparable properties.

Finally, this office belongs to the people of Milton Township. We work for you and we are here to service your needs. Please never hesitate to call or stop by to discuss any questions or concerns you might have. Whenever possible, I will make myself available to address issues beyond the scope of routine informational answers from our staff. I live here too, and want Milton Township to remain one of the best places to live, work, and raise a family.

Sincerely,

Chris E. LeVan
Milton Township Assessor