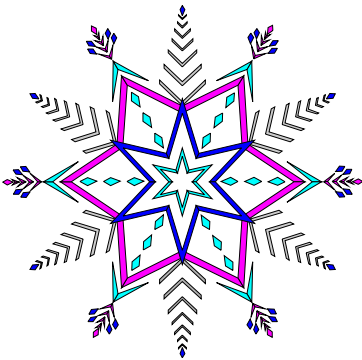




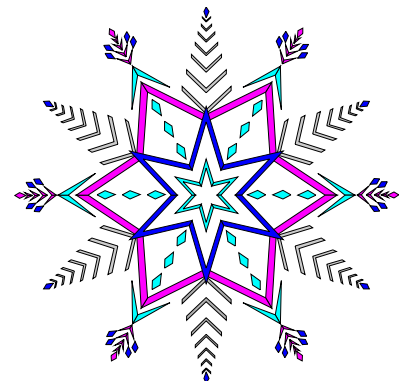
*Wishing You & Yours a
Wonderful Holiday Season
And A Healthy & Prosperous
New Year*

December 2004

Cook County Edition
property **T**axfacts
News and Views Published by Ennes & Associates, Inc.

The graphic features the text "Cook County Edition" in a serif font at the top. Below it, the word "property" is written in a cursive script, followed by a large, stylized green letter "T" that serves as the first letter of "Taxfacts". The word "Taxfacts" is written in a large, green, cursive font. At the bottom of the graphic, the text "News and Views" is on the left and "Published by Ennes & Associates, Inc." is on the right, both in a small, black, sans-serif font. The background of the graphic is a light yellow-green color with horizontal lines, resembling a sheet of lined paper.

*Your Friends at
Ennes &
Associates, Inc.*



New Year....New Tax Increases

Between tax rate increases and rising equalization factors, taxpayers in Cook and the Collar Counties can expect to pay higher real estate taxes in the coming year. Here are just few examples of these increases.

Arlington Heights residents will pay more in property taxes next year due to the approval of a \$22 million tax levy for the village and the library. This will mean about \$60 more for the owner of a \$300,000 house. The Village Manager cites major building projects and increased costs for fire and police pensions as the main reasons for the increase.

Homeowners in **Palatine-Schaumburg High School District 211** could be facing increases over 2005 and 2006 to cover a \$20 million budget deficit. The district's superintendent is recommending an increase of 40 cents per \$100 of equalized assessed valuation to be split over two years – 25 cents in 2005 and 15 cents in 2006.

As the result of a \$100 million bond issuance, **all Cook County homeowners** will see an increase in the Forest Preserve levy. This will mean a 16% increase over two years after an initial 11.5% ramp-up in 2005. Currently, owners of a \$200,000 home pay about \$26 to the district. This will increase to \$29 next year and \$30.20 every year for the next 19 years. It is speculated that the money will be spent on a new trail system, nature centers and resource management facilities and district swimming pools.

With all these increases in the works it is important that you make sure you are getting all of the exemptions you are qualified for. These can range from the homeowners exemption to the senior freeze. Be sure to check the assessor's web site at www.cookcountyassessor.com for exemption info and instructions. Any questions...call us.

DuPage County assessments will be subject to higher equalization factors for tax year 2004. The average township increase was 9% from 2003 thru 2004. In contrast, the equalization factors issued in 2003 decreased 3% from 2002. An active real estate market and high purchase prices are the primary reason for the increase.

But....Help is on the way!

Do you think your property taxes are too high? Would you like to improve your bottom line? Before your taxes begin to "snowball", give Ennes & Associates a call. We can review your property's assessment and let you know if your commercial or industrial property is over-valued. Remember, you don't need to be the owner of the real estate to appeal the property taxes. If you are a lessee responsible for the taxes, you have the right to contest the assessment. Don't hesitate – call E & A today!

