Hinsdale Township High School District 86
5500 South Grant Street
Hinsdale, IL 60521
630-655-6100

Annual Levy Overview
Year 2025

11.25.2025

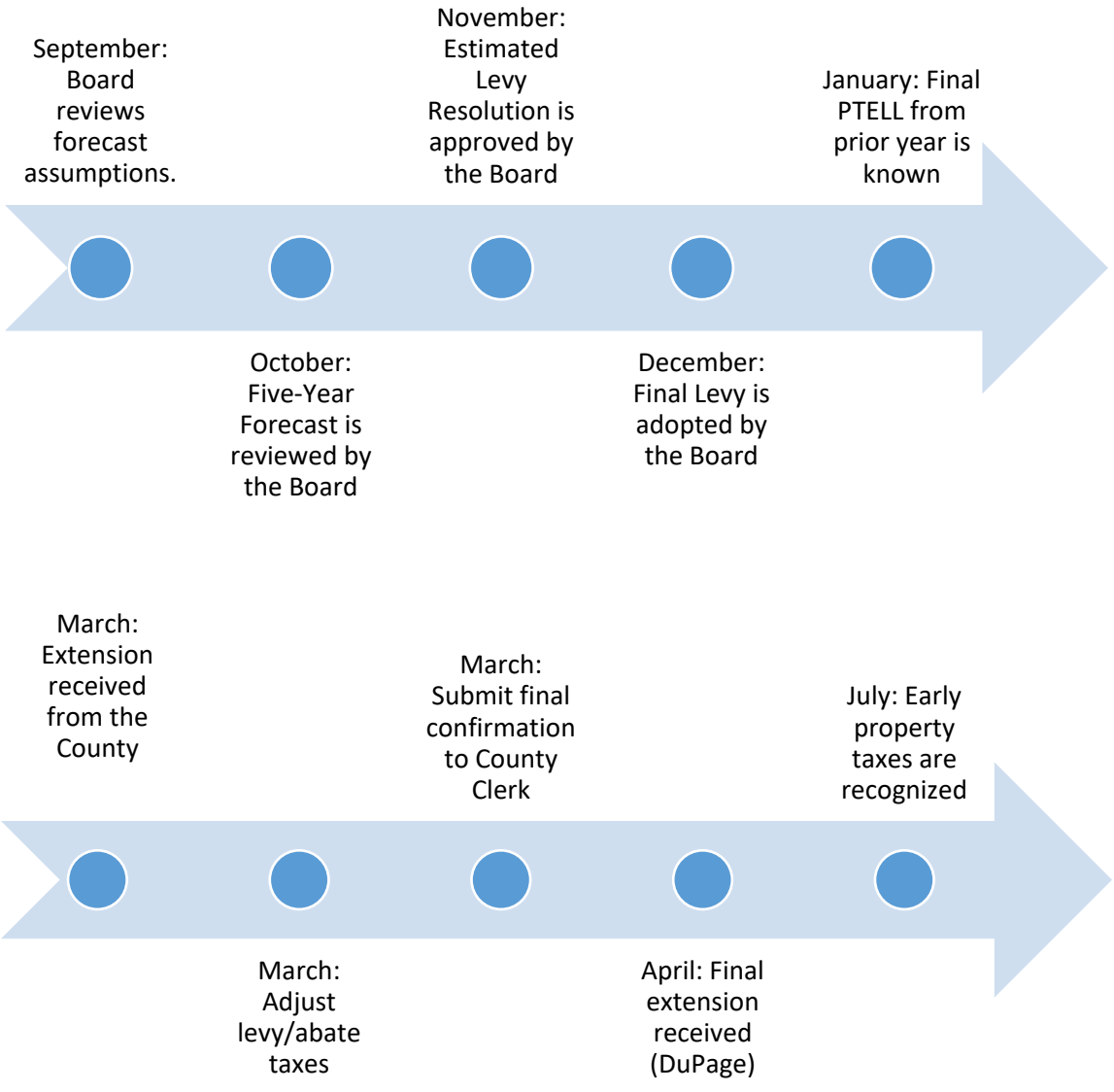
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A Tradition of Excellence

Levy Overview and Timeline

The levy is an annual process undertaken by the taxing body to request tax dollars for funding its operations. Illinois taxing bodies have until the last Tuesday of December to submit their levy request to the county clerk. Levy requests are submitted to the county clerk by fund (e.g. Educational Fund, Operations & Maintenance Fund, Transportation Fund, etc.) for all funds that are subject to the tax cap. The Debt Service Fund is not subject to tax cap so the taxing district does not submit a levy for this fund. The levy amount for the Debt Service Fund is determined by the county clerk based on the principal and interest amount due on the taxing body's outstanding debt.

Levy Timeline



Property Value Assessment

The responsibility of assessing property values occurs either at the county or township level in the State of Illinois. All property is reassessed every three or four years depending on the county or township, with the exception of farmland which is reassessed every year. The Assessor will use home sales data, home demand, additions and improvement projects, market conditions, and a number of additional factors to calculate a property's fair market value. In most cases, the property is assessed at 1/3 of the market value. A few notable exceptions are farmland, coal plants, and certain classes of properties located in Cook County that may be assessed at different percentages. Looking at homes specifically, the fair market value is multiplied by 1/3 and then any homestead exemptions are subtracted to reach the assessed value. The general homestead exemption applies to a homeowner's primary residence. There are additional homestead exemptions available to returning veterans, individuals with disabilities, and senior citizens. Below is an example of a typical assessed value for a home:

A	Market Value	$500,000
B	Assessed Value (A*1/3)	$166,667
C	Homestead Exemption	$8,000
D	Assessed Value (B-C)	$158,667

After the assessed values are calculated an equalization factor is applied. The equalization factor is used to keep the assessed values and fair market values from deviating from each other significantly. The equalization factor may be applied to an individual property or a group and can be processed at the state, county, or township level. The vast majority of the district's taxpayers live within DuPage County. For most property in DuPage the equalization factor (state multiplier) is 1.0. Using the example above, applying the multiplier of 1.0 would leave the final assessed value unchanged. If the multiplier is less than or greater than 1.0, the final assessed value would be adjusted by that factor to calculate the equalized assessed value.

The equalized assessed values are then compiled for each taxing district to determine the equalized assessed value (EAV) of the district. Below are the historic EAVs for District 86:

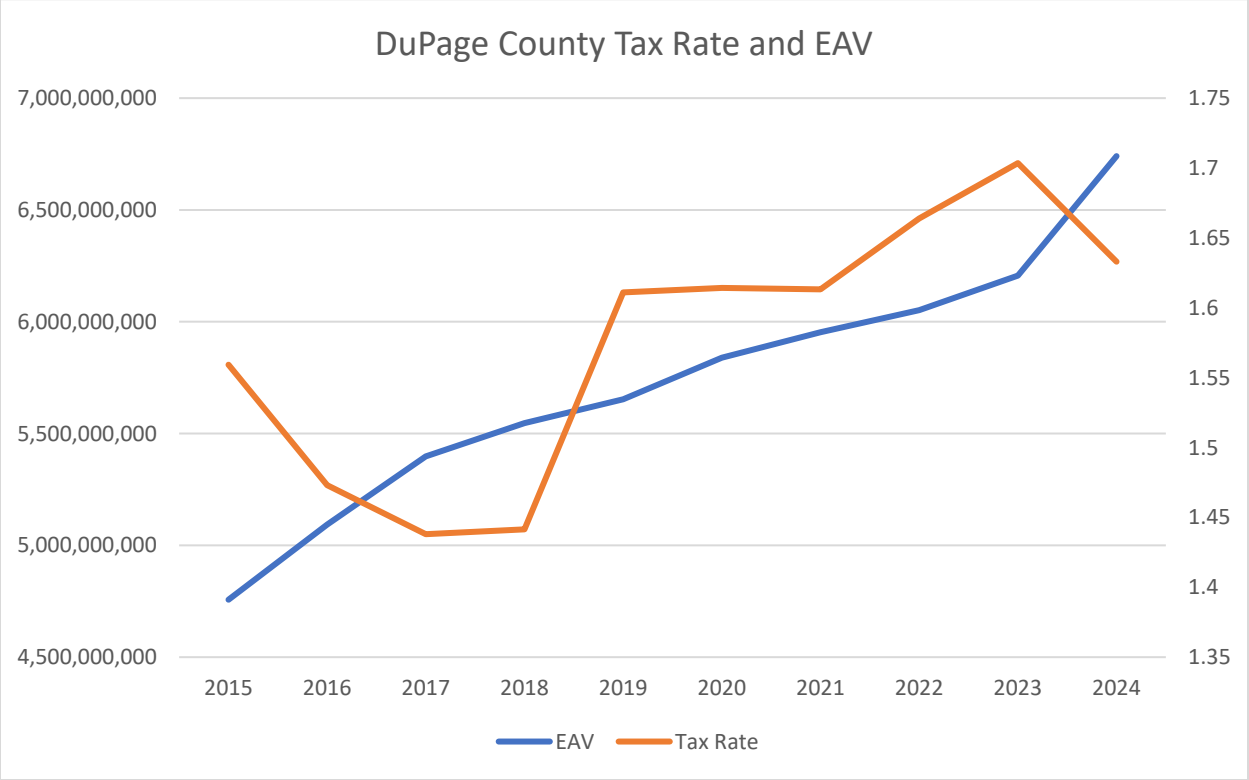
Levy Year	Equalized Assessed Value	New Construction	Tax Rates
2020	$ 6,123,782,523	$ 40,381,314	1.6341
2021	$ 6,261,996,308	$ 44,604,702	1.6297
2022	$ 6,337,282,113	$ 40,067,576	1.6894
2023	$ 6,551,535,675	$ 40,067,576	1.7185
2024	$ 7,084,426,780	$ 39,795,338	1.6485

Property Tax Rates

After an individual taxing body files their levy with the county clerk, the county clerk computes the tax rate by dividing the tax levy by the EAV.

TAX RATE = TAX LEVY ÷ TAX BASE (EAV)

The tax rate fluctuates every year as the EAV of the taxing body and the tax levy changes. There is an inverse relationship between the tax rate and EAV. The chart below shows the historic changes in the EAV and tax rate for the district.



In 2024, the most recent levy year, the district's total levy for DuPage County was $110,074,172.60. The EAV for 2024 was $6,740,610,692. The tax rate for 2024 would be calculated by dividing the total levy by the EAV.

DuPage County: $110,074,172.60 ÷ $6,740,610,692 = 0.016330

Cook County: $6,712,675.62 ÷ $343,816,088 = 0.019524

Levy Process

District 86 is subject to the Property Tax Extension Limitation Law (PTELL), which limits the amount of additional tax dollars that can be requested over the previous year. The law limits a taxing bodies' tax increase to CPI (Consumer Price Index) or five percent, whichever is less. PTELL uses a variation of the Consumer Price Index for All Urban Consumers (CPI-U). CPI-U is the annual average of monthly changes in price, for a basket of goods, whereas PTELL does not average the change, but calculates the change between December of the current and previous year. While CPI-U and PTELL can vary dramatically in a given year, over a longer period of time they will average out to be the same. Below is a chart that shows the PTELL percentage compared to CPI-U for the past 10 years. The 2024 PTELL is 2.9% and is the figure being used to calculate the 2025 levy. The 2025 levy will be used to determine the 2026 tax bills for property owners and will fund fiscal year 2026-27 for the district.

Year	PTELL %	CPI-U %
2015	0.7%	0.1%
2016	2.1%	1.3%
2017	2.1%	2.1%
2018	1.9%	2.4%
2019	2.3%	1.8%
2020	1.4%	1.2%
2021	7.0%	4.7%
2022	6.5%	8.0%
2023	3.4%	4.1%
2024	2.9%	2.9%

A taxing body is allowed to levy the amount of taxes that were extended the previous year increased by the PTELL percentage. For example, if a taxing body extended $10,000,000 in taxes for 2024, they would be allowed to increase that amount by 2.9 percent or levy a total of $10,290,000 in 2025. There is one additional factor considered for the levy request and that is new construction. New construction allows a taxing body to increase the levy amount beyond the established PTELL rate. The tax limitation law assumes that new construction results in additional service needs that must be provided by the taxing body, so the taxing body is allowed to increase its levy to encompass the new construction to offset the potential increase in required services.

The portion of the levy that falls under PTELL is known as the “capped” levy because increases are limited by the law. In the event that the “capped” levy request from the taxing body will exceed 5.0% the body is required to hold a Truth in Taxation Hearing. This hearing must be posted publicly and allow the public an opportunity to comment on the levy. The other portion of the levy is “non-capped” which is used to fund the debt obligations of a taxing body. The levy to make the debt payments is tied to the total principal and interest payments owed by the taxing body, for the year and not limited by PTELL. While the bond payments are not limited under the tax cap, other laws limit the total debt a taxing body may issue with or without approval from the voters within the taxing body’s boundaries. After taxing bodies submit their levies, counties apply the PTELL limits to the request and return the draft tax extension to the taxing bodies in the spring. The taxing bodies have a final opportunity to abate or redistribute the extension between funds, but no additional funds can be requested at that time.

The final two components that go into the tax extension are the loss and cost factor and the limiting rate. Both of these calculations are managed by the county prior to the taxing bodies completing their final review of the tax extensions in the spring. The loss and cost factor adds a small percentage increase to the levy amount to account for unpaid tax bills and property tax objections that reduce a property owner's tax liability. Cook County applies the loss and cost across all funds while DuPage only applies it to the Debt Service Fund levy. While the loss and cost factor may increase the levy amount the taxing body is still subject to the limiting rate if they fall under PTELL. The limiting rate is what “caps” the tax extension. The limiting rate calculation is as follows:

$$\text{Limiting Rate:} \quad \frac{\text{(Prior Year Extension x (1+Lesser of 5\% or CPI))}}{\text{(Total EAV - New Construction)}}$$

Below is the five-year tax extension history for the district:

Fund	Fund Name	2024 Levy	2023 Levy	2022 Levy	2021 Levy	2020 Levy
10	Educational	$ 77,762,219	$ 75,514,892	$ 71,883,791	$ 69,633,399	$ 71,268,581
10	Special Education	$ 2,609,501	$ 2,502,826	$ 2,370,144	$ 2,241,795	$ 2,192,314
20	Operations & Maintenance	$ 16,281,697	$ 14,891,156	$ 13,625,157	$ 11,578,431	$ 7,899,679
40	Transportation	$ 3,889,884	$ 3,453,322	$ 3,029,221	$ 2,348,249	$ 2,786,321
50	Social Security	$ 1,909,059	$ 1,987,583	$ 1,926,534	$ 1,966,267	$ 2,069,838
51	Municipal Retirement	$ 707,289	$ 910,502	$ 944,255	$ 1,033,229	$ 863,453
70	Working Cash	$ 13,925	$ 45,813	$ 38,024	$ 31,310	$ 30,619
80	Tort Immunity	$ 1,073,047	$ 943,505	$ 931,580	$ 876,679	$ 661,369
Total Capped Funds		**$ 104,246,622**	**$ 100,249,600**	**$ 94,748,705**	**$ 89,709,359**	**$ 87,772,175**
30	Bond & Interest	$ 12,355,173	$ 12,338,108	$ 12,313,339	$ 12,342,395	$ 12,296,555
Total Non Capped Funds		**$ 12,355,173**	**$ 12,338,108**	**$ 12,313,339**	**$ 12,342,395**	**$ 12,296,555**
Grand Total		**$ 116,601,795**	**$ 112,587,707**	**$ 107,062,044**	**$ 102,051,754**	**$ 100,068,730**

Abatement

A local government in Illinois has the authority, with a majority vote of its governing body, to direct the county clerk to abate a portion of its taxes. An abatement can be directed against the Debt Service Fund or any other fund. An abatement against other levies (any non-Debt Service Fund) would reduce the current year final tax extension resulting in a lower capped base for determining future levies.

An abatement against the Debt Service Fund would reduce the current year final tax extension for this fund requiring the district to fund the required debt service payment through a transfer from another fund. This would not impact the levy in subsequent years. The district bond resolutions contain a covenant by the Board that it will not impair the levy that will repay the bonds. The district has the option to seek a waiver of this covenant from the bondholders, which is not practical for any bonds held by third parties. The district does own the 2015B bond series so it could elect to waive the covenant for this series (this was used for the 2015 and 2016 levies). The district could also complete a transfer prior to approving the abatement so the levy is fully funded.

Property Taxes – Homeowner

An individual homeowner's tax bill is determined by two components, the EAV and the tax rate. Assuming a market value of $500,000 the EAV of the property would be $166,667 (ignoring exemptions and multipliers). The DuPage County tax rate for the district in 2024 was 1.6485. To calculate the property taxes owed, the EAV is multiplied by the tax rate.

TAXES OWED = $166,667 X 0.016485

TAXES OWED = $2,807.51