KEENEYVILLE SCHOOL DISTRICT 20



Tentative Tax Levy Presentation
Tax Year 2026

November 12, 2026



Section I
Overview of Tax Levy & Extension Process

20 KEENEYVILLE SCHOOL DISTRICT

Property Taxes and How They are Utilized

- In the State of Illinois, local real estate property taxes (sometimes called an “ad valorem” tax) are based on a property’s equalized assessed value, and the total local tax rate applied to that value, after any exemptions are subtracted.
- Property taxes are levied by local governing bodies, including but not limited to counties, municipalities, townships, community colleges and school districts.
- Assessed values are not determined by the local taxing bodies, but through the County Assessor’s office.
- As with most school districts, property taxes for Keeneyville District 20 are the largest source of revenue to fund and operate educational programs, maintain buildings and grounds, provide student transportation, and finance debt.

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What is a Tax Levy

- A tax levy is the request (by a local governmental entity or taxing body) for local property tax dollars for operation. In this case, the request is made by Keeneyville District 20 for DuPage County.

- Local governing bodies levy for specific dollar amounts, not tax rates.
  - School districts levy a separate amount for each fund in which local tax revenue is necessary for operation.
  - Tax rates are calculated by the County Clerk during the extension process.

- Local governmental entities or taxing bodies, such as ESD 20, must submit a formal request for the use of property tax dollars or they will not receive any local property tax dollars.

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What is the Assessment Process

- At the township level, assessors identify, appraise, and place value on real property.
- Market value is determined by Real Estate Transfer Declaration for similar properties.
- Commercial and industrial properties are valued based upon market value as well as income generated.
- Illinois statute states that **assessed value** should represent 33.3% of market value, except farmland.
- Assessment of farmland includes factors such as: yield, soil productivity, commodity prices, and mortgage rates

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What is the Extension Process

- After the tax levy is approved and filed, by the last Tuesday in December, the extension process begins

- The County Clerk begins the tax extension process
  - Calculates Property Tax Extension Limitation
  - Calculates final tax rates for each taxing district
  - District reviews for accuracy and makes any necessary reallocations
  - County Clerk then extends taxes on Equalized Assessment Value (EAV)

- The County Treasurer prepares tax bills
  - Distributes tax bills
  - Receives property tax payments
  - Distributes payment to local governing bodies

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What is the Review Process

- The purpose of the review is to correct under or over assessments.
- Assessors send changes to property owners and publish values in the newspaper
- Property owners have 30 days to appeal and challenge their assessment with the Board of Review.
  - Board of Review serves a copy of the petition to all taxing districts.
  - All settlements at the Board of Review happen prior to tax extension.
- The Property Tax Appeals Board (PTAB) is the next level of the review process.
  - Only commercial and industrial assessment appeals typically surpass the Board of Review.
- The Circuit Court is the final step in the review process.

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Key Terms Related to the Tax Levy

Tax Cap – PTELL (Property Tax Extension Limitation Law)
PTLL is the law that was enacted for DuPage County in 1991 which limits the annual tax extension increase to 5% or CPI, the lesser of the two, plus new construction.

Consumer Price Index (CPI)
Measures changes in the price level of a market basket of consumer goods CPI–U (all urban consumers) year-over-year. The CPI rate used in the tax extension calculation is the rate on December 31st of the prior year.

Equalized Assessed Valuation (EAV)
The value placed on property by the County Assessor for tax purposes multiplied by the State Equalization Factor.

Tax Rate(Limiting Rate)
The tax due stated in terms of an amount per $100 of EAV

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Section II

Calculating Property Taxes and Understanding Your Property Tax Bill

20 KEENEYVILLE SCHOOL DISTRICT

Tax Rate Calculations for Units of Local Government

- The total tax rate for a unit of local government is expressed as the total amount of property taxes extended as a percentage of total equalized assessed valuation (EAV).
  - This is expressed as: Total Extension / Total EAV = Tax Rate.
  - For example, a school district that levies and receives $10 million in taxes in a district with $200 million of EAV has a tax rate of 5.0000, or $5 per $100 of EAV.
- There is a separate tax rate calculation for each fund within a school district, as well as for each taxing body (counties, municipalities, townships, community colleges, and school districts). These separate tax rates are combined to establish the total tax rate for the taxpayer who resides within the boundaries of the taxing bodies.

How the Limiting Rate is Calculated

$$\frac{\text{(Aggregate Extension Base x (1+CPI))}}{\text{(Equalized Assessed Valuation – New Property)}} = \text{Limiting Rate}$$

Aggregate Extension Base: Prior year tax extension for all funds except debt service fund (bonds)

CPI: Computed by the Bureau of Labor Statistics that measures changes in prices over time for goods and services. This number was 3.4 on December 31, 2023. Increase is limited to the lesser of CPI or 5% due to P-TELL

Equalized Assessed Valuation (EAV): The value placed on property by the County Assessor for tax purposes multiplied by the State Equalization Factor.

New Property: New Construction and returning TIF property (if applicable)

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Tax Calculation for Individual Taxpayer

- The total tax extension for an individual taxpayer is expressed as the total Equalized Assessed Valuation (EAV), minus any exemptions, multiplied by the total tax rate and divided by 100.
  - EAV x Tax Rate / 100 = Tax Extension
- Example: A home with no exemptions and an equalized assessed valuation of $100,000, with an aggregate tax rate of $7.00 per $100, will have a property tax bill of $7,000.
  - (7% x $100,000 = $7,000)
- Individuals who occupy their home as their primary residence qualify for a homestead exemption of $8,000 in DuPage County.
- This is expressed as: (EAV - $8,000) x Tax Rate / 100.
- Applied to the example above, that same home would only be taxed on $92,000, resulting in a tax bill of $6,440.

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Tax Calculation for Individual Taxpayer

Rate 2022 (9)	Tax 2022 (10)	Taxing District (11)	Rate 2023 (12)	Tax 2023 (13)
		** COUNTY **		
0.0828	97.30	COUNTY OF DU PAGE	0.0899	108.54
0.0189	22.20	PENSION FUND	0.0179	21.60
0.0300	35.26	HEALTH DEPARTMENT	0.0291	35.12
0.0111	13.04	PENSION FUND	0.0103	12.44
0.1055	123.96	FOREST PRESERVE DIST	0.1001	120.86
0.0075	8.82	PENSION FUND	0.0075	9.06
0.0139	16.34	DU PAGE AIRPORT AUTH	0.0132	15.94
		** LOCAL **		
0.0856	100.58	WAYNE TOWNSHIP	0.0850	102.62
0.0035	4.12	PENSION FUND	0.0034	4.10
0.0690	81.08	WAYNE TWP ROAD	0.0687	82.94
0.0027	3.18	PENSION FUND	0.0025	3.02
0.6799	798.94	VLG OF BARTLETT	0.6321	763.14
0.1585	186.26	PENSION FUND	0.1655	199.80
0.4340	510.00	HANOVER PK PARK DIST	0.4081	492.70
0.0447	52.52	PENSION FUND	0.0403	48.66
0.5827	684.74	BARTLETT FIRE DIST	0.5596	675.60
0.0968	113.74	PENSION FUND	0.0977	117.96
0.2854	335.36	BARTLETT LIBR DIST	0.2542	306.90
0.0322	37.84	PENSION FUND	0.0274	33.08
		** EDUCATION **		
5.3827	6,325.22	UNIT SCHL DIST U-46	5.0788	6,131.64
0.0944	110.92	PENSION FUND	0.0538	64.96
0.4244	498.72	COMM COLLEGE 509	0.3984	480.98
0.0001	0.12	PENSION FUND	0.0001	0.12
		** TIF **		
8.6463	10,160.26	TOTAL	8.1436	9,831.78

Mailed to: (14)
JOHN DOE
1234 E KNOWN ST
WHEATON, IL 60189

Property Location: (15)
1234 E KNOWN ST
WHEATON, IL 60189

Township Assessor: (16)
WAYNE
630-231-8900

Tax Code: (17)
1019

Property Index Number: (18)
01-23-456-789

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

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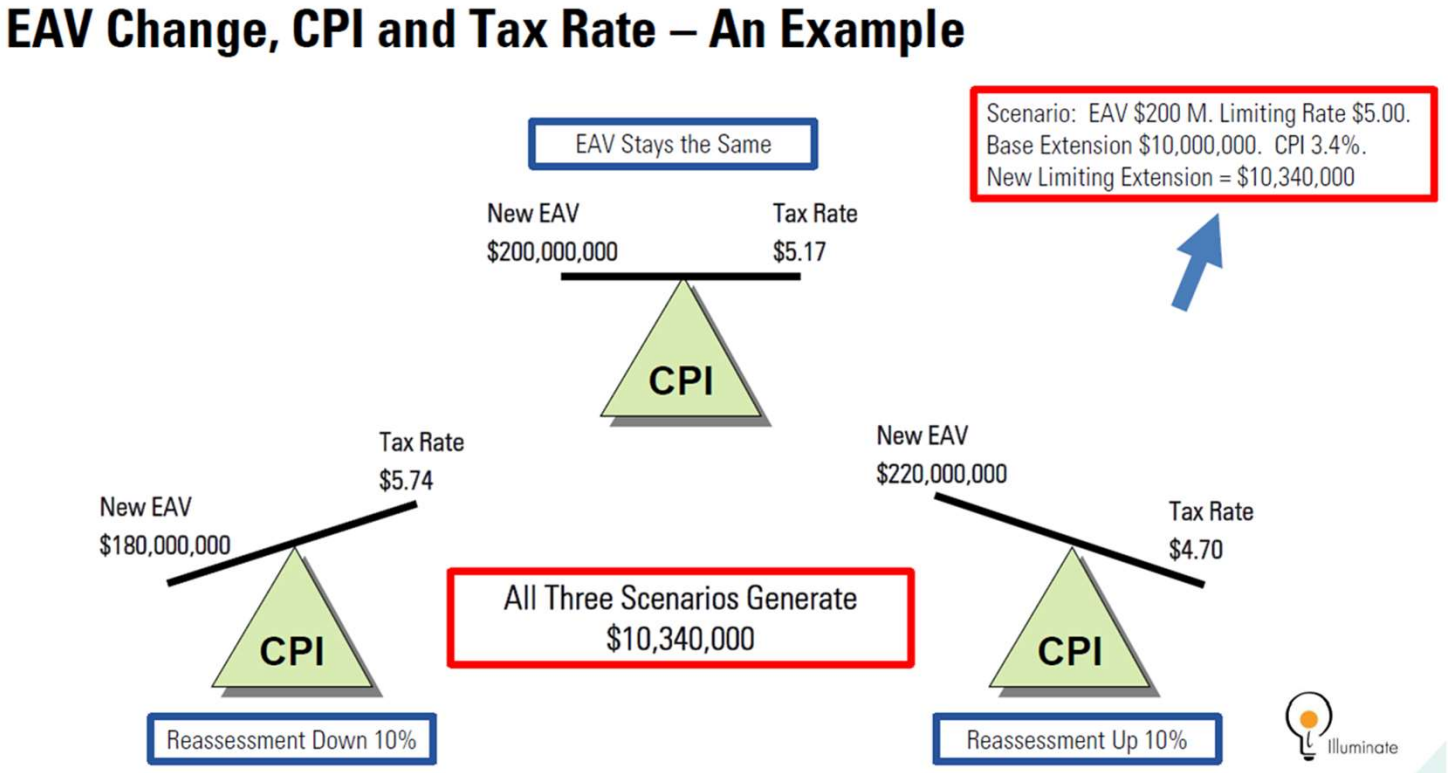
TIF Frozen Value	19	
Fair Cash Value	20	362,200
Land Value	21	67,530
+ Building Value	22	53,200
= Assessed Value	23	120,730 *
x State Multiplier	24	1.0000
= Equalized Value	25	120,730
– Residential Exemption	26	
– Senior Exemption	27	
– Senior Freeze	28	
– Disabled Veteran	29	
– Disability Exemption	30	
– Returning Veteran Exemption	31	
– Home Improvement Exemption	32	
– Housing Abatement	33	
= Net Taxable Value	34	120,730
x Tax Rate	35	8.1436
= Total Tax Due	36	9,831.78
~~Less Advance Payment~~	37	
– Commercial Abatement	38	
+ PACE Reimbursement	39	
=Net Due	40	9,831.78

2023 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours – 8:00 am–4:30 pm, Mon–Fri
Telephone – (630) 407-5900

20 KEENEYVILLE SCHOOL DISTRICT

Relationship Between EAV, CPI, & Tax Rate



KEENEYVILLE SCHOOL DISTRICT 20

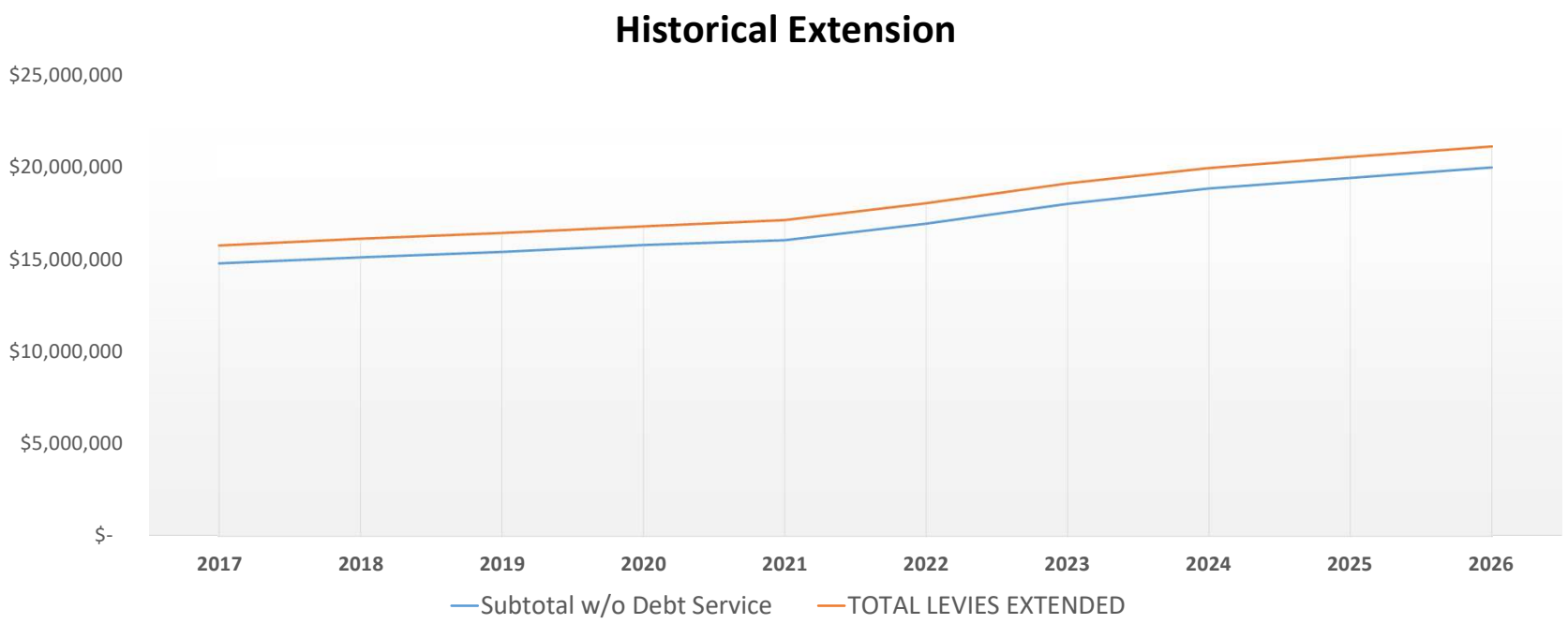


Section III

Current and Historical ESD 20 Property Tax Information

20 KEENEYVILLE SCHOOL DISTRICT

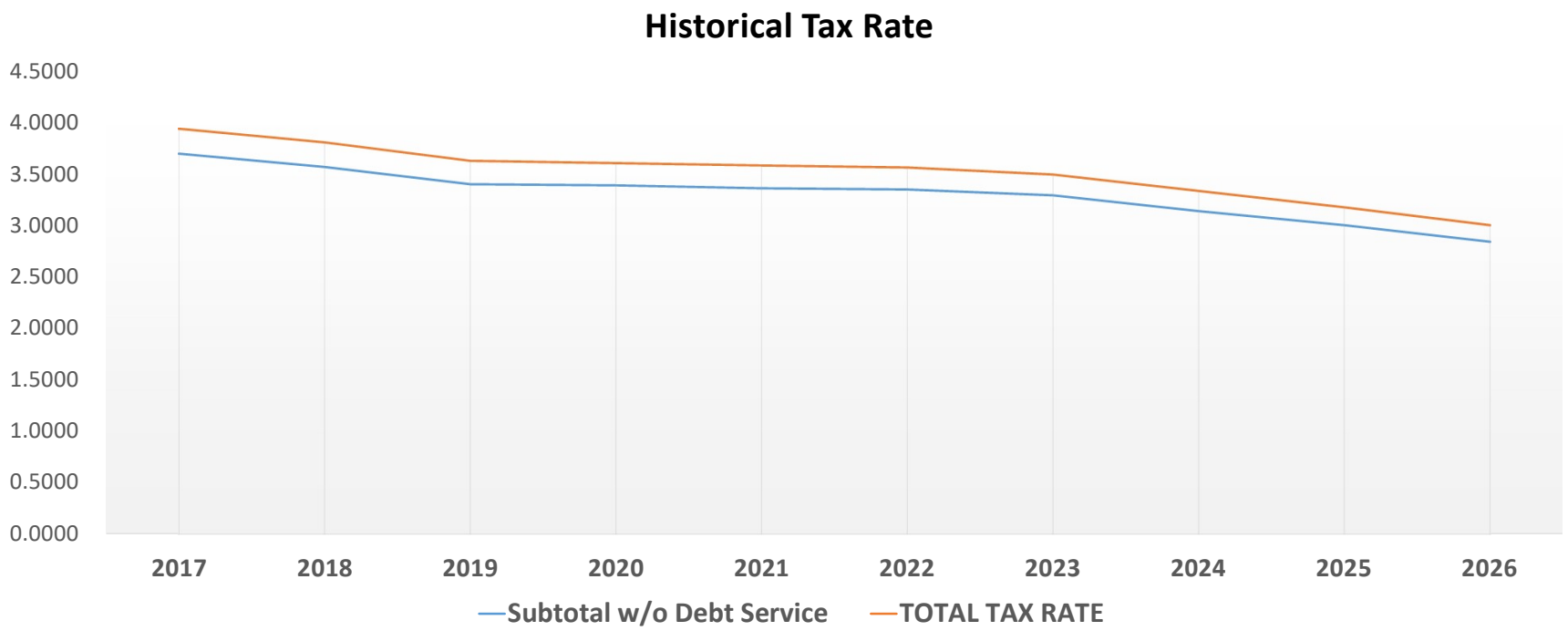
Historical Extension



DuPage - ESD 20 Property Tax Extension	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected Extension
TAX Levy Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Subtotal w/o Debt Service	$ 14,787,907	$ 15,111,818	$ 15,413,372	$ 15,784,727	$ 16,041,421	$ 16,938,183	$ 18,019,258	$ 18,844,479	$ 19,424,681	$ 19,988,763
TOTAL LEVIES EXTENDED	$ 15,755,861	$ 16,121,024	$ 16,442,110	$ 16,801,698	$ 17,138,976	$ 18,048,294	$ 19,119,002	$ 19,957,713	$ 20,554,927	$ 21,122,817

KEENEYVILLE SCHOOL DISTRICT 20

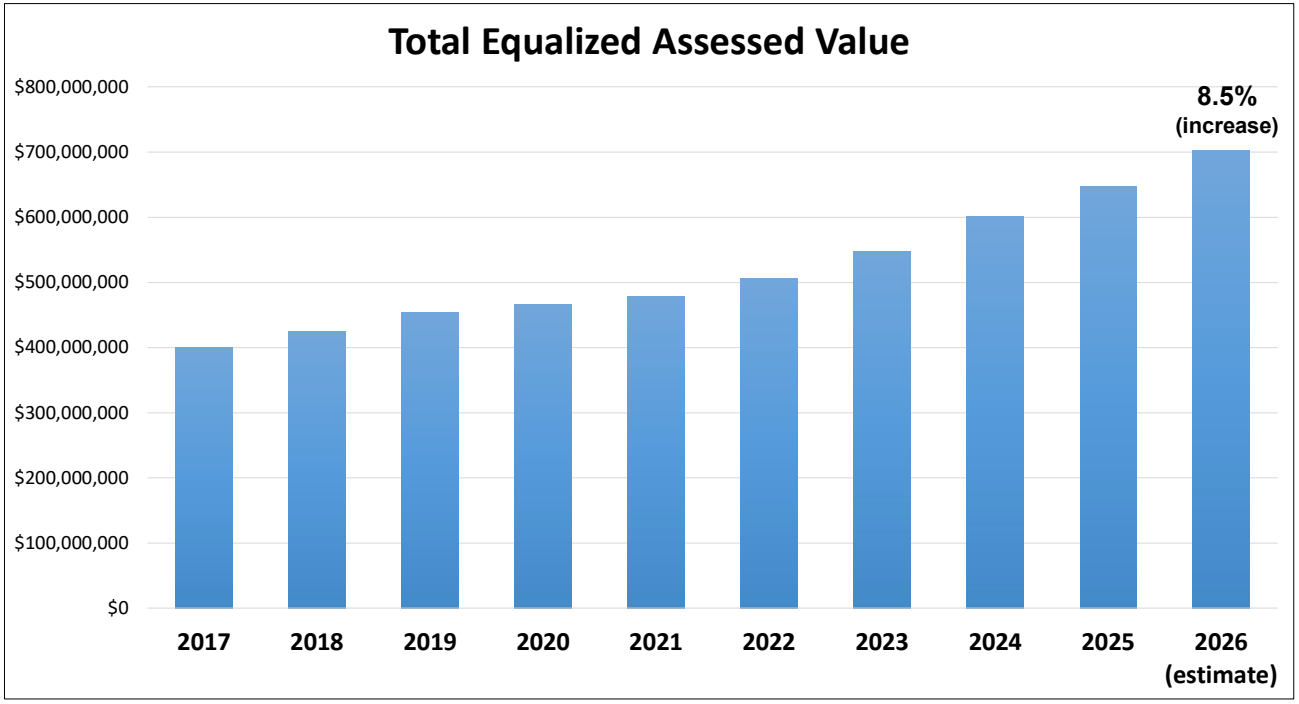
Historical Tax Rate



	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected Rate
Tax Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Subtotal w/o Debt Service	3.6941	3.5653	3.3981	3.3852	3.3572	3.3461	3.2901	3.1367	2.9990	2.8387
TOTAL TAX RATE	3.9359	3.8034	3.6249	3.6033	3.5805	3.5596	3.4909	3.3311	3.1735	2.9998

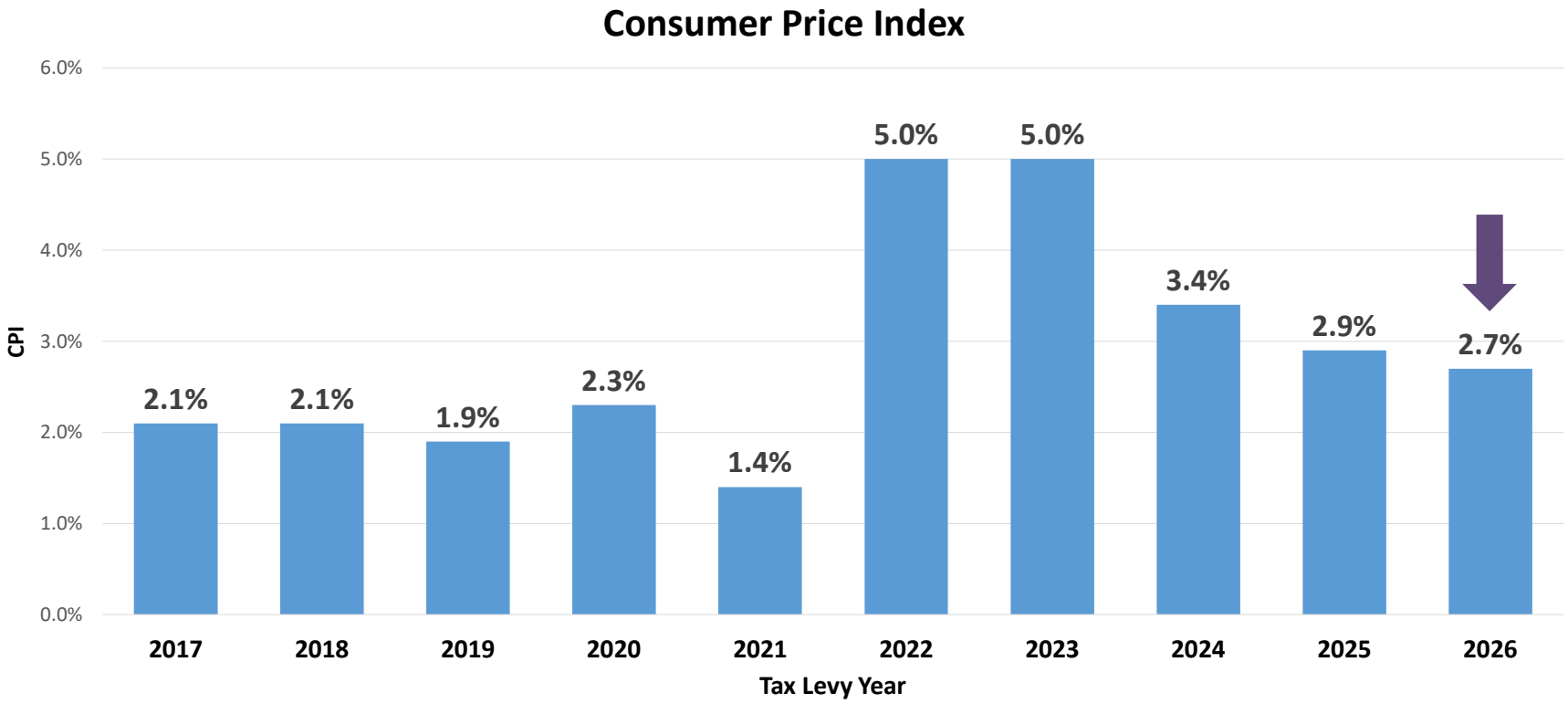
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EAV History

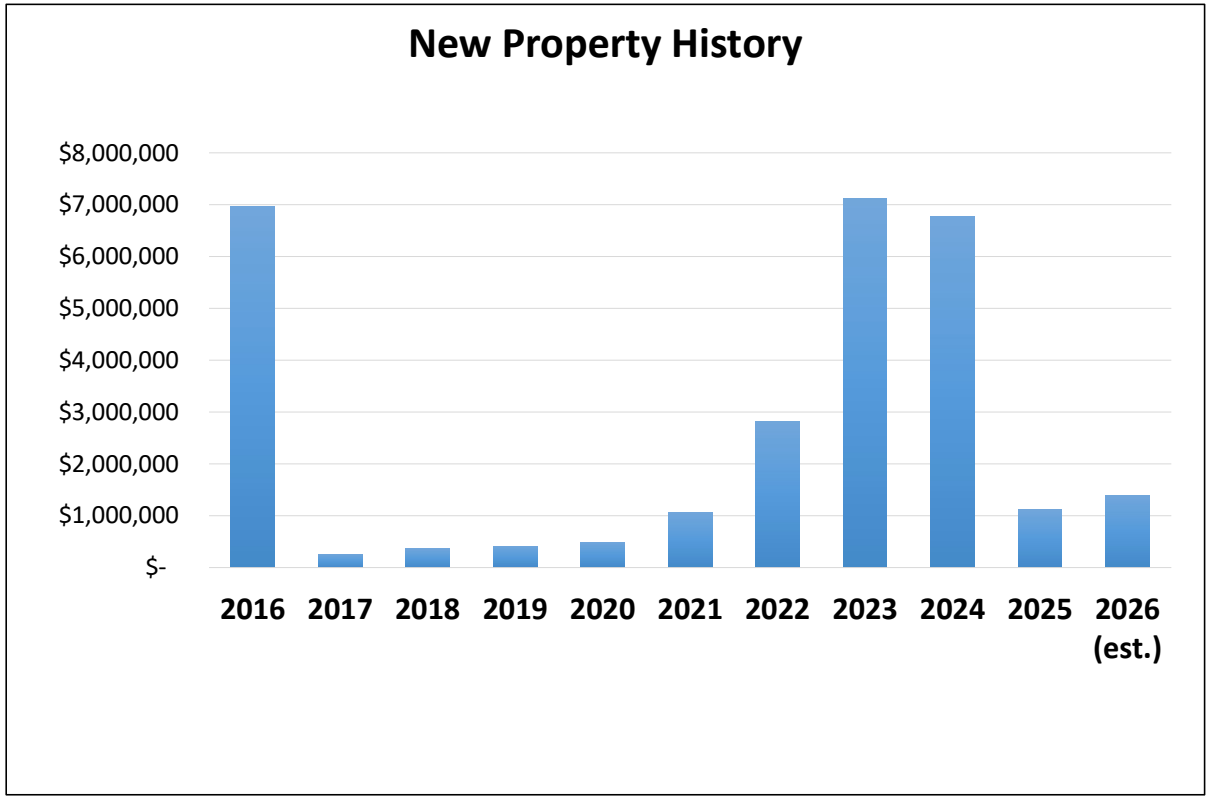


DUPAGE COUNTY - ESD 20	
Tax Year Levied	**TOTAL EQUALIZED ASSESSED VALUATION**
2016	**$376,542,123**
2017	**$400,311,505**
2018	**$423,858,235**
2019	**$453,587,951**
2020	**$466,286,394**
2021	**$477,821,416**
2022	**$506,206,718**
2023	**$547,681,151**
2024	**$600,774,017**
2025	**$647,705,270**
2026 (estimate)	**$702,760,218**

CPI History


Consumer Price Index
6.0%
5.0%
4.0%
3.0%
2.0%
1.0%
0.0%
CPI
2.1%
2.1%
1.9%
2.3%
1.4%
5.0%
5.0%
3.4%
2.9%
2.7%
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Levy Year

New Construction



Tax Year Levied	New Property	Amount of Increase/Decrease	Percentage of Change
2016	$ 6,969,000	$ 3,129,260	81.5%
2017	$ 251,890	$ (6,717,110)	-96.4%
2018	$ 365,090	$ 113,200	44.9%
2019	$ 413,290	$ 48,200	13.2%
2020	$ 484,420	$ 71,130	17.2%
2021	$ 1,054,390	$ 569,970	117.7%
2022	$ 2,828,300	$ 1,773,910	168.2%
2023	$ 7,116,260	$ 4,287,960	151.6%
2024	$ 6,766,302	$ (349,958)	-4.9%
2025	$ 1,116,442	$ (5,649,860)	-83.5%
2026 (est.)	$ 1,395,553	$ 279,111	25.0%

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New Construction Historic Estimates

Levy Year	Estimate	Actual	Difference ($)	Township Est.
2017	$ 277,630	$ 251,890	$ (25,740)	$4,409,235
2018	$ 329,170	$ 365,090	$ 35,920	$1,292,406
2019	$ 454,790	$ 413,290	$ (41,500)	$573,433
2020	$ 207,150	$ 484,420	$ 277,270	
2021	$ 873,960	$ 1,054,390	$ 180,430	
2022	$ 2,860,390	$ 2,828,300	$ (32,090)	
2023	$ 6,000,000	$ 7,116,260	$ 1,116,260	
2024	$ 5,409,268	$ 6,766,302	$ 1,357,034	
2025	$ 3,790,000	$ 1,116,442	$ (2,673,558)	
2026	$ 1,395,553			

KEENEYVILLE SCHOOL DISTRICT 20

Key Assumptions for the 2026 Tax Levy

- Prior Year Extension (2025) = $19,424,681
- CPI Increase = 2.7%
- EAV projected increase = 8.5%
- Estimated EAV = $702,760,218
- Estimated New Construction = $1,395,553
- Projected Limiting Rate = **2.8387%**
- Bond & Interest Levy (Debt Service) = $1,134,054
- Estimated Total Tax Rate = **2.9997%**

Estimated Calculation of Limiting Rate		2026 Levy
Prior year extension w/o debt service	$	19,424,681
1 + CPI (2.7%)		102.7%
Adjusted Extension Base	$	19,949,147
Projected Net EAV	$	704,155,770
Projected New Property	$	1,395,553
Projected Adjusted Valuation Base (EAV - New Const.)	$	702,760,218
Adjusted Extension Base	$	19,949,147
Projected Adjusted Valuation Base (EAV - New Const.)	$	702,760,218
Projected Limiting Rate		2.8387%
Projected Extension Limit (Limiting Rate Xs EAV)	$	19,988,763
Bond & Interest Levy	$	1,134,054
Total	$	21,122,817

20 KEENEYVILLE SCHOOL DISTRICT

Projected Extension vs. Levy (ballooning)

DuPage - ESD 20 Property Tax Extension	Projected Extension	Levy (ask)	Actual	Projected Extension	Levy (ask)
TAX Levy Year	**2025**	**2025**	**2025**	**2026**	**2026**
Educational	$ 15,110,681	$ 16,250,681	$ 16,108,430	$ 16,576,210	$ 16,279,624
Operations and Maintenance	$ 2,436,164	$ 2,436,164	$ 2,415,293	$ 2,485,432	$ 2,450,000
Transportation	$ 1,119,218	$ 319,218	$ 316,728	$ 325,926	$ 800,000
Illinois Municipal Retirement	$ 212,651	$ 12,651	$ 12,954	$ 13,330	$ 13,330
Social Security	$ 371,829	$ 321,829	$ 319,319	$ 328,592	$ 300,000
Working Cash	$ 3,731	$ 3,731	$ 3,886	$ 3,999	$ 2,500
Tort Immunity	$ 148,607	$ 148,607	$ 147,677	$ 151,965	$ 140,000
Special Education	$ 100,730	$ 100,730	$ 100,394	$ 103,309	$ 103,309
Subtotal w/o Debt Service	**$ 19,503,610**	**$ 19,593,611**	**$ 19,424,681**	**$ 19,988,763**	**$ 20,088,763**
Debt service	$ 1,118,754	$ 1,118,754	$ 1,130,246	$ 1,134,054	$ 1,134,054
TOTAL LEVIES EXTENDED	**$ 20,622,364**	**$ 20,712,365**	**$ 20,554,927**	**$ 21,122,817**	**$ 21,222,817**



20 KEENEYVILLE SCHOOL DISTRICT

Levy Tax Rates by Fund

	Actual	Projected Rate	Levy Amount
Tax Year	**2025**	**2026**	**2026**
Rates extended per $100:			
Educational	2.4870	2.3004	2.3119
Operations and Maintenance	0.3729	0.3462	0.3479
Transportation	0.0489	0.1130	0.1136
Illinois Municipal Retirement	0.0020	0.0019	0.0019
Social Security	0.0493	0.0424	0.0426
Working Cash	0.0006	0.0004	0.0004
Tort Immunity	0.0228	0.0198	0.0199
Special Education	0.0155	0.0146	0.0147
Agg Refunds	0.0090		
Subtotal w/o Debt Service	**2.9990**	**2.8387**	**2.8529**
Debt Service	0.1745	0.1611	0.1611
TOTAL TAX RATE	**3.1735**	**2.9998**	**3.0140**



KEENEYVILLE SCHOOL DISTRICT 20

Next Steps

- 11/04/2026 - Levy Presentation to Finance & Facilities Committee
- 11/9/2026 - Public Notice on District Website
- 11/12/2026 - Tentative Levy Presentation and Board Resolution (meets the 20-day requirement)
- 12/07/2026 - Publish Public Notice in Daily Herald (not more than 14 days or less than 7 days before public hearing)
- 12/17/2026 - Public Hearing & Levy Adoption at Board Meeting
- 12/18/2026 - File Certificate of Tax Levy with DuPage County Clerk & ROE (Filing Deadline is Last Tuesday in December)
- 12/21/2026 – Post 2026 Tax Levy presentation on District website
- March 2027 - Finance Department receives Final Tax Calculations from the County

20 KEENEYVILLE SCHOOL DISTRICT



Section IV

Definitions of Local Property Tax Terms

20 KEENEYVILLE SCHOOL DISTRICT

Definitions

- **Assessment**: The process of valuing real property for tax purposes.
- **Assessed Valuation**: A value placed on property for tax purposes.
- **Board of Review**: A county level committee that reviews property tax appeals submitted by local property owners.
- **Collection**: Receipt of property owner's payment by the County Treasurer.
- **CPI**: The Consumer Price Index (CPI) is a measure that examines the weighted average of prices of a basket of consumer goods and services, such as transportation, food, and medical care. It is calculated by taking price changes for each item in the predetermined basket of goods and averaging them. Changes in the CPI are used to assess price changes associated with the cost of living; the CPI is one of the most frequently used statistics for identifying periods of inflation or deflation.
- **Distribution**: Payment of tax receipts by the County Treasurer to schools and other units of local government.
- **Equalized Assessed Valuation (EAV)** : The assessed valuation multiplied by the equalization factor.
- **Equalization Factor:** A factor determined by the Illinois Department of Revenue each year to ensure an equal assessment among all 102 counties in the state. State statute requires that the aggregate value of assessments within each county must be equalized at 33 1/3 % of the estimated fair market value of real property in the county. This factor is also known as the "multiplier".

Definitions

- **Extension**: The actual amount of money received by a local governmental taxing body.
- **Property Tax**: A tax assessed on real estate by the local government. The tax is usually based on the value of the property owned (including the land).
- **PTAB**: If the local property taxpayer finds the decision of the Board of Review unacceptable, the taxpayer may request (in writing) a review by the county Property Tax Appeals Board or, PTAB. (Typically, only commercial or industrial assessment appeals go beyond the Board of Review.)
- **Tax Base**: The total EAV of a school district or taxing body
- **Tax Levy:** The dollar amount in real estate taxes requested by each taxing body.
- **Tax Rate**: The tax levy (i.e. dollar amount) divided by the total equalized assessed valuation. In other words, it is the amount of taxes due, as a percentage of the tax base.
- **Tax Year**: The calendar year in which property is assessed and the levy is made.



Questions



KEENEYVILLE SCHOOL DISTRICT