



Champaign County

County

Philo Township

Township

Part 1 — Complete the following information

Real estate	Use codes 1	Acres 2	No. of parcels 3	Assessed value 4	Use value ¹ (billing total) 5	Property assessed for the first time 6
Residential						
1 Model homes (10-25)	R/41					
2 Developer lots/land (10-30)	R2/32		1	680		
3 Unimproved lots/land	R/30		34	144,020		
4 Lots/land improved	R/40		674	4,152,650		
5 Improvements	R/40		674	27,602,500		336,040
6 Total			709	31,899,850		336,040
Farm (A)						
7 Farm homesite (10-145)	F1/11	112.600	(81)	388,880		
8 Farm residence (10-145)	F1/11			3,029,340		
9 Total (10-145)	F1/11	112.600		3,418,220		
10 Other land ²	F0/10, 20, 28 & 29					
11 Other improvements ³	F0/10, 28 & 29					
12 Total other land/imp.	F0/10, 20, 28 & 29					
13 Total farm (A)		112.600	81	3,418,220		
Farm (B)						
14 Farm land (10-125, 10-150 to 153)	F1/11 & 21	21,612.690	386	8,167,860		
15 Farm building (10-140)	F1/11			876,600		44,740
16 Total farm (B)		21,612.690	386	9,044,460		44,740
Commercial						
17 Developer lots/land (10-30)	C/52, 62, & 72					
18 Unimproved lots/land	C/50, 60, & 70		8	16,790		
19 Lots/land improved	C/50, 60, & 70		32	148,920		
20 Improvements	C/50, 60, & 70		32	1,248,010		11,700
21 Total			40	1,413,720		11,700
Industrial						
22 Developer lots/land (10-30)	I2/82					
23 Unimproved lots/land						
24 Lots/land improved	I/80					
25 Improvements						
26 Total						
Other Assessments						
27 Railroad property (locally assessed)			2	243,670		
28 Undeveloped coal (10-170)	7100					
29 Developed coal (10-170)	7100					
30 Oil leases	7200					
31 Other minerals						
32 Wind Turbine Land	27					
33 Wind Turbine (10-605)	27					
34 Conservation stewardship (10-420)	28					
35 Wooded acreage transition (10-510)	29					
36 Total			2	243,670		
37 Total - all locally assessed			1,137	46,019,920		392,480
Add Line 6, 13, 16, 21, 26, & 36.						

- ¹ Include all assessments but use the lower assessment for parcel under dual valuation.
- ² Not eligible under the Property Tax Code to be assessed as "farmland" under Section 10-110 through 10-130, "conservation stewardship" under Section 10-420, or "wooded acreage transition" under Section 10-510. See instructions.
- ³ Not eligible under the Property Tax Code to be assessed as "farm buildings" under Section 10-140. See instructions.

Part 2 — Complete the following and sign below

38 Write the date the assessment book was certified to the board of review. _____ / _____ / _____
Month / Day / Year

I certify that this is an abstract of the 2013 assessed valuations recorded in the assessment books, after all CCAO action, including equalization, as turned over to the board of review.

Chief county assessment officer's signature Date / /



Form PTAX-280-A General Information

Form PTAX-280-A, Tentative Abstract of 2013 Assessments, is required to be filed with the department.

A Form PTAX-280-A must be completed for each township and for the entire county. If your county does not have township organization and the assessor's books are kept by congressional township or precinct, you must file a separate Form PTAX-280-A for each area. The assessed value reported should include all chief county assessment officer's (CCAO) action, including any equalization by the CCAO.

This form must be filed upon completion of the CCAO's review and certification of assessments to the board of review. Mail the form to:

Illinois Department of Revenue
P.O. Box 19033
Springfield, IL 62794-9033.

Note: If an error is discovered at any time during the assessment year after the Form PTAX-280-A has been filed, a revised Form PTAX-280-A must be completed and filed with the department.

Specific Instructions

Part 1

Column 2 — No. of acres

Write the number of acres on the applicable line.

Column 3 — No. of parcels

Do not include exempt parcels. If the number of parcels in each subcategory does not equal the category total, explain in the notes area at the bottom of this page.

Column 4 — Assessed values of all parcels

These amounts should contain the assessed values for all parcels, including the higher assessment for property under dual valuation.

Column 5 — Assessed value* (billing total)

Write the total assessed values for all parcels using the lower assessment for parcels under dual valuation and for those qualified as a "historic building." This column represents the value on which the taxes are extended and is also called the billing total. Categories that do not have parcels under dual assessment will have the same figures reported in Column 4 and Column 5.

Column 6 — Assessed value for the 1st time

Valuation of the property assessed for the first time this year.

Residential

Line 1 — Include single-family residences, townhomes, and condominiums (10-25) - R41.

Line 2 — Developer lots (10-30) - R2/32

Line 3 — **Unimproved** lot/land - R/30

Line 4 — Lot/land **improved** - R/40

Line 5 — Improvements - R/40

Line 6 — **Add Lines 1 through 5.**

Farm (A)

Lines 7 through 9: Farm homesite, farm residence, and appurtenant structures (10-145) - F1/11. These amounts are included in the computation of the state equalization factor.

Line 10 — Include parcels classified as F0/20, rural property not improved with buildings. **Do not** include parcels assessed under the Conservation Stewardship or Wooded Acreage Assessment Transition Laws.

Line 11 — Include parcels improved and classified as

- F0/10 - rural property improved with buildings,
- 28 - improved parcels assessed under the Conservation Stewardship Law, *and*
- 29 - improved parcels assessed under the Wooded Acreage Assessment Transition Law.

Include the value of the improvements and the corresponding lot or acreage. These amounts are included in the computation of the state equalization factor.

Line 12 — **Add Lines 10 and 11.** These amounts are included in the computation of the state equalization factor.

Line 13: Total Farm (A)

- **Column 3** — Add Lines 10 and 11. **Do not** include parcels used for residential, commercial, or industrial purposes in this subcategory.
- **Columns 4 through 7** — Add Lines 9 and 12.

Farm (B)

Line 14: — Include parcels assessed under 10-125 (Farmland Assessment Law), classified as farmland, F1/11 & 21.

Line 15 — Include parcels assessed under 10-140 (Farmland Assessment Law), classified as farm buildings, F1/11.

Line 16 — **Add Lines 14 and 15.** These amounts are **not** included in the computation of the state equalization factor.

Commercial

Line 17 — Developer lots (10-30) - C2/52, 62, 72

Line 18 — **Unimproved** lot/land - C/50, 60, 70

Line 19 — Lot/land **improved** - C/50, 60, 70

Line 20 — Improvements only - C/50, 60, 70

Line 21 — **Add Lines 17 through 20.**

Industrial

Line 22 — Developer lots - (10-30) - 12/82

Line 23 — **Unimproved** lot/land - 1/80

Line 24 — Lot/land **improved** - 1/80

Line 25 — Improvements only - 1/80

Line 26 — **Add Lines 22 through 25.**

Other Assessments

Line 27 — Railroad property (locally assessed)

Lines 28 & 29 — **Coal assessments** (10-170) - 7100. These are categorized as undeveloped or developed coal.

Line 30 — Oil leases - 7200

Line 31 — Other minerals

Line 32 — Wind Turbine Land

Line 33 — Wind Turbine (10-605)

Line 34 — Include parcels assessed under 10-420 (Conservation Stewardship Law), classified as 28.

Line 35 — Include parcels assessed under 10-510 (Wooded Acreage Assessment Transition Law), classified as 29.

Line 36 — **Add Lines 27 through 35.**

Total - all locally assessed

Line 37 — Add Lines 6, 13, 16, 21, 26, & 36.

Part 2

Line 38 — Follow the instructions on the form.

Form PTAX-280-A must be signed by the CCAO before sending it to the department.

Notes:
