

Info on Will County property tax bills

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Tinley Park residents who live in the Will County portion of town recently received their 2022 property tax bills and may have noticed a significant increase in the amounts reflected for the Village of Tinley Park and Tinley Park Public Library when compared to the prior year. Please be aware that the Village and Library did not increase their tax levy request for tax year 2022 as the tax bill may seem to indicate.

Because Tinley Park's boundaries includes areas in both Cook and Will counties, additional steps are required in the Will County tax extension each year to determine the portion of the annual tax levy to be allocated between the two counties. These additional steps sometimes result in fluctuations on the tax bill, and unfortunately can make year-to-year comparisons of Village and Library taxes look unusual.

These additional steps in the tax process are required for any government whose boundaries span across multiple counties. According to Will County, there are about 100 governments, including Tinley Park, that have their property tax base in multiple counties outside of Will County. In these instances, Will County must estimate the taxable property values for the other counties outside of Will County to determine an estimated portion of the government's tax levy to be applied to the Will County properties in order to produce the tax bills.

Once the other counties' actual taxable property values are known, Will County must then recalculate the portion of the tax levy that should have been applied for the tax year. The difference between the actual result and the original estimate becomes an adjustment added or subtracted with the next year's tax bill. How the estimated taxable property value compares to the actual taxable property value for a tax year will result in either a reduction or an addition that is factored into the following year's tax extension.

Between tax years 2021 and 2022, these prior year adjustments were in opposite directions (2021 reflected a reduction, and 2022 reflected an addition), causing the change in the overall taxes for the two tax years to appear to be more substantial than they actually were increased by the Village and Library for tax year 2022.

While this issue doesn't originate with the Village of Tinley Park, we would like residents to be as informed as possible on how Will and Cook counties must calculate their tax bills. The Village has comprehensive information on this and other tax-related issues on the Village website at TinleyPark.org/Transparency.

The Village's portion of your property tax bill is typically only between 12 and 14 percent. For that percentage, which is on par and in some cases less than what those in our neighboring towns pay, Tinley Park residents get a great community to call home, a string of fun yearlong events, top-notch Village services, a dedicated staff of employees and hundreds of unique, high-profile businesses, all funded through diverse revenue streams.

Village of Tinley Park, Illinois

Real Estate Tax Distribution - Village Average
(Where Property Tax Dollars Go)

