

Illinoisans' pain: Stagnant incomes and skyrocketing property tax bills

February 2020

Appendix B: Residential property taxes as a percent of household income by county, ranked by total growth in rate, 2000 vs. 2018

	2000				2018				Effective tax rate: (Tax per household divided by median household income)			
	Residential property taxes	Households	Tax per household	Median household income	Residential property taxes	Households	Tax per household	Median household income	2000	2018	Total growth in rate	Rank
County												
Hardin	\$506,440	1,987	\$255	\$26,928	\$1,079,277	1,438	\$751	\$43,081	0.9%	1.7%	84%	1
Jersey	\$7,090,529	8,096	\$876	\$42,011	\$18,126,516	8,665	\$2,092	\$56,747	2.1%	3.7%	77%	2
Calhoun	\$1,092,252	2,046	\$534	\$34,459	\$2,635,882	1,805	\$1,460	\$54,392	1.5%	2.7%	73%	3
Cook	\$3,892,127,572	1,974,181	\$1,972	\$45,433	\$9,048,471,735	1,963,070	\$4,609	\$62,088	4.3%	7.4%	71%	4
Pulaski	\$675,819	2,893	\$234	\$25,326	\$1,157,461	2,173	\$533	\$33,799	0.9%	1.6%	71%	5
Greene	\$2,558,740	5,757	\$444	\$31,581	\$5,411,404	5,005	\$1,081	\$46,052	1.4%	2.3%	67%	6
Pope	\$586,554	1,769	\$332	\$29,365	\$1,236,610	1,644	\$752	\$40,671	1.1%	1.8%	64%	7
Jasper	\$1,954,484	3,930	\$497	\$35,891	\$4,487,284	3,656	\$1,227	\$54,951	1.4%	2.2%	61%	8
St. Clair	\$99,675,653	96,810	\$1,030	\$39,017	\$227,167,126	103,063	\$2,204	\$53,681	2.6%	4.1%	56%	9
Warren	\$5,115,678	7,166	\$714	\$36,087	\$10,134,391	6,690	\$1,515	\$49,607	2.0%	3.1%	54%	10
Hancock	\$5,847,654	8,069	\$725	\$36,524	\$11,454,658	7,420	\$1,544	\$51,549	2.0%	3.0%	51%	11
Will	\$506,625,295	167,542	\$3,024	\$62,033	\$1,385,343,039	227,848	\$6,080	\$83,504	4.9%	7.3%	49%	12
Kendall	\$58,410,950	18,798	\$3,107	\$63,682	\$270,123,773	40,407	\$6,685	\$91,764	4.9%	7.3%	49%	13
Schuyler	\$2,093,228	2,975	\$704	\$34,783	\$3,885,533	2,836	\$1,370	\$46,151	2.0%	3.0%	47%	14
McDonough	\$10,967,001	12,360	\$887	\$32,484	\$19,724,271	11,292	\$1,747	\$43,724	2.7%	4.0%	46%	15
DuPage	\$1,073,784,131	325,601	\$3,298	\$67,427	\$2,160,423,919	341,823	\$6,320	\$88,711	4.9%	7.1%	46%	16
Bond	\$4,524,681	6,155	\$735	\$37,681	\$10,174,836	6,218	\$1,636	\$58,097	2.0%	2.8%	44%	17
Knox	\$21,910,472	22,056	\$993	\$35,033	\$37,260,279	20,830	\$1,789	\$43,709	2.8%	4.1%	44%	18
Boone	\$30,970,737	14,597	\$2,122	\$52,447	\$73,006,434	18,731	\$3,898	\$66,898	4.0%	5.8%	44%	19
Kankakee	\$57,922,405	38,182	\$1,517	\$41,612	\$121,293,956	40,050	\$3,029	\$57,981	3.6%	5.2%	43%	20
Fayette	\$4,433,201	8,146	\$544	\$32,134	\$8,187,890	7,616	\$1,075	\$44,432	1.7%	2.4%	43%	21
Effingham	\$13,486,808	13,001	\$1,037	\$39,555	\$28,536,354	13,555	\$2,105	\$56,293	2.6%	3.7%	43%	22
Johnson	\$2,684,033	4,183	\$642	\$33,771	\$5,977,684	4,342	\$1,377	\$50,923	1.9%	2.7%	42%	23
Monroe	\$16,734,430	10,275	\$1,629	\$55,409	\$45,292,110	13,349	\$3,393	\$81,268	2.9%	4.2%	42%	24
Kane	\$405,730,473	133,901	\$3,030	\$58,888	\$998,701,306	178,050	\$5,609	\$76,912	5.1%	7.3%	42%	25
Madison	\$137,037,801	101,953	\$1,344	\$41,356	\$285,347,049	107,413	\$2,657	\$57,890	3.3%	4.6%	41%	26
Grundy	\$25,328,205	14,293	\$1,772	\$51,519	\$69,772,441	19,398	\$3,597	\$74,140	3.4%	4.9%	41%	27
Marshall	\$5,780,927	5,225	\$1,106	\$41,793	\$10,188,753	4,893	\$2,082	\$55,901	2.6%	3.7%	41%	28
Woodford	\$21,857,738	12,797	\$1,708	\$51,040	\$48,964,161	14,566	\$3,362	\$71,867	3.3%	4.7%	40%	29
Morgan	\$13,508,298	14,039	\$962	\$36,766	\$24,527,475	13,864	\$1,769	\$48,508	2.6%	3.6%	39%	30
Douglas	\$7,386,594	7,574	\$975	\$39,314	\$14,262,205	7,618	\$1,872	\$54,218	2.5%	3.5%	39%	31
Champaign	\$92,028,668	70,597	\$1,304	\$37,613	\$204,623,310	82,499	\$2,480	\$51,692	3.5%	4.8%	38%	32
Henderson	\$2,287,939	3,365	\$680	\$37,057	\$3,992,592	2,990	\$1,335	\$52,712	1.8%	2.5%	38%	33
Clinton	\$14,850,497	12,754	\$1,164	\$43,364	\$34,181,836	14,190	\$2,409	\$65,010	2.7%	3.7%	38%	34
Washington	\$5,188,459	5,848	\$887	\$40,882	\$10,603,859	5,975	\$1,775	\$59,469	2.2%	3.0%	38%	35
Saline	\$6,683,380	10,992	\$608	\$28,568	\$12,040,838	10,002	\$1,204	\$41,167	2.1%	2.9%	37%	36
Lake	\$937,931,170	216,297	\$4,336	\$66,953	\$1,877,566,664	244,672	\$7,674	\$86,244	6.5%	8.9%	37%	37
Williamson	\$20,958,038	25,358	\$826	\$31,890	\$47,263,306	27,089	\$1,745	\$49,053	2.6%	3.6%	37%	38
Peoria	\$108,071,171	72,733	\$1,486	\$39,985	\$204,892,495	73,629	\$2,783	\$54,770	3.7%	5.1%	37%	39
Piatt	\$8,107,846	6,475	\$1,252	\$45,521	\$17,429,114	6,700	\$2,601	\$69,271	2.8%	3.8%	37%	40
Tazewell	\$78,304,894	50,327	\$1,556	\$45,401	\$158,324,452	54,613	\$2,899	\$62,342	3.4%	4.7%	36%	41
White	\$3,065,555	6,534	\$469	\$29,878	\$6,184,696	6,082	\$1,017	\$47,773	1.6%	2.1%	36%	42
DeKalb	\$62,034,260	31,674	\$1,959	\$45,928	\$132,733,717	37,703	\$3,521	\$61,086	4.3%	5.8%	35%	43
Pike	\$3,686,022	6,876	\$536	\$30,833	\$6,498,432	6,527	\$996	\$42,664	1.7%	2.3%	34%	44
Mercer	\$6,631,319	6,624	\$1,001	\$40,964	\$12,471,004	6,624	\$1,883	\$58,011	2.4%	3.2%	33%	45
McHenry	\$313,381,886	89,403	\$3,505	\$64,638	\$680,842,892	111,812	\$6,089	\$84,803	5.4%	7.2%	32%	46
Putnam	\$3,186,601	2,415	\$1,320	\$45,037	\$6,013,714	2,395	\$2,511	\$65,034	2.9%	3.9%	32%	47
McLean	\$97,702,364	56,746	\$1,722	\$46,634	\$211,392,676	66,159	\$3,195	\$65,813	3.7%	4.9%	31%	48
Adams	\$26,581,874	26,860	\$990	\$34,856	\$52,278,398	27,300	\$1,915	\$51,398	2.8%	3.7%	31%	49
Rock Island	\$84,984,930	60,712	\$1,400	\$38,600	\$150,128,894	60,294	\$2,490	\$52,630	3.6%	4.7%	30%	50
Union	\$3,990,232	7,290	\$547	\$30,980	\$7,547,225	6,669	\$1,132	\$49,182	1.8%	2.3%	30%	51
Perry	\$5,239,012	8,504	\$616	\$32,742	\$9,787,310	8,323	\$1,176	\$48,298	1.9%	2.4%	29%	52
Sangamon	\$117,437,210	78,722	\$1,492	\$42,736	\$227,729,146	83,661	\$2,722	\$60,466	3.5%	4.5%	29%	53
Clark	\$4,890,163	6,971	\$702	\$35,678	\$9,216,674	6,774	\$1,361	\$54,158	2.0%	2.5%	28%	54
Jefferson	\$9,927,598	15,374	\$646	\$33,006	\$18,078,758	15,223	\$1,188	\$47,617	2.0%	2.5%	27%	55
Marion	\$11,910,403	16,619	\$717	\$35,006	\$19,101,206	15,913	\$1,200	\$46,102	2.0%	2.6%	27%	56
Crawford	\$5,320,043	7,842	\$678	\$32,688	\$9,940,270	7,653	\$1,299	\$49,233	2.1%	2.6%	27%	57
Winnebago	\$204,183,807	107,980	\$1,891	\$43,832	\$328,994,106	114,608	\$2,871	\$52,743	4.3%	5.4%	26%	58
Carroll	\$9,874,130	6,794	\$1,453	\$37,000	\$16,368,233	6,476	\$2,528	\$51,228	3.9%	4.9%	26%	59
Fulton	\$13,039,910	14,877	\$877	\$33,656	\$22,980,175	14,090	\$1,631	\$50,180	2.6%	3.3%	25%	60
Brown	\$1,211,101	2,108	\$575	\$35,408	\$2,482,753	2,087	\$1,190	\$58,762	1.6%	2.0%	25%	61
Macon	\$56,734,254	46,561	\$1,218	\$37,834	\$89,359,694	44,113	\$2,026	\$50,444	3.2%	4.0%	25%	62
Wayne	\$3,177,686	7,143	\$445	\$30,409	\$6,384,236	7,075	\$902	\$49,764	1.5%	1.8%	24%	63
Mason	\$6,505,240	6,389	\$1,018	\$35,731	\$9,648,482	6,027	\$1,601	\$45,596	2.8%	3.5%	23%	64
Jackson	\$20,965,346	24,215	\$866	\$24,813	\$38,495,256	23,728	\$1,622	\$37,802	3.5%	4.3%	23%	65
Ford	\$6,067,372	5,639	\$1,076	\$38,032	\$10,274,076	5,779	\$1,778	\$51,120	2.8%	3.5%	23%	66
Whiteside	\$30,002,613	23,684	\$1,267	\$40,177	\$48,583,426	23,346	\$2,081	\$53,828	3.2%	3.9%	23%	67

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	Residential property taxes	Households	Tax per household	Median household income	Residential property taxes	Households	Tax per household	Median household income	2000	2018	in rate	Rank
Massac	\$4,235,543	6,261	\$676	\$31,509	\$6,736,782	6,011	\$1,121	\$42,604	2.1%	2.6%	23%	68
Randolph	\$8,805,724	12,084	\$729	\$36,758	\$15,015,555	11,873	\$1,265	\$52,107	2.0%	2.4%	22%	69
Alexander	\$1,395,235	3,808	\$366	\$25,768	\$1,402,935	2,323	\$604	\$34,709	1.4%	1.7%	22%	70
Montgomery	\$8,854,531	11,507	\$769	\$33,312	\$16,087,565	11,339	\$1,419	\$50,304	2.3%	2.8%	22%	71
Richland	\$5,329,387	6,660	\$800	\$30,958	\$9,964,124	6,482	\$1,537	\$48,724	2.6%	3.2%	22%	72
DeWitt	\$6,459,410	6,770	\$954	\$41,942	\$10,270,782	6,663	\$1,541	\$55,591	2.3%	2.8%	22%	73
Menard	\$6,765,686	4,873	\$1,388	\$46,522	\$13,066,011	5,198	\$2,514	\$69,102	3.0%	3.6%	22%	74
Cass	\$3,620,261	5,347	\$677	\$34,787	\$6,190,242	5,024	\$1,232	\$51,997	1.9%	2.4%	22%	75
Macoupin	\$15,736,039	19,253	\$817	\$36,143	\$27,594,221	18,772	\$1,470	\$53,778	2.3%	2.7%	21%	76
Stephenson	\$27,601,067	19,785	\$1,395	\$40,419	\$39,241,985	19,609	\$2,001	\$48,016	3.5%	4.2%	21%	77
Cumberland	\$3,082,176	4,368	\$706	\$36,146	\$5,422,947	4,322	\$1,255	\$53,376	2.0%	2.4%	20%	78
Vermilion	\$28,839,328	33,406	\$863	\$34,200	\$42,839,050	31,180	\$1,374	\$45,384	2.5%	3.0%	20%	79
Ogle	\$31,635,266	19,278	\$1,641	\$45,323	\$53,956,076	20,901	\$2,582	\$59,707	3.6%	4.3%	19%	80
Franklin	\$9,821,302	16,408	\$599	\$28,053	\$16,965,828	16,135	\$1,051	\$41,414	2.1%	2.5%	19%	81
Bureau	\$14,805,068	14,182	\$1,044	\$40,030	\$23,648,052	13,805	\$1,713	\$55,940	2.6%	3.1%	17%	82
LaSalle	\$66,581,180	43,417	\$1,534	\$40,338	\$111,526,603	44,644	\$2,498	\$56,243	3.8%	4.4%	17%	83
Jo Daviess	\$16,114,418	9,218	\$1,748	\$40,330	\$28,111,445	9,758	\$2,881	\$57,083	4.3%	5.0%	16%	84
Livingston	\$19,285,273	14,374	\$1,342	\$41,067	\$30,244,647	14,320	\$2,112	\$56,200	3.3%	3.8%	15%	85
Lee	\$18,239,746	13,253	\$1,376	\$41,342	\$30,351,429	13,699	\$2,216	\$57,901	3.3%	3.8%	15%	86
Stark	\$1,987,087	2,525	\$787	\$35,757	\$3,032,797	2,294	\$1,322	\$52,260	2.2%	2.5%	15%	87
Edgar	\$4,980,500	7,874	\$633	\$35,000	\$8,013,946	7,590	\$1,056	\$51,109	1.8%	2.1%	14%	88
Coles	\$21,221,308	21,043	\$1,008	\$32,492	\$32,855,175	21,139	\$1,554	\$44,071	3.1%	3.5%	14%	89
Iroquois	\$14,107,743	12,220	\$1,154	\$37,953	\$20,944,113	11,779	\$1,778	\$51,825	3.0%	3.4%	13%	90
Wabash	\$3,668,572	5,192	\$707	\$34,293	\$5,839,018	4,896	\$1,193	\$51,432	2.1%	2.3%	13%	91
Shelby	\$7,288,081	9,056	\$805	\$37,317	\$11,212,390	9,203	\$1,218	\$51,157	2.2%	2.4%	10%	92
Henry	\$28,366,829	20,056	\$1,414	\$39,840	\$44,170,243	20,023	\$2,206	\$57,250	3.6%	3.9%	9%	93
Clay	\$3,043,063	5,839	\$521	\$30,877	\$4,887,338	5,638	\$867	\$48,691	1.7%	1.8%	5%	94
Christian	\$10,973,425	13,921	\$788	\$36,372	\$16,572,694	13,939	\$1,189	\$52,415	2.2%	2.3%	5%	95
Logan	\$12,864,271	11,113	\$1,158	\$39,436	\$19,071,596	10,872	\$1,754	\$57,899	2.9%	3.0%	3%	96
Moultrie	\$5,125,578	5,405	\$948	\$40,314	\$8,535,741	5,910	\$1,444	\$59,623	2.4%	2.4%	3%	97
Gallatin	\$1,018,724	2,726	\$374	\$25,675	\$1,431,531	2,314	\$619	\$42,500	1.5%	1.5%	0%	98
Edwards	\$1,627,991	2,905	\$560	\$32,134	\$2,324,842	2,776	\$837	\$49,766	1.7%	1.7%	-4%	99
Scott	\$1,206,198	2,222	\$543	\$36,595	\$1,487,345	1,959	\$759	\$53,973	1.5%	1.4%	-5%	100
Lawrence	\$3,343,238	6,309	\$530	\$30,109	\$4,655,847	6,144	\$758	\$45,654	1.8%	1.7%	-6%	101
Hamilton	\$1,468,776	3,462	\$424	\$30,773	\$2,476,224	3,376	\$733	\$56,862	1.4%	1.3%	-6%	102

Source: Illinois Department of Revenue; U.S. Census Bureau, American Community Survey (5-year average survey data)