

Thirty years of pain: Illinoisans suffer as property tax bills grow far faster than household incomes, home values



Appendix B: Residential property taxes as a percent of household income by 2020 effective tax rate

County	1990				2020				Effective tax rate: (Tax per household divided by median household income)				Tax rate growth
	Residential Property taxes	Households	Tax per household	Median household income	Residential Property taxes	Households	Tax per household	Median household income	1990	Rank	2020	Rank	
Adams	\$13,334,891	25,515	\$523	\$24,554	\$55,654,238	27,199	\$2,046	\$57,434	2.1%	41	3.6%	37	67%
Alexander	\$911,141	4,234	\$215	\$15,402	\$1,417,092	2,252	\$629	\$38,315	1.4%	91	1.6%	95	18%
Bond	\$2,278,510	5,652	\$403	\$23,577	\$10,374,334	6,359	\$1,631	\$58,209	1.7%	68	2.8%	58	64%
Boone	\$11,310,311	10,950	\$1,033	\$33,059	\$75,932,492	18,799	\$4,039	\$82,318	3.1%	11	4.9%	14	57%
Brown	\$649,207	1,991	\$326	\$20,460	\$3,100,275	2,090	\$1,483	\$52,277	1.6%	79	2.8%	56	78%
Bureau	\$7,467,519	13,790	\$542	\$25,609	\$24,278,611	13,801	\$1,759	\$57,728	2.1%	42	3.0%	52	44%
Calhoun	\$880,525	2,048	\$430	\$21,620	\$2,679,118	1,661	\$1,613	\$61,648	2.0%	48	2.6%	63	32%
Carroll	\$4,158,372	6,638	\$626	\$25,645	\$16,936,122	6,511	\$2,601	\$53,965	2.4%	29	4.8%	15	97%
Cass	\$1,959,145	5,195	\$377	\$24,616	\$6,373,980	5,068	\$1,258	\$54,205	1.5%	82	2.3%	76	51%
Champaign	\$52,005,183	63,900	\$814	\$27,986	\$218,054,783	83,059	\$2,625	\$64,387	2.9%	12	4.1%	23	40%
Christian	\$5,785,601	13,591	\$426	\$25,019	\$16,856,922	13,977	\$1,206	\$66,656	1.7%	69	2.1%	87	25%
Clark	\$1,896,911	6,394	\$297	\$22,065	\$9,360,006	6,726	\$1,392	\$59,633	1.3%	93	2.3%	74	74%
Clay	\$1,496,621	5,708	\$262	\$21,061	\$4,993,388	5,607	\$891	\$59,602	1.2%	95	1.5%	98	20%
Clinton	\$6,931,750	11,583	\$598	\$30,096	\$35,492,653	14,596	\$2,432	\$71,883	2.0%	49	3.4%	45	70%
Coles	\$10,680,520	18,957	\$563	\$26,312	\$34,737,787	20,972	\$1,656	\$46,900	2.1%	39	3.5%	38	65%
Cook	\$2,238,587,863	1,879,488	\$1,191	\$29,711	\$9,461,988,966	1,991,474	\$4,751	\$71,611	4.0%	6	6.6%	7	66%
Crawford	\$2,731,540	7,792	\$351	\$24,580	\$10,562,499	7,704	\$1,371	\$57,632	1.4%	90	2.4%	72	67%
Cumberland	\$1,440,072	4,029	\$357	\$24,576	\$5,791,846	4,229	\$1,370	\$68,683	1.5%	87	2.0%	89	37%
DeKalb	\$28,904,606	26,413	\$1,094	\$31,607	\$140,954,454	38,616	\$3,650	\$68,546	3.5%	8	5.3%	9	54%
DeWitt	\$2,631,897	6,488	\$406	\$26,833	\$10,627,236	6,732	\$1,579	\$65,526	1.5%	84	2.4%	70	59%
Douglas	\$3,925,052	7,206	\$545	\$26,896	\$14,743,410	7,600	\$1,940	\$63,003	2.0%	45	3.1%	51	52%
DuPage	\$664,485,144	279,344	\$2,379	\$49,421	\$2,279,267,514	344,314	\$6,620	\$92,101	4.8%	3	7.2%	2	49%
Edgar	\$2,854,808	7,859	\$363	\$22,370	\$8,076,069	7,851	\$1,029	\$52,668	1.6%	75	2.0%	91	20%
Edwards	\$973,442	3,016	\$323	\$23,473	\$2,089,810	2,756	\$758	\$55,832	1.4%	92	1.4%	100	-1%
Effingham	\$6,318,888	11,465	\$551	\$28,504	\$30,972,039	13,856	\$2,235	\$65,172	1.9%	54	3.4%	41	77%
Fayette	\$2,347,959	7,719	\$304	\$21,064	\$8,292,332	7,918	\$1,047	\$49,030	1.4%	88	2.1%	86	48%
Ford	\$3,635,693	5,602	\$649	\$25,801	\$10,596,657	5,824	\$1,819	\$58,478	2.5%	25	3.1%	50	24%
Franklin	\$6,332,524	16,564	\$382	\$20,384	\$18,034,615	16,207	\$1,113	\$49,834	1.9%	61	2.2%	80	19%
Fulton	\$6,653,126	14,893	\$447	\$21,906	\$23,396,314	14,072	\$1,663	\$48,828	2.0%	44	3.4%	43	67%
Gallatin	\$747,868	2,784	\$269	\$20,634	\$1,412,429	2,274	\$621	\$44,282	1.3%	94	1.4%	99	8%
Greene	\$1,458,792	5,910	\$247	\$20,190	\$5,730,445	4,984	\$1,150	\$51,242	1.2%	96	2.2%	78	84%
Grundy	\$9,786,596	11,979	\$817	\$35,158	\$76,600,474	20,071	\$3,816	\$74,935	2.3%	34	5.1%	13	119%
Hamilton	\$747,662	3,476	\$215	\$20,131	\$2,484,925	3,366	\$738	\$49,302	1.1%	98	1.5%	97	40%
Hancock	\$3,348,341	8,409	\$398	\$23,272	\$11,144,954	7,542	\$1,478	\$54,076	1.7%	67	2.7%	60	60%
Hardin	\$353,748	2,049	\$173	\$17,139	\$1,032,794	1,515	\$682	\$39,674	1.0%	99	1.7%	93	71%
Henderson	\$1,130,607	3,237	\$349	\$22,599	\$3,811,905	3,028	\$1,259	\$58,577	1.5%	81	2.1%	85	39%
Henry	\$12,866,686	19,514	\$659	\$26,949	\$46,223,890	19,996	\$2,312	\$63,859	2.4%	28	3.6%	34	48%
Iroquois	\$6,422,245	11,788	\$545	\$24,201	\$21,872,297	11,845	\$1,847	\$53,633	2.3%	37	3.4%	39	53%
Jackson	\$13,060,398	23,466	\$557	\$20,799	\$41,438,723	24,208	\$1,712	\$45,608	2.7%	18	3.8%	29	40%
Jasper	\$1,706,922	3,962	\$431	\$22,913	\$4,741,975	3,791	\$1,251	\$57,969	1.9%	60	2.2%	82	15%
Jefferson	\$6,039,751	14,606	\$414	\$24,674	\$18,530,052	14,792	\$1,253	\$58,114	1.7%	73	2.2%	83	29%
Jersey	\$3,790,929	7,344	\$516	\$26,638	\$19,251,219	8,158	\$2,360	\$69,341	1.9%	52	3.4%	44	76%
Jo Daviess	\$7,712,427	8,371	\$921	\$27,579	\$28,973,021	10,069	\$2,877	\$56,446	3.3%	10	5.1%	12	53%
Johnson	\$1,404,533	3,725	\$377	\$21,283	\$6,065,596	4,174	\$1,453	\$51,607	1.8%	64	2.8%	57	59%

	1990				2020				Effective tax rate: (Tax per household divided by median household income)				
	Residential		Tax per	Median	Residential		Tax per	Median					
County	Property taxes	Households	household	household income	Property taxes	Households	household	household income	1990	Rank	2020	Rank	Tax rate growth
Kane	\$192,457,580	107,176	\$1,796	\$38,314	\$1,040,679,274	181,845	\$5,723	\$83,784	4.7%	4	6.8%	6	46%
Kankakee	\$25,436,338	34,623	\$735	\$26,541	\$129,073,513	40,297	\$3,203	\$57,413	2.8%	15	5.6%	8	102%
Kendall	\$20,705,030	13,301	\$1,557	\$42,220	\$284,990,826	41,398	\$6,884	\$97,263	3.7%	7	7.1%	4	92%
Knox	\$12,218,236	21,909	\$558	\$25,077	\$38,502,245	20,428	\$1,885	\$52,881	2.2%	38	3.6%	36	60%
Lake	\$467,777,511	173,966	\$2,689	\$43,882	\$1,942,907,448	248,684	\$7,813	\$100,325	6.1%	1	7.8%	1	27%
LaSalle	\$29,297,464	41,284	\$710	\$26,787	\$117,074,943	45,089	\$2,597	\$62,714	2.6%	20	4.1%	22	56%
Lawrence	\$2,058,045	6,320	\$326	\$21,513	\$4,593,990	6,166	\$745	\$47,408	1.5%	83	1.6%	96	4%
Lee	\$9,083,259	12,475	\$728	\$27,847	\$32,321,640	13,634	\$2,371	\$64,310	2.6%	22	3.7%	31	41%
Livingston	\$8,551,954	13,737	\$623	\$29,243	\$31,410,844	14,366	\$2,186	\$66,274	2.1%	40	3.3%	46	55%
Logan	\$7,728,860	11,033	\$701	\$27,834	\$19,824,036	10,958	\$1,809	\$65,255	2.5%	24	2.8%	59	10%
Macon	\$32,626,158	45,996	\$709	\$29,219	\$94,596,638	43,810	\$2,159	\$57,601	2.4%	30	3.7%	30	54%
Macoupin	\$8,620,182	18,176	\$474	\$24,773	\$28,825,158	18,577	\$1,552	\$53,312	1.9%	56	2.9%	54	52%
Madison	\$72,635,258	94,857	\$766	\$28,737	\$298,650,813	108,429	\$2,754	\$63,903	2.7%	19	4.3%	21	62%
Marion	\$6,863,434	16,272	\$422	\$24,070	\$19,527,423	16,126	\$1,211	\$52,019	1.8%	65	2.3%	75	33%
Marshall	\$2,628,254	4,900	\$536	\$26,590	\$10,314,909	4,922	\$2,096	\$54,022	2.0%	46	3.9%	27	92%
Mason	\$3,756,870	6,342	\$592	\$24,425	\$9,631,568	5,917	\$1,628	\$53,503	2.4%	31	3.0%	53	25%
Massac	\$2,002,002	5,908	\$339	\$20,947	\$6,845,018	5,619	\$1,218	\$49,054	1.6%	77	2.5%	68	54%
McDonough	\$6,534,055	12,255	\$533	\$23,669	\$19,652,544	11,573	\$1,698	\$52,155	2.3%	36	3.3%	47	45%
McHenry	\$142,900,624	62,940	\$2,270	\$42,882	\$702,786,643	113,269	\$6,205	\$89,730	5.3%	2	6.9%	5	31%
McLean	\$41,631,981	46,796	\$890	\$32,186	\$217,384,878	66,225	\$3,283	\$71,919	2.8%	16	4.6%	18	65%
Menard	\$2,491,397	4,199	\$593	\$29,525	\$13,183,152	5,211	\$2,530	\$69,749	2.0%	47	3.6%	33	80%
Mercer	\$2,887,658	6,572	\$439	\$26,107	\$13,138,096	6,477	\$2,028	\$62,857	1.7%	72	3.2%	48	92%
Monroe	\$6,863,961	8,189	\$838	\$33,940	\$49,129,764	13,576	\$3,619	\$90,880	2.5%	27	4.0%	25	61%
Montgomery	\$4,600,338	11,480	\$401	\$23,799	\$16,861,202	11,619	\$1,451	\$59,497	1.7%	71	2.4%	69	45%
Morgan	\$6,564,186	13,678	\$480	\$26,153	\$25,522,755	13,560	\$1,882	\$54,764	1.8%	63	3.4%	40	87%
Moultrie	\$2,823,967	5,122	\$551	\$26,561	\$8,723,736	6,043	\$1,444	\$61,022	2.1%	43	2.4%	73	14%
Ogle	\$12,132,664	17,132	\$708	\$31,085	\$57,758,595	20,967	\$2,755	\$71,470	2.3%	35	3.9%	28	69%
Peoria	\$59,839,431	70,797	\$845	\$29,201	\$201,298,817	73,519	\$2,738	\$53,506	2.9%	13	5.1%	11	77%
Perry	\$3,143,395	8,306	\$378	\$24,214	\$10,177,706	8,504	\$1,197	\$55,132	1.6%	80	2.2%	81	39%
Piatt	\$3,514,083	5,934	\$592	\$30,614	\$18,862,799	6,755	\$2,792	\$69,521	1.9%	53	4.0%	24	108%
Pike	\$1,253,608	7,016	\$179	\$19,695	\$6,567,813	6,258	\$1,050	\$48,815	0.9%	102	2.1%	84	137%
Pope	\$322,177	1,611	\$200	\$20,368	\$1,326,439	1,618	\$820	\$49,071	1.0%	100	1.7%	94	70%
Pulaski	\$430,054	2,957	\$145	\$16,005	\$1,106,968	2,050	\$540	\$40,481	0.9%	101	1.3%	101	47%
Putnam	\$1,315,844	2,204	\$597	\$31,750	\$6,666,461	2,435	\$2,738	\$70,070	1.9%	59	3.9%	26	108%
Randolph	\$5,661,617	11,949	\$474	\$28,435	\$15,604,730	12,047	\$1,295	\$56,867	1.7%	74	2.3%	77	37%
Richland	\$2,435,275	6,503	\$374	\$22,201	\$9,968,642	6,527	\$1,527	\$56,900	1.7%	70	2.7%	61	59%
Rock Island	\$43,731,554	59,317	\$737	\$28,458	\$156,985,110	60,607	\$2,590	\$58,022	2.6%	23	4.5%	19	72%
Saline	\$4,271,529	10,839	\$394	\$20,942	\$11,848,215	10,140	\$1,168	\$45,793	1.9%	58	2.6%	67	36%
Sangamon	\$57,552,129	72,146	\$798	\$30,386	\$241,497,940	84,093	\$2,872	\$60,541	2.6%	21	4.7%	16	81%
Schuyler	\$1,052,124	3,002	\$350	\$21,584	\$3,812,993	2,730	\$1,397	\$53,686	1.6%	76	2.6%	64	60%
Scott	\$595,731	2,190	\$272	\$23,393	\$1,381,099	1,973	\$700	\$59,285	1.2%	97	1.2%	102	2%
Shelby	\$3,682,033	8,563	\$430	\$25,104	\$11,583,670	9,158	\$1,265	\$64,508	1.7%	66	2.0%	90	14%
St. Clair	\$66,071,883	95,333	\$693	\$25,890	\$237,445,591	104,631	\$2,269	\$61,863	2.7%	17	3.7%	32	37%
Stark	\$908,517	2,512	\$362	\$25,274	\$3,216,102	2,304	\$1,396	\$54,219	1.4%	89	2.6%	65	80%
Stephenson	\$13,682,141	18,920	\$723	\$28,763	\$41,261,389	19,741	\$2,090	\$57,952	2.5%	26	3.6%	35	43%
Tazewell	\$39,697,127	47,171	\$842	\$29,617	\$164,360,571	53,997	\$3,044	\$69,874	2.8%	14	4.4%	20	53%
Union	\$2,435,277	6,838	\$356	\$22,164	\$7,878,689	6,813	\$1,156	\$55,736	1.6%	78	2.1%	88	29%
Vermilion	\$16,616,525	34,072	\$488	\$24,548	\$44,096,460	31,013	\$1,422	\$49,678	2.0%	50	2.9%	55	44%
Wabash	\$2,345,745	5,032	\$466	\$24,562	\$6,464,790	4,780	\$1,352	\$56,190	1.9%	57	2.4%	71	27%

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	Residential Property taxes	Households	Tax per household	Median household income	Residential Property taxes	Households	Tax per household	Median household income	1990	Rank	2020	Rank	
Warren	\$3,091,994	7,393	\$418	\$22,685	\$10,551,451	6,789	\$1,554	\$57,964	1.8%	62	2.7%	62	45%
Washington	\$2,869,604	5,658	\$507	\$26,338	\$10,721,353	6,020	\$1,781	\$69,386	1.9%	55	2.6%	66	33%
Wayne	\$2,179,980	6,935	\$314	\$21,469	\$6,446,249	7,114	\$906	\$49,649	1.5%	86	1.8%	92	25%
White	\$2,280,878	6,845	\$333	\$22,513	\$6,232,325	6,040	\$1,032	\$46,080	1.5%	85	2.2%	79	51%
Whiteside	\$14,724,902	22,740	\$648	\$26,714	\$51,108,162	23,225	\$2,201	\$64,413	2.4%	32	3.4%	42	41%
Will	\$197,908,316	116,933	\$1,692	\$38,701	\$1,491,682,893	232,395	\$6,419	\$90,349	4.4%	5	7.1%	3	62%
Williamson	\$10,498,554	23,120	\$454	\$23,361	\$51,493,307	27,937	\$1,843	\$59,174	1.9%	51	3.1%	49	60%
Winnebago	\$101,148,058	96,727	\$1,046	\$30,760	\$330,654,562	115,768	\$2,856	\$54,971	3.4%	9	5.2%	10	53%
Woodford	\$8,795,875	11,395	\$772	\$32,790	\$48,962,075	14,652	\$3,342	\$72,980	2.4%	33	4.6%	17	95%
State	\$4,972,079,552	4,202,240	\$1,183	\$32,542	\$21,276,127,282	4,884,061	\$4,356	\$73,753	3.6%	--	5.9%	--	62%

Source: Illinois Department of Revenue; Federal Reserve Bank of St. Louis; U.S. Census Bureau