

September 2, 2025, is the Last Day for Wauconda Township Property Appeals

O'Connor discusses that September 2, 2025, is the last day for Wauconda Township property appeals.

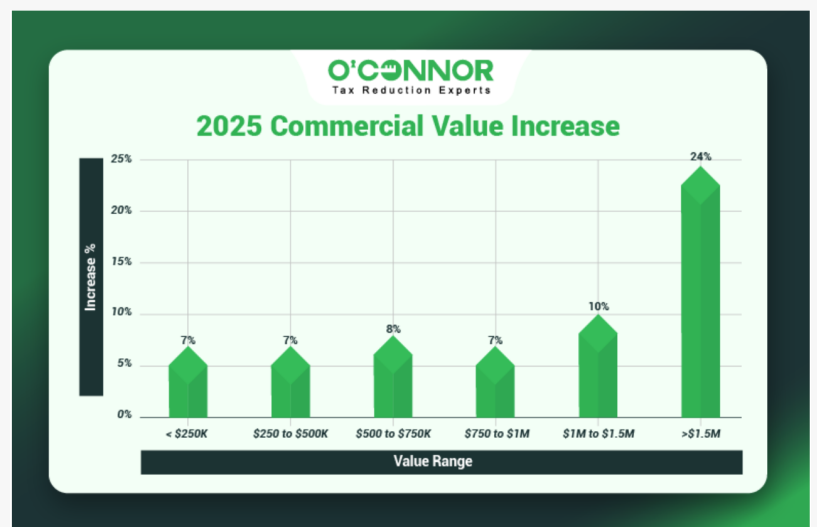
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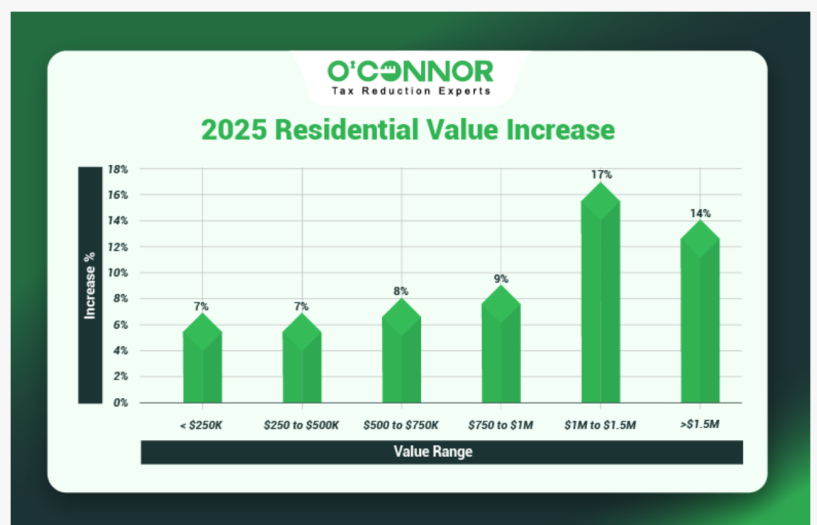
Lake County is becoming one of the most in-demand living areas in the country. Home to both exclusive neighborhoods and rural towns, Lake County is a microcosm of Illinois and marks a transition point between Cook County and the rest of the state. The county has long straddled two worlds, though parts of it are quickly being subsumed by Cook County or are being changed by people fleeing Chicago. This is certainly a mixed blessing, as more people bring a better economy to the region, especially high-end areas. It is transforming the culture, at least in places, and some traditional areas are under threat from gentrification.

Wauconda Township is far enough on the western edge of Lake County to be outside of comfortable commuting distance from Chicago. While this has protected a lot of the small-town charm, it has been unable to keep property values from rising. While the collar counties are all experiencing soaring home and

O'CONNOR Tax Reduction Experts



Wauconda 2025 commercial value increase



Wauconda 2025 residential value increase

business taxes, Lake County has seen some of the worst. Spreading from the exclusive areas, these hikes are having a domino effect across the county. Thankfully, the citizens of Illinois have the option of property tax appeals, which can help keep things on an even keel. The deadline for Wauconda township appeals is currently set for September 2, 2025, which means if you want to reduce your taxes, you have to act now.

Taxable Residential Value Rises 7%

Homeowners across Illinois are feeling the sting of spiking property taxes. While Cook County is famous for giant jumps of 30% or more during reassessment, even people in far-flung rural areas are seeing their home values creep up far ahead of inflation. This does not even factor in rising tax rates, which compound high values to make soaring tax bills. Wauconda Township saw a sizable increase of 7% in home values in 2025, which took the total value from \$2.50 billion to \$2.88 billion. This was not a uniform increase, however, and homes of different sizes saw varying changes in their assessments.

Keeping with its rural roots, the majority of value in Wauconda Township came from modest homes. \$1.78 billion in value was generated from homes worth between \$250,000 and \$500,000, which was double that of any other category. Homes assessed at under \$250,000 came in second place with a total of \$583.42 million. Both of these residential categories grew by 7% in 2025, which is what spurred the overall total to its new heights. Growing by 8%, residences worth between \$500,000 and \$750,000 came in third place.

While relatively rare, the larger residential properties in Wauconda Township saw the largest jumps by percentage. Those assessed at \$750,000 to \$1 million increased by 9%. Homes worth between \$1 million and \$1.5 million jumped a staggering 17%, generating \$14.42 million in value. The top-shelf residential properties in the area increased by 14%, though this only amounted to a value of \$3.83 million. Some of this was new construction or thanks to increasing demand, but overassessment is certainly a strong possibility as well, which is backed by general Illinois history.

How Wauconda Stacks up with Other Collar Counties

Value increases have been universal across the various collar counties around Chicago, with each having its own flavor. Kane County has seen many large jumps in 2025. Batavia, Geneva, Rutland, and Plato townships all saw home values go up by 9%, while Dundee saw a jump of 10%. Aurora Township, the largest community outside of Chicago, saw home values climb by 10%. In McHenry County, things went even higher. While Chemung Township hovered around 9%, Dorr and Richmond townships each grew by 11%. In Lake County, Fremont Township's residential property increased 10%, while Waukegan Township had a jump of 8%.

Commercial Property Surges 16%

A common theme observed across the collar counties is that business property is growing at an even greater clip than homes are. While residential property tends to have larger value when all combined, individual commercial properties are usually worth more. This makes them tempting targets for assessors looking for an influx of cash. There has also been some pressure to pass costs from homes onto businesses, so this could be a factor as well. In Wauconda Township, this was certainly true, as an overall jump of 18% slammed local businesses.

This was centered around the largest commercial properties in the area, those worth over \$1.5 million. With a total value of \$340.42 million, these large businesses were responsible for over half of all value generated. These properties were hit with an astronomical jump of 24%. This had an obvious impact on the overall total value, considering how much money is concentrated in this category. While on the surface, it may seem for the best that the most affluent owners saw the largest increases, as it spares others. However, there are always knock-on effects that spill out into the community, including higher rents, reduced wages, and higher prices.

All other commercial categories saw increases more in-line with home values. Businesses worth between \$1 million and \$1.5 million added 10% to their taxable value, making them a very distant No. 2 when it comes to overall worth. Commercial properties assessed at \$750,000 to \$1 million grew 9%, while those at \$500,000 to \$750,000 rose 8%. The two bottom categories each rose by 7%, representing a significant burden for small business owners.

The Cut-Off Date for Appeals is September 2, 2025

Property taxes in Illinois have generally increased for 30-straight years. It is common for homeowners to look for a way to reduce these costs. Exemptions are the first step, something every homeowner should have. Property tax appeals can then be used to bolster these effects, which results in empowered savings. This tandem is becoming increasingly necessary in all corners of Illinois, but especially in the collar counties. A well-done protest can expose errors in assessment or equality, which then results in a reduction for home or business owners.

In Cook County, taxpayers have multiple chances to reduce their taxes, as informal appeals to the assessor and formal hearings with the Board of Review (BOR) have separate deadlines. This is not the case for the rest of the state. While deadlines differ by township, each has one single hard date that appeals must be filed by, no matter if they are going to the assessor or the BOR. For Wauconda Township, this deadline is September 2, 2025. This means taxpayers have a limited time to gather evidence and prepare for their appeal.

Due to recent failures by both political parties to fix the property tax issues plaguing the state, even governmental bodies are encouraging the use of appeals. Property tax protests do take an effort, but they are typically worth it. Illinois has the second-highest property taxes in the United States and even a slight reduction can shield a home or business from a deluge of costs. Appeals have been helpful in preventing future spikes as well, as they establish a firm market value for a property, removing a lot of ambiguity from the situation and giving control back to the

taxpayer.

About O'Connor:

O'Connor is one of the largest property tax consulting firms, representing 185,000 clients in 49 states and Canada, handling about 295,000 protests in 2024, with residential property tax reduction services in Illinois, Texas, Georgia, and New York. O'Connor's possesses the resources and market expertise in the areas of property tax, cost segregation, commercial and residential real estate appraisals. The firm was founded in 1974 and employs a team of 1,000 worldwide. O'Connor's core focus is enriching the lives of property owners through cost effective tax reduction.

Property owners interested in assistance appealing their assessment can enroll in O'Connor's Property Tax Protection Program™. There is no upfront fee, or any fee unless we reduce your property taxes, and easy online enrollment only takes 2 to 3 minutes.

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