

Christopher J. Lauzen CPA, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: 12-33-453-029



1st
2
0
2
4

****DUPLICATE****

FLT RIVER OAKS LLC
ALLIANCE TAX ADVISORS
6191 N STATE HIGHWAY 161 STE 100
IRVING TX 75038-2290

1ST INSTALLMENT 2024	82,151.13
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$82,151.13
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/02/25	<div>Paid on 05/20/2025 \$0.00</div>

☐ Check for mailing address change / Remove stub and remit with payment

12334530291000000000000602253

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Make Checks Payable to: KANE COUNTY TREASURER
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Parcel Number: 12-33-453-029



2nd
2
0
2
4

****DUPLICATE****

FLT RIVER OAKS LLC
ALLIANCE TAX ADVISORS
6191 N STATE HIGHWAY 161 STE 100
IRVING TX 75038-2290

2ND INSTALLMENT 2024	82,151.13
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$0.00
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/02/25	\$82,151.13

☐ Check for mailing address change / Remove stub and remit with payment

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Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
0.256450	\$4,397.26	KANE COUNTY	0.237823	\$5,198.30
0.052912	\$907.27	KANE COUNTY	0.050019	\$1,093.31
0.128782	\$2,208.17	KANE FOREST PRESERVE	0.146712	\$3,206.80
0.000108	\$1.86	KANE FOREST PRESERVE	0.000096	\$2.10
0.090781	\$1,556.59	BATAVIA TOWNSHIP	0.085466	\$1,868.10
0.041603	\$713.35	BATAVIA TWP ROAD DIST	0.038263	\$836.35
0.105977	\$1,817.14	NORTH AURORA VILLAGE	0.092238	\$2,016.11
0.292694	\$5,018.73	NORTH AURORA VILLAGE	0.274036	\$5,989.84
4.776469	\$81,900.44	WEST AURORA SCH DIST 129	4.381392	\$95,767.78
0.226106	\$3,876.96	WEST AURORA SCH DIST 129	0.207820	\$4,542.44
0.453416	\$7,774.57	WAUBONSEE COLLEGE 516	0.420090	\$9,182.26
0.375524	\$6,438.98	FOX VALLEY PARK DISTRICT	0.353847	\$7,734.33
0.030279	\$519.18	FOX VALLEY PARK DISTRICT	0.024054	\$525.77
0.301274	\$5,165.84	MESSENGER LIBRARY	0.278476	\$6,086.88
0.891789	\$15,291.20	NORTH AURORA FIRE DIST	0.817635	\$17,871.73
0.112617	\$1,931.00	NORTH AURORA FIRE DIST	0.108893	\$2,380.16
0.000000	\$0.00	FOX METRO WATER REC DIST	0.000000	\$0.00

Parcel Number 12-33-453-029			TIF BASE N/A
Late Payment Schedule <div>1st2nd</div> <div>Jun 3 Thru Jul 2 Jul 3 Thru Aug 2 Aug 3 Thru Sept 2 Sept 3 Thru Oct 2 Oct 3 Thru Oct 24</div> <div>\$83,383.40 \$84,615.66</div> <div>Payment on or after Sept 15, 2025: Please see Instructions on reverse side for LATE PAYMENTS.</div>			FAIR CASH VALUE 6,558,005.00
			LAND VALUE 406,391.00
			+ BUILDING VALUE 1,779,392.00
			- HOME IMPROVEMENT / VET 0.00
			= ASSESSED VALUE 2,185,783.00
			x STATE MULTIPLIER 1.0000
			= EQUALIZED VALUE 2,185,783.00
			- HOMESTEAD EXEMPTION 0.00
			- SENIOR EXEMPTION 0.00
			- OTHER EXEMPTIONS 0.00
			+ FARM LAND 0.00
			+ FARM BUILDING 0.00
			= NET TAXABLE VAL. 2,185,783.00
			x TAX RATE 7.516860
			= CURRENT TAX \$164,302.26
			+ NON AD VALOREM TAX \$0.00
			+ BACK TAX / FORF AMOUNT \$0.00
			- ENTERPRISE ZONE \$0.00
			= TOTAL TAX DUE \$164,302.26
Mail To: FLT RIVER OAKS LLC ALLIANCE TAX ADVISORS 6191 N STATE HIGHWAY 161 STE 100 IRVING TX 75038-2290			190469
Property Location: 211 LINCOLNWAY NORTH AURORA, IL 60542			
Township BA	Tax Code BA024	Acres	
Tax Rate 7.516860	Sold at Tax Sale	Forfeited Tax	
First Installment Tax 82,151.13		Second Installment Tax 82,151.13	
Adjustment		Adjustment	
Penalty		Penalty	
Other Fees		Other Fees	
Paid on 05/20/2025		Total Due Due by 09/02/2025	

2024 Kane County Real Estate Tax Bill
Christopher J. Lauzen CPA, MBA
719 S. Batavia Avenue, Bldg. A
Geneva, IL 60134

8.136781	\$139,518.54	TOTAL	7.516860	\$164,302.26
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