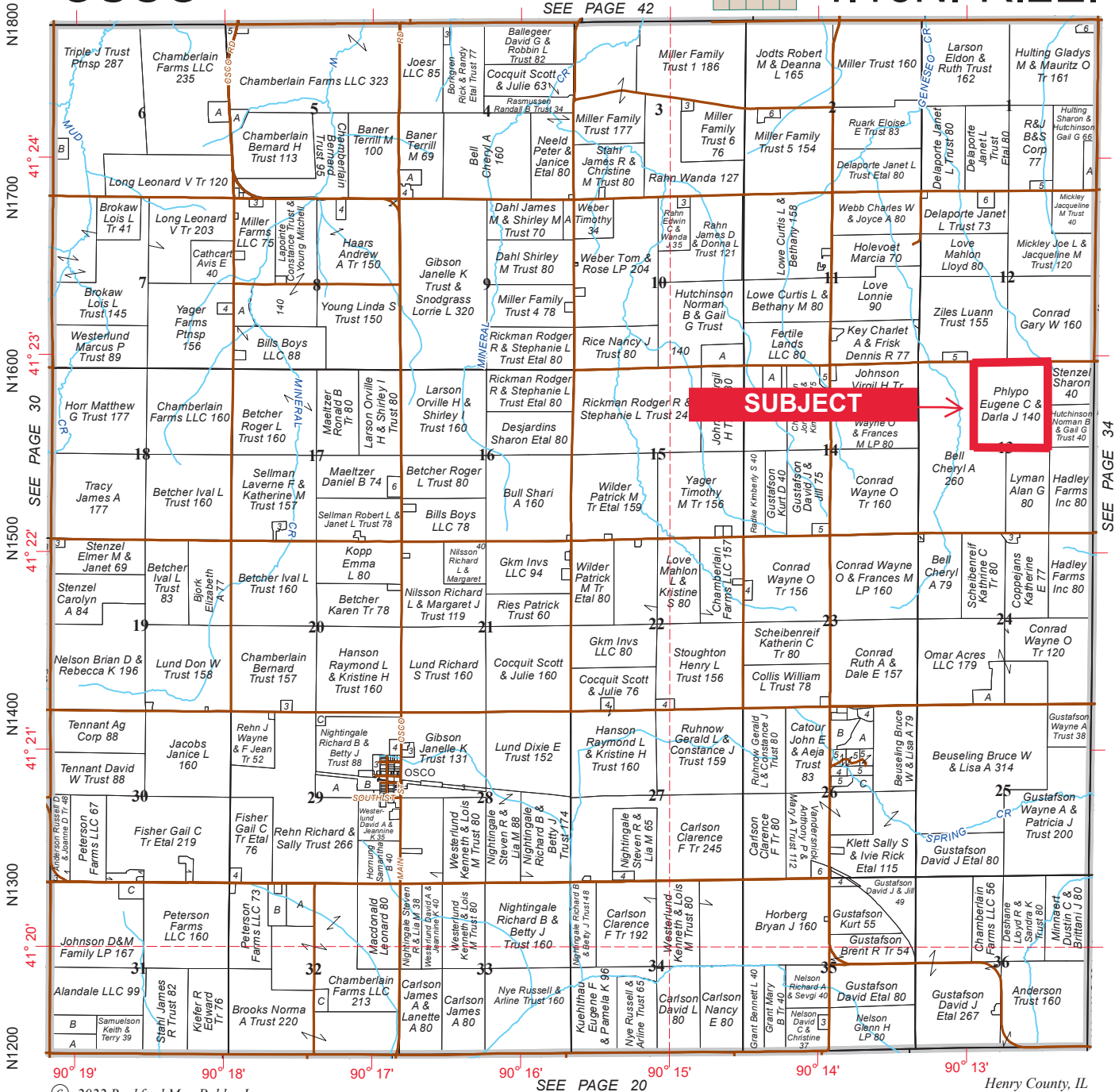


Refer to page 75 for keyed parcels

OSCO

T.16N.-R.2E.

SEE PAGE 42



SUBJECT

Henry County, IL

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SEE PAGE 20

SEE PAGE 34

SUBJECT PROPERTY AERIAL PHOTO



Map Center: 41° 22' 45.1, -90° 12' 42.03

0ft 440ft 881ft

13-16N-2E
Henry County
Illinois

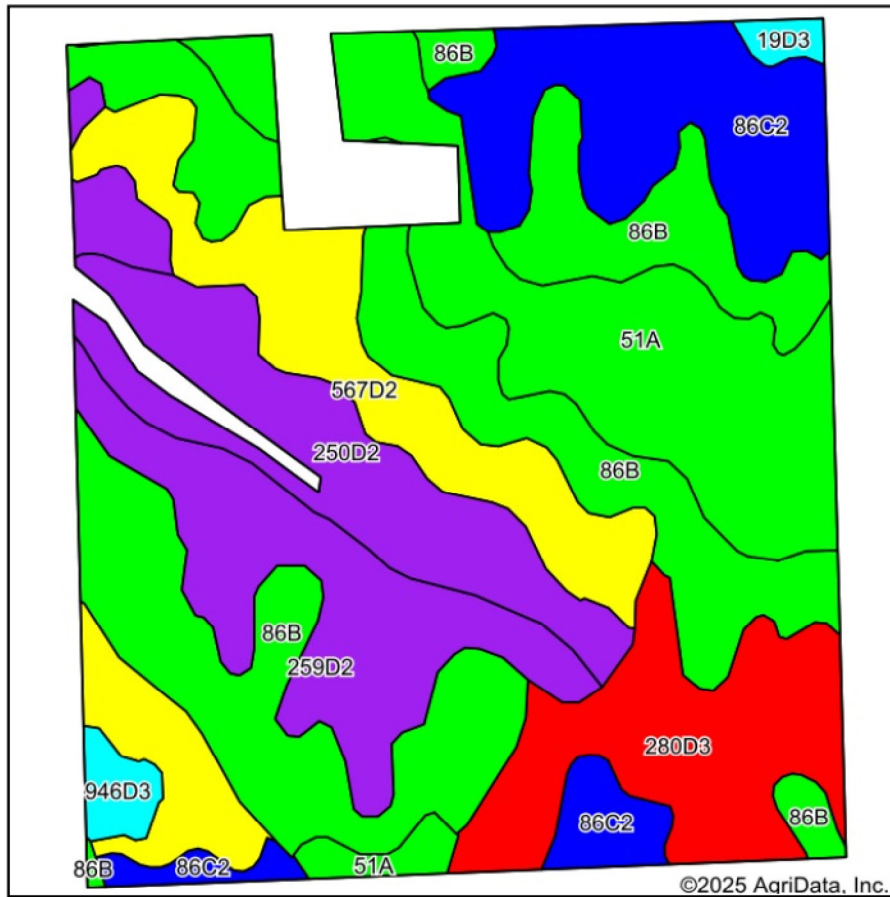


4/22/2025

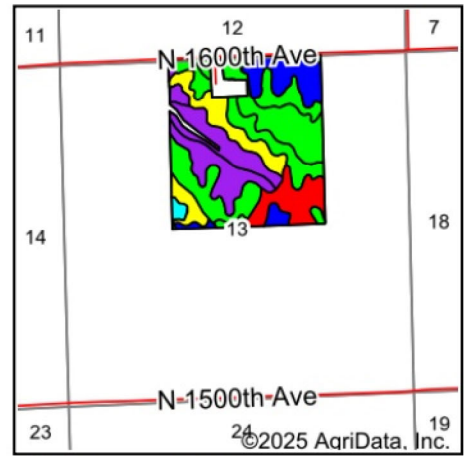
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **13-16N-2E**
 Township: **Osco**
 Acres: **137.16**
 Date: **4/22/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	37.59	27.3%		**187	**59	**138
51A	Muscature silt loam, 0 to 2 percent slopes	20.74	15.1%		200	64	147
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	17.23	12.6%		**149	**47	**109
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	16.97	12.4%		**178	**56	**131
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	15.91	11.6%		**142	**45	**104
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	13.50	9.8%		**130	**41	**96
**250D2	Velma silt loam 10 to 18 percent slopes, eroded	13.00	9.5%		**136	**44	**100
**946D3	Hickory-Atlas complex, 10 to 18 percent slopes, severely eroded	1.46	1.1%		**86	**30	**66
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.76	0.6%		**118	**39	**87
Weighted Average					166	52.6	122.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

Farmland Valuation Card
Henry County
Parcel 12-13-200-001

Parcel Information

Parcel Year 2025
 Parcel Number 12-13-200-001
 Tax Code 120008
 Township OSCO
 Property Class 0011 Homesite-Dwelling

Owner(s)

PHLYPO, EUGENE C & DARLA J
 11463 N 1600 AVE
 OSCO, IL 61274

Legal Description(s)

E SIDE NW & W NE SEC 13 T16N R2E

Assessments (Prior Year and Current)

Assessment Level	Non-Farm Land	Non-Farm Building	Non-Farm Mineral	Farm Land	Farm Building	Total Value
Prior Year Equalized	8,921	64,589	0	76,338	6,064	\$155,912
Township Assessor	8,921	64,589	0	83,188	5,761	\$162,459

Farmland Records

Land Type	Soil Type	S/E Code	Flood Rdct.	Acres	PI	S/E Fctr.	Flood Fctr.	Adj. PI	Cert. Rate	Type Fctr.	EAV/Ac.	Debase/ Acre	Final EAV/Ac.	EAV
CROPLAND														
	19D3		0%	.67	98		1.00	74				0.00		245.00
	250D2		0%	12.55	100		1.00	85				0.00		4,819.00
	259D2		0%	15.43	106		1.00	90				0.00		6,193.00
	280D3		0%	13.16	108		1.00	82				0.00		4,988.00
	51A		0%	19.86	130		1.00	130				0.00		20,053.00
	567D2		0%	16.44	111		1.00	94				0.00		7,019.00
	86B		0%	36.28	125		1.00	124				0.00		29,100.00
	86C2		0%	16.33	125		1.00	114				0.00		9,783.00
	946D3		0%	1.42	81		1.00	53				0.00		471.00
Total for: CROPLAND				132.14										82,671.00
OTHER FARMLAND														
	250D2		0%	1.33	100		1.00	85				0.00		87.00
	51A		0%	1.89	130		1.00	130				0.00		324.00
	567D2		0%	.43	111		1.00	94				0.00		31.00

Farmland Valuation Card

Henry County

Parcel 12-13-200-001

Land Type	Soil Type	S/E Code	Flood Rdct.	Acres	PI	S/E Fctr.	Flood Fctr.	Adj. PI	Cert. Rate	Type Fctr.	EAV/Ac.	Debase/Acre	Final EAV/Ac.	EAV
OTHER FARMLAND														
	86B		0%	.55	125		1.00	124					0.00	75.00
Total for: OTHER FARMLAND				4.20										517.00
HOMESITE														
	51A		0%	.41	130		1.00	130					0.00	0.00
	567D2		0%	.30	111		1.00	94					0.00	0.00
	86B		0%	1.20	125		1.00	124					0.00	0.00
Total for: HOMESITE				1.91										0.00
PUBLIC ROAD														
	19D3		0%	.22	98		1.00	82					0.00	0.00
	51A		0%	.65	130		1.00	130					0.00	0.00
	86B		0%	.34	125		1.00	124					0.00	0.00
	86C2		0%	.54	125		1.00	114					0.00	0.00
Total for: PUBLIC ROAD				1.75										0.00
Total Acres				140.0000								Total Farmland Value		\$83,188

Summary Totals

Land Type	Acres	EAV
CROPLAND	132.1400	82,671.00
OTHER FARMLAND	4.2000	517.00
HOMESITE	1.9100	0.00
PUBLIC ROAD	1.7500	0.00
Total Acres	140.0000	Total Farmland Value \$83,188

HENRY COUNTY

2024 REAL ESTATE TAX BILL

KELLY J. VINCENT, COUNTY COLLECTOR
307 W. Center Street
Cambridge, IL 61238

**THIS IS THE ONLY NOTICE
YOU WILL RECEIVE**

12-13-200-001
PHLYPO EUGENE C & DARLA J
11463 N 1600 AVE
OSCO IL 61274-

RECEIPT PORTION - KEEP FOR YOUR RECORDS

PAY TO: HENRY COUNTY COLLECTOR

ONLINE PAYMENTS: henrycty.com

FIRST DUE DATE 06/12/2025	PERMANENT PARCEL NUMBER 12-13-200-001	
FIRST INSTALLMENT \$6,014.02	LOCATION: 11463 N 1600 AVE OSCO, IL 61274	
SECOND DUE DATE 09/12/2025	LEGAL DESC: E SIDE NW & W NE SEC 13 T16N R2E	
SECOND INSTALLMENT \$6,014.02	TOWNSHIP OSCO	
PRIOR TAX SOLD NO	TAX CODE 120008	
FORFEITED NO	PROPERTY CLASS 0011	ACRES 140.00
18087	FAIR CASH VALUE (NON-FARM)	220,550

DUPLICATE

FORMULATION FOR TAX CALCULATION

LAND ASMT	8,921
BUILDING ASMT	64,589
HOME IMP/VET EXEMPTION	- 0
STATE MULTIPLIER	X 1.0000
STATE EQUALIZED VALUE	= 73,510
OWNER OCCUPIED EXEMPTION	- 6,000
SENIOR CITIZEN EXEMPTION	- 5,000
SENIOR ASSESSMENT FREEZE	- 0
DISABLED VET HOMESTEAD	- 0
DISABLED PERSONS EXEMPTION	- 0
RETURNING VET EXEMPTION	- 0
VET/FRAT EXEMPTIONS	- 0
FARM LAND ASMT	+ 76,338
FARM BUILDING ASMT	+ 6,064
NET TAXABLE VALUE	= 144,912
TAX RATE / PER \$100 EAV	X 8.3002
ENTERPRISE ZONE ABATEMENT	- \$0.00
TOTAL REAL ESTATE TAX	= \$12,028.04
DRAINAGE	+ \$0.00
TOTAL AMOUNT BILLED	\$12,028.04
TOTAL AMOUNT PAID	\$12,028.04
TOTAL AMOUNT DUE	\$0.00

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount
HENRY COUNTY	0.7963	\$1,059.02	0.7199	\$1,043.27	\$169.15
GENESEO SCHOOL UNIT #228	4.2806	\$5,692.81	4.5505	\$6,594.22	\$222.58
OSCO TOWNSHIP	0.5183	\$689.29	0.5049	\$731.66	\$39.13
BLACKHAWK COLLEGE #503	0.5290	\$703.52	0.5661	\$820.35	\$0.00
EDFORD/OSCO/MUNSON MULTI-AS	0.0075	\$9.97	0.0072	\$10.43	\$0.00
OSCO FIRE DISTRICT	0.3763	\$500.45	0.3650	\$528.93	\$0.00
OSCO ROAD DISTRICT	0.7241	\$962.99	0.7100	\$1,028.88	\$0.00
GENESEO PARK DISTRICT	0.4698	\$624.79	0.5018	\$727.17	\$11.45
GENESEO LIBRARY	0.1846	\$245.50	0.1772	\$256.78	\$11.73
HAMMOND HENRY HOSPITAL	0.2043	\$271.70	0.1976	\$286.35	\$286.35
Totals	8.0908	\$10,760.04	8.3002	\$12,028.04	\$740.39

TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX.

- UNPAID TAXES WILL BE SOLD ON 11/07/2025.
- NO PAYMENT ACCEPTED AFTER 11/06/2025.
- AFTER 09/12/2025 CURRENT UNPAID TAXES MAY BE PURCHASED BY A TAX BUYER IF PRIOR YEAR TAXES REMAIN UNPAID.

PLEASE SEE REVERSE SIDE FOR MORE INFORMATION.

RETURN THIS PORTION WITH PAYMENT

FOR THE YEAR 2024	PERMANENT PARCEL NUMBER 12-13-200-001
DUE DATE 06/12/2025	FIRST INSTALLMENT \$0.00

INCLUDE BOTH STUBS WHEN PAYING IN FULL

IF POSTMARKED OR PAID AFTER THE DUE DATE,
PAY AMOUNTS LISTED BELOW, WHICH INCLUDE
TAX AND PENALTY

06/13/2025 THRU 07/12/2025	\$0.00
07/13/2025 THRU 08/12/2025	\$0.00
08/13/2025 THRU 09/12/2025	\$0.00
09/13/2025 THRU 10/12/2025	\$0.00
AFTER 10/12/2025	\$0.00

**NO GRACE
PERIOD
DUPLICATE**



PHLYPO EUGENE C & DARLA J
11463 N 1600 AVE
OSCO IL 61274-

RETURN THIS PORTION WITH PAYMENT

FOR THE YEAR 2024	PERMANENT PARCEL NUMBER 12-13-200-001
DUE DATE 09/12/2025	SECOND INSTALLMENT FULL YEAR \$0.00

INCLUDE BOTH STUBS WHEN PAYING IN FULL

IF POSTMARKED OR PAID AFTER THE DUE DATE,
PAY AMOUNTS LISTED BELOW, WHICH INCLUDE
TAX AND PENALTY

09/13/2025 THRU 10/02/2025	\$0.00
10/03/2025 THRU 10/12/2025	\$0.00
AFTER 10/12/2025	\$0.00

**NO GRACE
PERIOD
DUPLICATE**



PHLYPO EUGENE C & DARLA J
11463 N 1600 AVE
OSCO IL 61274-

Property Information

Parcel Number 12-13-200-001	Site Address 11463 N 1600 AVE OSCO, IL 61274	Owner Name & Address Secured 11463 N 1600 AVE OSCO, IL, 61274
Tax Year 2024 (Payable 2025) ▼		
Sale Status None	Neighborhood Code	Land Use
Property Class 0011 - Homesite-Dwelling	Tax Code 120008 -	Tax Status Taxable
Net Taxable Value 144,912	Tax Rate 8.300228	Total Tax \$12,028.04
Township OSCO	Acres 140.0000	Mailing Address PHLYPO, EUGENE C & DARLA J 11463 N 1600 AVE OSCO, IL, 61274
Tract Number 121213200001	Lot Size	TIF Base Value 0

Legal Description
E SIDE NW & W NE SEC 13 T16N R2E

Notes
A22.2-Dwlg #1 CDU A/P, bldg #4 dims to 25x44, #8 \$3781/\$1173, add back #9 mach shed 96x36 assr value rem in error; A22-FB Dep 5%; BR18#262 Enter omit & demo amts, Dep FB 5%; A18.2-Depr FBs 5%; A18-Quad yr, change GR C-5/D+10 & change CDU on dwlg #1 P/A, change CDU on dwel #2 G/A, rem bldgs #1,2,3, add omit bin; A11-Mkt adj, house #1 & #2; A06-B810 chng homesite acres

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	8,921	64,589	76,338	6,064	0	155,912	No
Department of Revenue	8,921	64,589	76,338	6,064	0	155,912	No
Board of Review Equalized	8,921	64,589	76,338	6,064	0	155,912	No
Board of Review	8,921	64,589	76,338	6,064	0	155,912	No
S of A Equalized	8,921	64,589	76,338	6,064	0	155,912	No
Supervisor of Assessments	8,230	59,584	76,338	6,064	0	150,216	No
Township Assessor	8,230	59,584	76,338	6,064	0	150,216	No
Prior Year Equalized	8,230	59,584	70,113	6,064	0	143,991	No

Billing

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/12/2025	\$6,014.02	\$0.00	\$0.00	\$0.00	\$6,014.02	\$6,014.02	6/12/2025	\$0.00
2	09/12/2025	\$6,014.02	\$0.00	\$0.00	\$0.00	\$6,014.02	\$6,014.02	9/9/2025	\$0.00
Total		\$12,028.04	\$0.00	\$0.00	\$0.00	\$12,028.04	\$12,028.04		\$0.00

Exemptions

Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	4/29/2003	4/29/2003	2/13/2024		6,000	6,000
Senior Citizen			2/13/2024		5,000	5,000

No Genealogy Information

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2006	200606915	Trust-into or out of	8/8/2006	Eugene Phlypo	Phlypo, Eugene C & Darla J	\$0.00	\$0.00	\$0.00
2001	200110909	Trust-into or out of	11/8/2001	Eugene C & Darla J Phlypo	Phlypo, Eugene C TR	\$0.00	\$0.00	\$0.00
2001	200110910_1	Trust-into or out of	11/8/2001	Eugene C & Darla J Phlypo	Phlypo, Darla J TR	\$0.00	\$0.00	\$0.00
2001	200110905_1	Compulsory Sale - QC Foreclose	11/7/2001	Mary Phlypo	Phlypo, Eugene C	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$12,028.04	\$12,028.04	\$0.00
2023	\$10,760.04	\$10,760.04	\$0.00
2022	\$10,076.82	\$10,076.82	\$0.00
2021	\$9,890.16	\$9,890.16	\$0.00
2020	\$9,296.72	\$9,296.72	\$0.00

Show 19 More (19)

No Redemptions

Taxing Bodies

District	Tax Rate	Extension
GENESEO SCHOOL UNIT #228	4.550500	\$6,594.22
HENRY COUNTY	0.719928	\$1,043.27
OSCO ROAD DISTRICT	0.710000	\$1,028.88
BLACKHAWK COLLEGE #503	0.566100	\$820.35
OSCO TOWNSHIP	0.504900	\$731.66
GENESEO PARK DISTRICT	0.501800	\$727.17
OSCO FIRE DISTRICT	0.365000	\$528.93
HAMMOND HENRY HOSPITAL	0.197600	\$286.35
GENESEO LIBRARY	0.177200	\$256.78
EDFORD/OSCO/MUNSON MULTI-AS	0.007200	\$10.43
TOTAL	8.300228	\$12,028.04

District	Extension
GENESEO SCHOOL UNIT #228	\$6,594.22
HENRY COUNTY	\$1,043.27
OSCO ROAD DISTRICT	\$1,028.88
BLACKHAWK COLLEGE #503	\$820.35
OSCO TOWNSHIP	\$731.66
GENESEO PARK DISTRICT	\$727.17
OSCO FIRE DISTRICT	\$528.93
HAMMOND HENRY HOSPITAL	\$286.35
GENESEO LIBRARY	\$256.78
EDFORD/OSCO/MUNSON MULTI-AS	\$10.43

- GENESEO SCHOOL UNIT #228
- HENRY COUNTY
- OSCO ROAD DISTRICT
- BLACKHAWK COLLEGE #503
- OSCO TOWNSHIP
- GENESEO PARK DISTRICT
- OSCO FIRE DISTRICT
- HAMMOND HENRY HOSPITAL
- GENESEO LIBRARY
- Other

Disclaimer

Although this data is regularly updated, the information may not reflect the data currently on file in the Assessment or Treasurer Offices. Contact the Assessment Office (309) 937-3570 or the Treasurer’s Office (309) 937-3576 if you have questions. See the "User Guide" for instructions on how to use the site and how to interpret the data.