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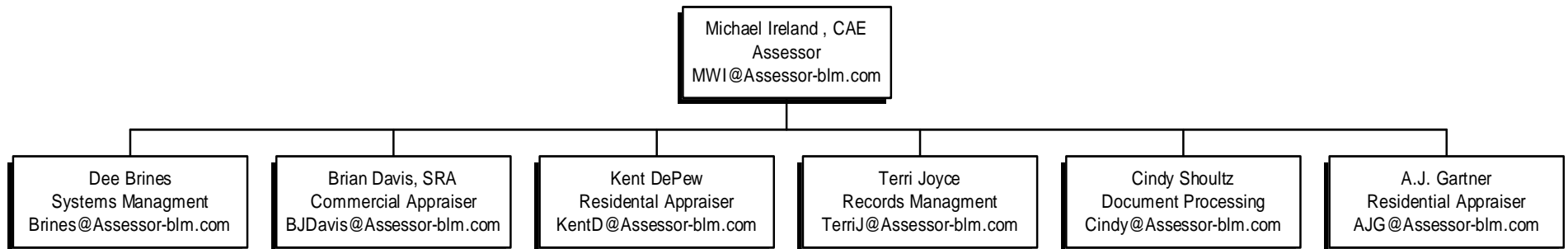
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ORGANIZATIONAL CHART

Assessor's Office City of Bloomington Township



USES OF THE PROPERTY TAX

The property tax is responsible for funding more dollars to local government than what is collected by the state with a combination of income and sales tax. Every dollar of the property tax remains in the local area and is used to fund local government. With state tax policies often less than 80% of the income or sales tax are returned for support of local services. Some of the principal users of the property tax are as follows:

County Government	Schools
City Government	Airport Authorities
Libraries	Townships [road & bridge repair]

All of these and many other kinds of taxing districts rely on the property tax for major portions if not all of their funding. Schools receive the largest portion of the property tax dollars, often more than 60% of each dollar collected.

UNDERLYING CONCEPTS OF PROPERTY TAXATION

Two essential players of the property tax are the assessing authority, [Township Government] and the taxing authority [see list above]. The taxing authority determines the amount of property tax to be collected through budgets and tax levies. The assessing authority determines how the total amount of tax collected will be apportioned among taxpayers; in other words how tax dollars will be spread among those responsible for payment. This apportioning is based on an ad valorem concept (according to value).

Taxpayers also have a responsibility in the process. First, to monitor the taxing authorities spending policy by attending budget hearings and providing input. Second is to monitor the assessing authority policy and accuracy in apportioning the burden. This is accomplished by comparison of one's assessed value to other properties with similar value and filing a complaint for the review of value when an error or, inequities exist.

THE ASSESSMENT PROCESS

The assessor's office spends a great deal of time and effort monitoring all aspects of the township economic development. This includes tracking building permits, maintaining records of ownership and tax liability. Also maintenance and creation of tax maps when a property transfers and there is a change in ownership lines, including new subdivisions. The assessor's office is an information center for other units of government, and private industry. Data must be as current as possible, accurate, and available on request in a concise yet comprehensive format.

The assessors' office is responsible for listing, discovering, and valuing all property in the township. The process is on going and recycles each year. In addition, the assessor must be prepared to defend each and every value estimate before both a local appeal board and a state appeal board.

PROPERTY TAXES AT THE LOCAL LEVEL

2000 Summary of Activities:

Assessment year 2000 required individual changes to 972 property assessment do to new information about land or building attributes. There were 90 new residential homes added, and 23 new commercial structures. Fourteen properties were demolished or destroyed by fire. Others required a change in legal description and updating of maps. The aggregate of these changes resulted in a net increase of \$ **13,492,269** to the tax base. . By law, all property must be assessed at one-third of its “**Fair Cash Value**”. See the breakdown on pages 9 and 10.

Equalization:

As our work is completed, it is turned over to the county where taxpayers can file formal appeals. The tax base is also subject to equalization at the county and state level. As market values have increased, the three-year assessment level has been decreasing, even with the adding of township equalization factors. The current three year average assessment level is 32.29; this resulted in an equalization factor of 1.0305 to be applied to all properties. This makes the overall level of assessment for the township 33.27%. The only other adjustments anticipated to the tax base are changes made by the McLean County Board of Review. Before assessments are final the amounts are subject to exemptions for general homestead, and senior citizens, as well as reduction from the senior citizen tax freeze. The result is the finalized 2000 equalized assessed value (EAV) that taxing authorities levy against to determine their tax rate

The change experienced for the 2000 assessment year resulted from about one-fourth new construction of residential, (**\$13,492,000**) and commercial property, and three-fourths from the equalization of existing residential and commercial property. (**\$25,900,000**)

Board of Review:

There were 130 complaints file with the board of review for 2000. Of those 96 were residential. The board made changes to 79 residential properties accounting for a total reduction in assessed value of \$910,578. Forty-six commercial/industrial complaints were filed, with 35 receiving reductions from the board. The amount of assessed value lost to commercial/industrial is \$2.5 million. In all complaints resulted in a \$3.5 million reduction of the tax base.

Public Service:

A significant amount of commerce continues to use data and information found in the assessment office. A variety of assistance to taxpayers, appraisers, attorneys, realtors, title companies, other professionals, and the media is provided daily. This service is enhanced by providing easy access to records and information via our WEB site www.Assessor-BLM.com . We average 300 sessions per day during the week and over 5000 visitors to our WEB site each month. As we continue to added information to the site, (Including a copy of this report) I anticipate the use will increase. During the summer of 2001 we will be adding more property photos.

Geographic Information System:

The effort continues with Bloomington, Normal, and McLean County to develop a computerized mapping system. The parcel maps for Bloomington are on target for completion in the spring of 2001. The Assessor's Office is working toward implementation of computerized applications that will allow the maps to be easily searched for information regarding various categories of property data. If all goes well current hard copy Sidwell maps will be replaced with digital maps linked with ownership and property data by 2002. The Assessor's Office will continue its active involvement in the GIS project into the future. Once the digital maps are completed the next phase is to create and implement an Intranet for both cities and the county. The GIS committee is also planning full Internet access in the near future. This is a very exciting tool being developed and I am proud our township has been able to be a contributor to its success.

Current Tax Year Cycle:

The property tax cycle continues into the 2001 year. With the passage of the consolidation referendum in the fall of 2000 and settlement agreements with the out-lying townships we plan on a lot of field work in 2001. This represents approximately 4,000 properties. We constantly monitor the real estate market for change. As measurable change takes place in the market it in turn reflects in property assessments. Collecting new property data, valuing new and existing parcels, notifying owners about changes in their values are all part of the on-going assessment function each and every year.

Property Taxes VS. other forms of taxation:

The positives to the property tax system are; It is a local tax and every dollar collected is distributed to local taxing authorities. Local governments have typically proven to be more efficient than state and federal government, therefore the cost to administrate and process the property tax at a local level is less expensive than if done by a larger government unit. It is also one of the only forms of taxation that the taxpayer can appear before either the assessing or taxing authority and seek relief. While it is a popular notion to shift some of the burden of the property tax to another type of tax, it may in fact increase overall tax levels. There are no guarantees if shifted to a state controlled tax, that our local governments will receive appropriate funding levels. At least taxpayers now have some influence on how much tax can be levied and collected.

Considering the services provided by the property tax, schools, police and fire protection, trash and waste removal, snow removal, libraries, and local transportation, property owners receive a lot. Compare local services to those provided by other types of taxes you pay, i.e., income or sales tax. Which one has the most impact on your quality of life? Can you account for how much of your income or sales tax has been used to fund schools in your area versus the property tax? Local governments are dependent on property taxes to provide you with essential services in your community. The more services required, generally the more your taxes will be. The state of Illinois does not receive any money from the property tax. They also do not spend much to see it is administered properly or fairly. Meaningful policy changes, and good assessment practices, may bring more relief to taxpayers than transferring the burden to some other form of taxation.

The best form of property tax relief for individual property owners is to actively monitor taxing bodies budget and funding policies. Also, monitor property assessment by the assessing authority on an annual basis on their own Contact the assessor when your property assessment seems out of line with actual market values, or when you feel you have been treated unfairly compared to similar properties.

Acknowledgements:

The staff in my office is without equal. They have and continue to respond to changes in the community by enhancing services and providing quality assessments. I am truly grateful to them for their efforts, acceptance of responsibility, and the level of professionalism they exhibit. Without their help my goal of providing a fair and equitable property assessment would be unmanageable. I want to also acknowledge the privilege of having such a staff is a result of the support given by the Trustees of the Township. THANK YOU

TAX CYCLE - YEAR

PROCESSES & DOCUMENTS

ASSESSMENT PROCESS

- Initial assessment
- Review
- Intra county Equalization
- Notifications(s)
- Appeal(s)
- Inter-county Equalization
- Transmittal

BUDGET PROCESS

- Budget Preparation
- Truth in Taxation Notice
- Hearings
- Formal Adoption
 1. Appropriation Ord.
 2. Tax Levy Ord

Assessing Authority

COUNTY

1. Assessor
2. Supervisor of Assessments
3. Board of Review

STATE:

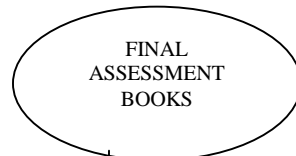
1. PTAB
2. IDOR

Taxing Authority

LOCAL TAXING DISTRICTS (LTD'S)

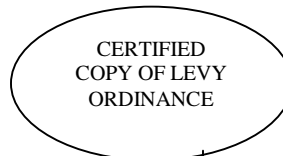
FY BEGINS

- MUNICIPALITIES ON MAY 1, 2000
- SCHOOL DISTRICTS ON JULY 1, 2000
- COUNTIES ON DECEMBER 1, 2000
- OTHERS



\$ EAV

May 2000



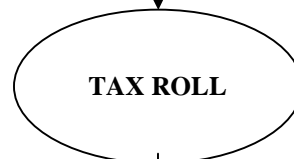
\$ LEVY

December 2000

TAX EXTENSION PROCESS

- RATE CALCULATIONS
- RATE LIMITATIONS
- EXTENSION (i.e. BILL DETERMINATION FOR EACH TAXPAYER)

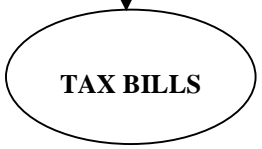
COUNTY CLERK



COUNTY TREASURER

TAX BILL PREPARATION PROCESS

- BILL FOR EACH PARCEL (MAY)
- 2ND INSTALLMENTS (AUGUST)



TAXPAYER

DELINQUENT

CURRENT

DELINQUENCIES

- FILE APPLICATION FOR JUDGEMENT
- CONDUCT TAX SALE
- CONDUCT SCAVENGER SALE
- DISTRIBUTE CASH TO LTD'S

COLLECTION

- COLLECT EACH INSTALLMENT
- UPDATE TAX ROLL
- DISTRIBUTE CASH TO LTD'S

COUNTY TREASURE

CASH TO LTD'S
June/Sept

City Of Bloomington Township

1999 BOARD OF REVIEW FINAL REPORT SUMMARY

TOTAL NUMBER OF PARCELS INVOLVED IN B/R ACTION	192	
Number of Complaints	192	\$3,654,262
Number of Sidwell changes	0	
Parcels Added	0	\$ 0
Parcels Removed	0	0
Existing Parcels Involved in Sidwell	0	
Miscellaneous action	31	+\$ 22,434

ABSTRACT

TOTAL ASSESSED VALUE BY ASSESSOR	\$ 852,883,414
Assessed Value Added by Board of Review Action	\$ 22,434
Assessed Value Removed by Board of Review Action	-\$3,654,262
NET CHANGE	-\$3,631,828
TOTAL ASSESSED VALUE AFTER BOARD OF REVIEW ACTION	\$849,251,586

TENATIVE ABSTRACT

City of Bloomington Township
ASSESSMENT AS OF JANUARY 1, 2000
By the Supervisor of Assessments

Property Use	Use Code	# of Parcels	Assessed Value
RESIDENTIAL			
Vacant Lots	R-0032	49	\$16,570
Vacant Lots	R-0030	481	\$1,829,878
Improved Land	R-0040	15,517	\$114,249,968
Improvements			\$402,450,481
TOTAL RESIDENTIAL		16,047	\$518,546,897
FARM			
Home Sites/Other Land	F1/0011	0	0
Farmland	F1/0021	8	\$71,435
Farm Bldg.	F1/0011	0	0
TOTAL FARM		8	\$71,435
COMMERCIAL			
Vacant Lots	C2-0062	9	115,207
Improved Land		2,062	\$75,361,579
Improvements	C-0050, 0060		\$284,777,211
TOTAL COMMERCIAL		2,071	\$360,253,997
INDUSTRIAL			
Vacant Lots	I2-0082	4	24,091
Improved Land	I-0080	28	\$1,830,274
Improvements			\$7,904,437
TOTAL INDUSTRIAL		32	\$9,758,802
RAILROAD			
		3	\$16,133
TOTAL ALL CLASSES			
Residential		16,047	\$518,546,897
Farm		8	\$71,435
Commercial		2,071	\$360,253,997
Industrial		32	\$9,758,802
Railroad		3	\$16,133
TOTAL ALL		18,161	\$888,647,264

STATEMENT OF ASSESSED VALUE

Ending Balance 1999	\$849,251,586
Total Assessed Value Added 2000	\$20,685,970
Total Assessed Valued Deleted 2000	-\$7,193,701
Subtotal 2000	\$862,743,855
Net Increase by Assessor 2000	\$13,492,269
2000 S/A Equalization Factor (1.0305)	\$25,903,409
Changes from 2000 Board of Review (estimated)	-\$3,500,000
Exemptions (estimated for 2000)	-\$57,473,867
Estimated Equalized Assessed Value 2000	<u>\$827,673,397</u>

ASSESSED VALUE SUMMARY

1984-2000

CITY OF BLOOMINGTON TOWNSHIP

<u>YEAR</u>	<u>ASSESSOR NET INCREASE</u>	<u>TENTATIVE ABSTRACT</u>	<u>AFTER B/R</u>	<u>MULT</u>	<u>FINAL ABSTRACT</u>	<u>TOTAL INCREASE</u>	<u>NEW CONST</u>	<u>MULTIPLIER</u>	<u>B/R & OTHER</u>
1984	8,771,182	382,466,057	382,094,500	0.9841	376,019,197	2,324,322	9,889,710	(\$6,075,303)	(1,490,085)
1985	10,752,014	386,771,211	386,040,975	0.9852	380,327,569	4,308,372	10,939,443	5,713,406	(917,665)
1986	12,908,455	393,236,024	392,987,451	0.9985	392,397,970	12,070,401	12,908,455	(589,481)	(248,573)
1987	50,657,464	443,055,434	439,724,607	0.9594	421,871,788	29,473,818	20,512,270	(17,852,819)	26,814,367
1988	20,347,525	442,219,313	453,969,895	1.0274	466,408,670	44,536,882	19,365,271	12,438,775	12,732,836
1989	21,310,776	487,719,446	482,356,329	1.0471	505,075,312	38,666,642	19,978,542	22,718,983	(4,034,883)
1990	21,695,572	526,770,884	524,837,275	1.0271	539,060,365	33,985,053	20,541,261	14,223,090	(779,298)
1991	42,203,541	581,263,906	578,377,607	1.0000	578,377,607	39,317,242	36,569,762	0	2,747,480
1992	23,193,217	601,570,824	600,135,050	1.0297	617,959,061	39,581,454	21,907,043	17,824,011	(1,429,604)
1993	25,288,339	643,247,400	642,308,033	1.0284	660,549,582	42,590,521	23,853,883	18,241,549	939,367
1994	30,685,854	691,196,339	689,944,764	1.0461	721,705,678	61,156,096	29,821,422	31,760,914	(1,251,575)
1995	71,017,961	792,723,639	795,330,020	1.0000	795,330,020	73,624,342	39,127,663	0	2,575,841
1996	41,873,273	837,203,293	834,230,636	1.0652	889,297,257	93,967,237	35,792,054	55,066,621	(2,972,657)
1997	35,216,052	924,676,120	914,005,940	1.0492	958,785,380	69,488,123	33,117,624	44,779,440	10,670,180
1998	(146,661,377) (de-annexation)	812,124,003	807,871,462	1.0221	825,757,217	(133,028,163)	6,810,353	17,885,755	(4,231,648)
1999	27,126,197	852,883,414	849,251,586	S/A 1.0000	849,251,586	23,494,369	10,747,738	0	3,631,828
2000	13,492,269	888,647,264		S/A 1.0305			9,735,913	25,903,409	

SCHOOL DISTRICT ASSESSED VALUE REPORTS

Total assessed value for the City of Bloomington Twp.	\$888,647,264
Less Exemptions	<u>-\$57,473,867</u>
Total Taxable Assessed Value	\$831,173,397

BREAKDOWN OF ASSESSED VALUE TOTALS BETWEEN UNIT 5 AND DISTRICT 87

UNIT 5 \$222,302,098

Less General Homestead Exemption 2,557 x \$3,500	-\$8,949,500
Less Senior Citizens Exemption 202x \$2,000	-\$404,000
Less Senior Freeze 66	-\$269,923
Less Home Improvement Exemptions 127	-\$293,987

Total Taxable Unit 5 **\$212,384,688**

DISTRICT 87 \$666,345,166

Less General Homestead Exemption 10,336x \$3,500	-\$36,176,000
Less Senior Citizens Exemption 2,443 x \$2,000	-\$4,886,000
Less Senior Freeze 1,064	-\$4,793,068
Less Home Improvement Exemptions 543	-\$1,701,389

Total Taxable District 87 **\$618,788,709**

NOTE:

The information on this page is only for those portions of the school districts within the Township of the City of Bloomington boundaries. The amounts are proximations based on initial assessed values. Actual amounts can be verified at the McLean County Clerks Office.

City of Bloomington Township

PRINCIPAL TAXPAYERS

{ Using 2000 Assessments }

April 3, 2001

<u>Name of Company</u>	<u>Type of Business</u>	<u>Assessed Value</u>	<u>% of Ass'd Value</u>
State Farm Insurance Co.	Insurance Office	\$ 71,499,071	8.05%
BMJ Development	Eastland Mall	\$ 11,921,132	1.34%
Country Life Insurance Co.	Subsidiary of IAA	\$ 9,882,805	1.11%
Illinois Agricultural Assn.	Insurance-Farm Services	\$ 8,920,396	1.00%
General Telephone Co.	Utility	\$ 5,322,493	0.60%
OSF	Medical Offices	\$ 5,127,012	0.58%
M & J/LJP Parkway LP	Parkway Strip Mall	\$ 4,935,103	0.56%
Westminister Village	Extended Living	\$ 4,528,694	0.51%
Jumers	Hotel	\$ 3,890,886	0.44%
DPR Limited Partnership	IRS Distribution Center	\$ 3,883,326	0.44%
	Total	\$ 129,910,918	14.62%

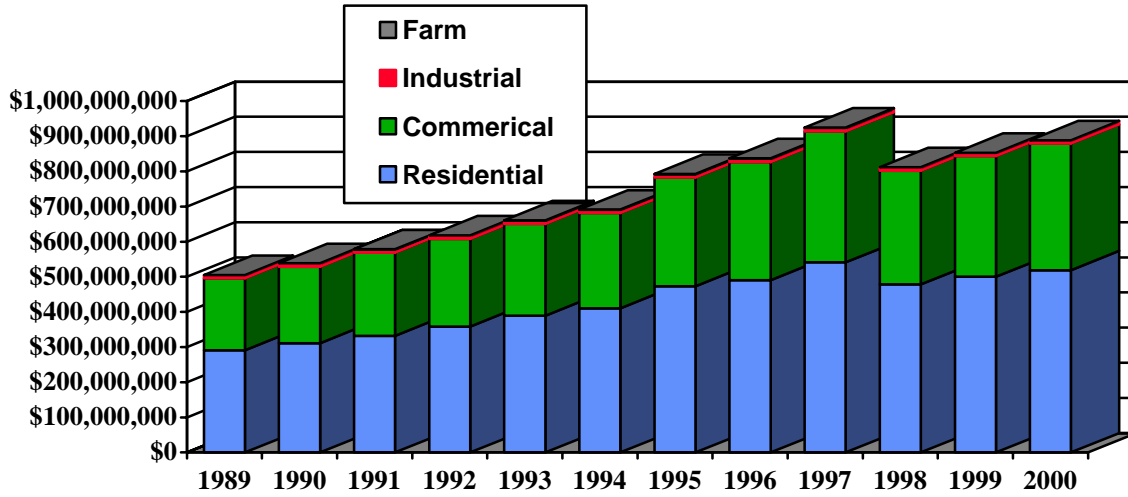
Other Taxpayers over One Million Assessed Value

CDS-IL 1 Property Assoc	Village Green	\$ 3,520,875	
Kimco Corporation	Schnuck's Strip Mall	\$ 3,356,531	
Carle Foundation	Medical Offices	\$ 3,351,911	
Tr #1079	Brickyard Apts	\$ 2,576,250	
First State Bank Trust	Radisson Hotel	\$ 2,450,696	
National City	Financial Institution	\$ 2,005,183	
Tr #06921407 Colonial	Colonial Plaza	\$ 1,953,911	
Bloomington Downtown	Old Champion Federal	\$ 1,947,967	
General Electric	Industrial	\$ 1,930,999	
Sears Roebuck & Co.	Retail Store	\$ 1,747,155	
Amberjack LTD	Jewel-Osco	\$ 1,736,370	
Wal Mart	K's Retail Store	\$ 1,734,331	
MCLT # 293	Towanda Plaza	\$ 1,730,274	
Mcrae's Inc	Bergners Store	\$ 1,690,796	
Duke Realty Investments	Lakewood Strip Mall	\$ 1,434,849	
Paul F. Beich	Industrial	\$ 1,416,320	
Il. Housing Dev. Auth	High Rise	\$ 1,340,281	
Keycorp Commercial	Turnburry Apartments	\$ 1,336,288	
Bloomington Hotel LLC	Hampton Inn	\$ 1,322,696	
K-Mart	Department Store	\$ 1,322,125	
Kohl's	Department Store	\$ 1,288,709	
Mechanical Devices	Industrial	\$ 1,278,869	
Cargill, Inc.	Processing Plant	\$ 1,248,875	
Krogers	Shopping Center	\$ 1,221,979	
Tr #01-1126	Cub Foods	\$ 1,143,338	
Towanda Dev. Corp	Apartments	\$ 1,126,983	
Hershel Brock, Tr # 152	Comfort Inn	\$ 1,065,016	
Synergy II, LLC	Oakbrook Apt	\$ 1,021,774	
	Sub Total From Above	\$ 49,301,351	
	Total All	\$ 179,212,269	20.17%

Total Assessed Value for the City of Bloomington Township \$ 888,647,264

GROWTH IN ASSESSED VALUE

City of Bloomington Township



The above graph shows the growth in assessed valuation for the City of Bloomington Township starting with 1989.

The 1998 reduction in assessed value was a result of de-annexation of parcels to their original townships.

ESTIMATED TAX BILLS AND EFFECTIVE TAX RATES on a \$100,000 home in Selected Illinois cities (collected in 1998)

City	County	Median Assmt Level	Multiplier	Aggregate Tax Rate	Effective tax rate	Tax bill	State Rank
Rockford	Winnebago	33.03	1	\$11.604	3.427	\$3,427	2
Danville	Vermillion	30.47	1	\$9.360	2.524	\$2,524	13
Macomb	McDonough	30.84	1	\$10.063	2.751	\$2,751	6
Carbondale	Jackson	31.41	1	\$9.111	2.543	\$2,543	11
Urbana	Champaign	31.26	1	\$9.172	2.546	\$2,546	10
Lincoln	Logan	33.07	1	\$8.830	2.611	\$2,611	9
Champaign	Champaign	31.58	1	\$8.024	2.253	\$2,253	26
Pekin	Tazewll	29.56	1	\$8.405	2.190	\$2,190	31
Decatur	Macon	31.52	1	\$7.938	2.224	\$2,224	30
Pontiac	Livingston	32.72	1	\$8.197	2.395	\$2,395	18
Springfield	Sangamon	31.38	1.0306	\$7.545	2.176	\$2,176	33
Peoria	Peoria	30.39	1	\$8.085	2.174	\$2,174	34
Bloomington	McLean	32.29	1	\$7.540	2.171	\$2,171	35
LaSalle	LaSalle	31.14	1	\$8.139	2.250	\$2,250	27
East Peoria	Tazewell	30.28	1	\$7.788	2.086	\$2,086	40
Normal	McLean	32.00	1	\$6.920	1.972	\$1,972	50

The effective tax rate (ETR) is helpful in measuring the relative amount of tax between two communities, or even different taxing districts in the same community. The ETR expresses the nominal tax rate as a percent of a properties market value. In the above chart the sample market value is \$100,000. To find the amount of tax on a market value other than \$100,000 simply multiply the ETR times the market value. If you wanted to find the amount of tax on a \$75,000 home in Pekin, IL the calculation would be as follows:

Pekin Home	$75,000 * .02190 = \$1,642.50$	for a similar home in Rockford change the ETR
Rockford Home	$75,000 * .03427 = \$2,570.25$	

Note: The above list is a partial list reprinted from the Tax Facts, published by the Taxpayers' Federation of Illinois, October 2000.

MAJOR USERS of the PROPERTY TAX
with Levies and Equalized Assessed Value

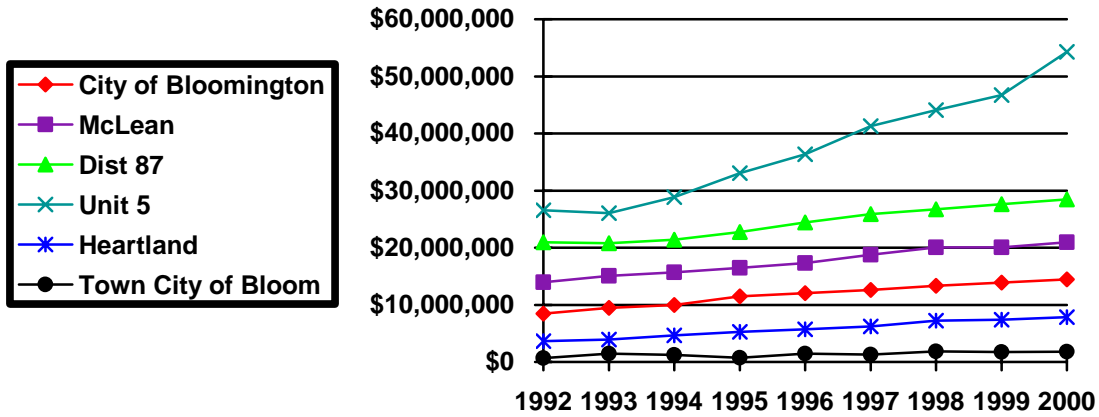
	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>
City of Bloomington						
Levy	\$11,482,600	\$12,056,730	\$12,596,567	\$13,313,650	\$13,886,258	\$14,481,723
EAV	\$750,023,917	\$841,148,209	\$907,466,883	\$948,946,749	\$1,002,610,011	\$1,082,296,056
Rate	\$1.5323	\$1.4351	\$1.39511	\$1.40077	\$1.14847	\$1.10580
McLean County						
Levy	\$16,444,327	\$17,286,692	\$18,788,238	\$20,050,938	\$20,030,028	\$20,974,537
EAV	\$1,650,280,574	\$1,809,206,122	\$1,935,429,466	\$2,040,230,728	\$2,165,326,244	\$2,291,748,217
Rate	\$1.0025	\$.96116	\$.97067	\$.98270	\$.92513	\$.91516
Dist. 87						
Levy	\$22,759,237	\$24,435,700	\$25,900,855	\$26,698,092	\$27,632,281	\$28,475,147
EAV	\$509,114,414	\$547,292,766	\$570,157,039	\$593,670,278	\$613,654,488	\$642,364,524
Rate	\$4.4452	\$4.47065	\$4.47794	\$4.45315	\$4.43063	\$4.42148
Unit 5						
Levy	\$33,039,394	\$36,345,764	\$41,269,531	\$44,065,498	\$46,715,625	\$54,299,202
EAV	\$746,935,662	\$845,303,655	\$938,817,964	\$985,786,830	\$1,044,635,738	\$1,126,852,518
Rate	\$4.3255	\$4.27318	\$4.27263	\$4.19691	\$4.19996	\$4.43254
Heartland College						
Levy	\$5,241,175	\$5,739,520	\$6,218,789	\$7,203,651	\$7,402,898	\$7,821,211
EAV	\$1,556,409,871	\$1,710,865,425	\$1,846,227,081	\$1,943,572,795	\$2,046,944,178	\$2,172,406,968
Rate	\$.2498	\$.26201	\$.29117	\$.28392	\$.27961	\$.28407
Town City of Bloom						
Levy	\$750,000	\$1,450,000	\$1,285,000	\$1,835,661	\$1,733,786	\$1,803,000
EAV	\$734,583,433	\$823,812,371	\$887,670,993	\$758,053,198	\$781,090,565	\$815,083,707
Rate	\$.1022	\$.17620	\$.17154	\$.23675	\$.21995	\$.22060

The 1998 reduction in assessed value for Town City of Bloomington was a result of de-annexation of parcels to their original townships.

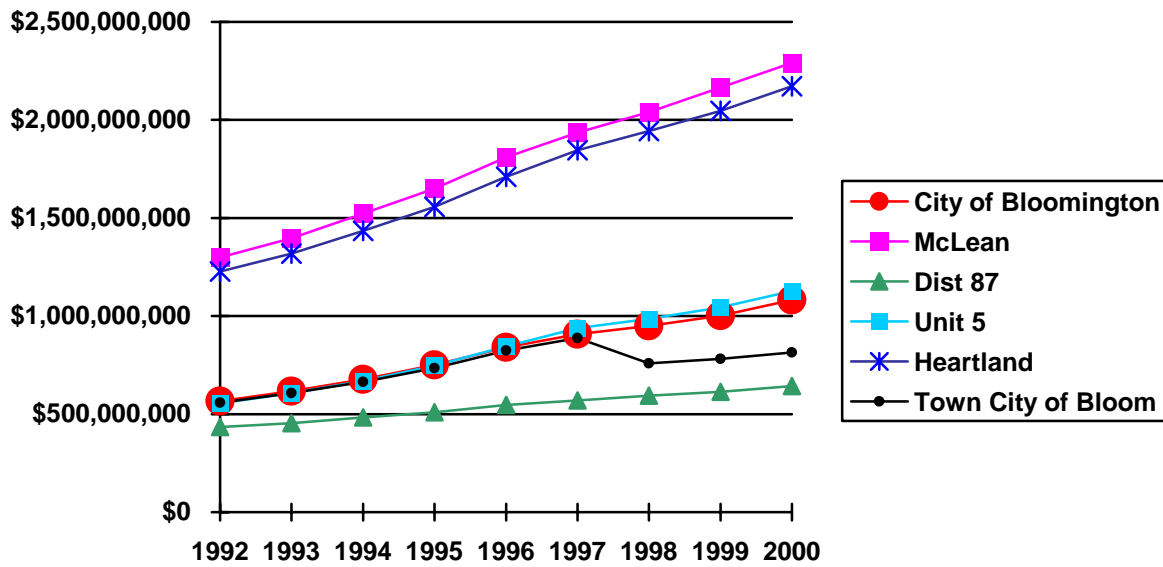
MAJOR USERS GRAPHS

City of Bloomington Township

Levy Amounts



Assessed Value



The 1998 reduction in assessed value for Town of City of Bloom was a result of de-annexation of parcels to their original townships.

City of Bloomington Township

TAX RATE CHART

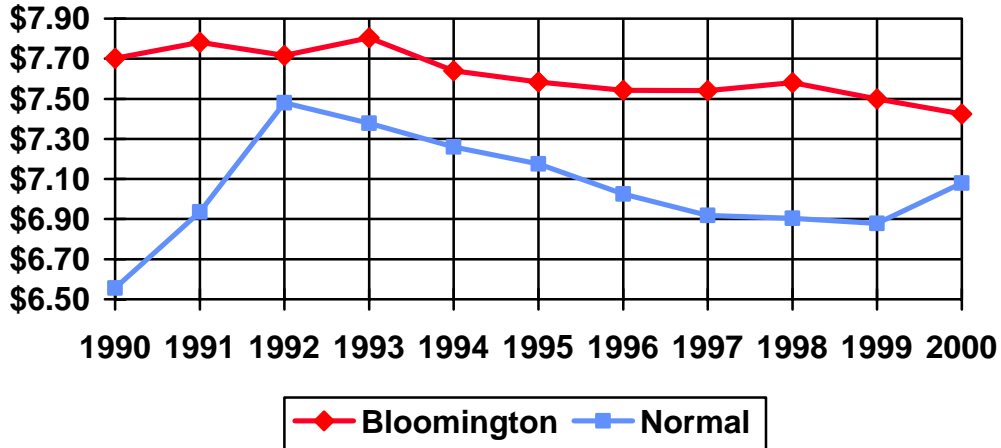
	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>% Change</u>
Township Cemetery	.02562	.02491	.02509	.02499	.02434	0.97%
Airport Authority	.11660	.11699	.11273	.10586	.09895	0.93%
City of Bloomington TWP	.17620	.17154	.23675	.21995	.22060	1.00%
Library	.21401	.23256	.23358	.23650	.23223	0.98%
B & N	.09472	.09197	.09259	.12871	.12181	0.95%
McLean County	.96116	.97067	.98270	.92513	.91516	0.99%
City of Bloomington	1.22104	1.16255	1.16719	1.14847	1.10580	0.96%
School District 87	4.47065	4.47794	4.45315	4.43063	4.42148	1.00%
Heartland Comm. College	.26201	.29117	.28392	.27961	.28407	1.02%
Total Rate						
Per \$100 assessed value	7.54201	7.54030	7.58770	7.49985	7.42444	0.99%

The above chart gives a five year history of changes in tax rates for taxing authorities.

TAX RATE CHANGES

Bloomington vs. Normal

\$/100
AV

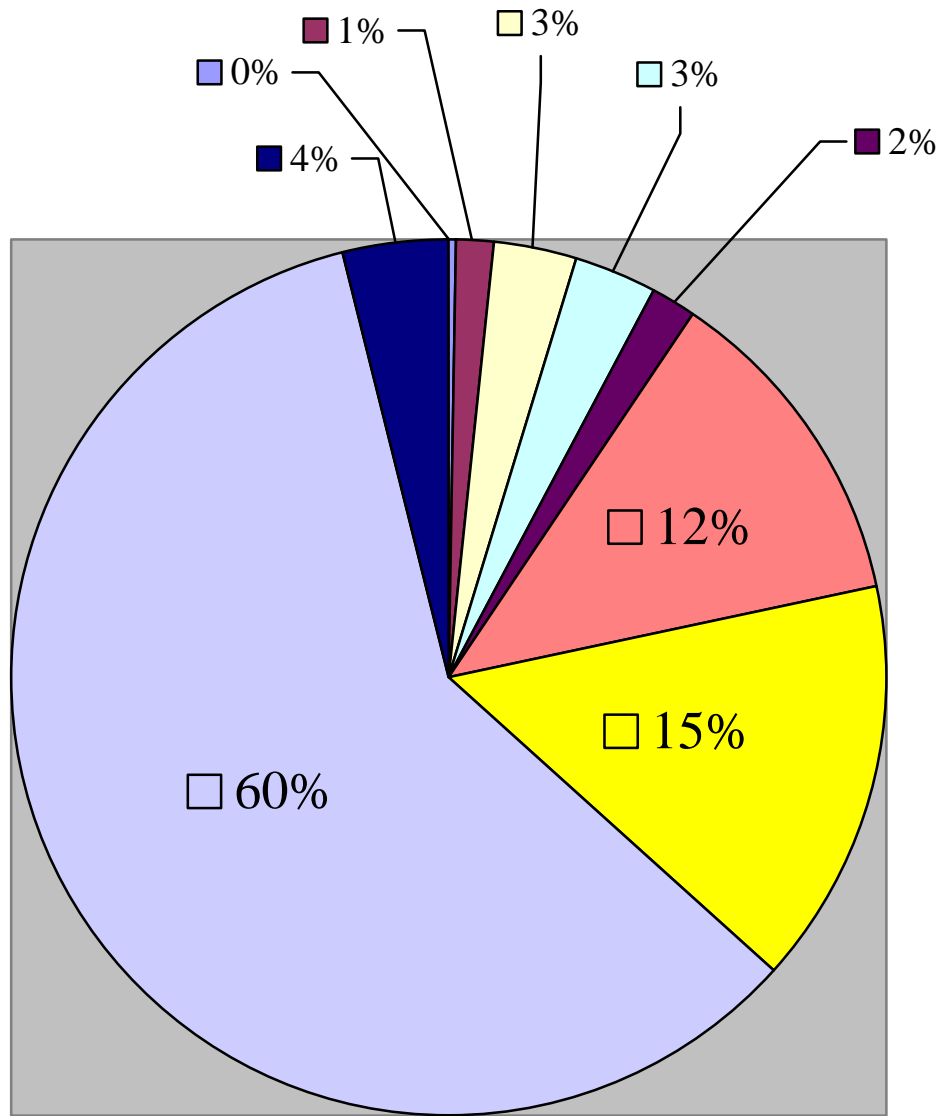


	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Composite Blm Rate per \$100 assessed value	\$7.781 1	\$7.717 1	\$7.803 6	\$7.641 3	\$7.584	\$7.543	\$7.540	\$7.587	\$7.499	\$7.424
Composite Normal Rate per \$100 assessed value	\$6.935	\$7.479	\$7.377	\$7.261	\$7.174	\$7.025	\$6.919	\$6.904	\$6.878	\$7.08

For comparison of how composite tax rates between Bloomington and Normal have changed. The increase in Normal's 1991 rate is a result of the Unit 5 school referendum.

TAX RATE PORTIONS

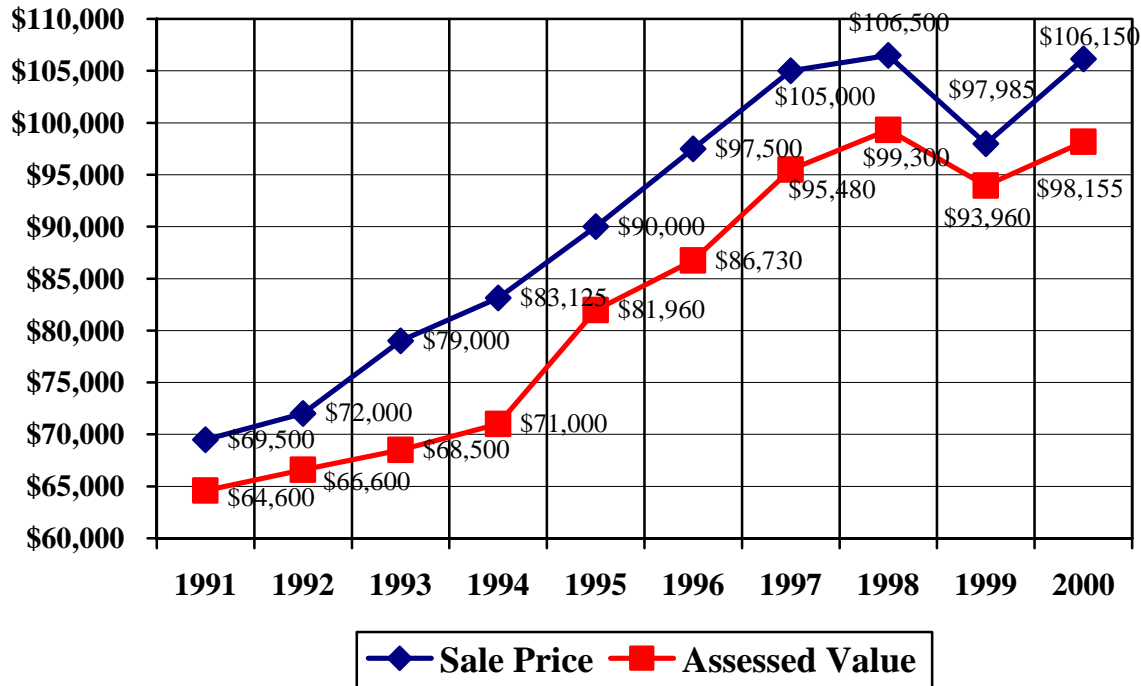
City of Bloomington Township, 2000



Township Cemetery	Airport Authority	City of Bloomington Twp
Library	B & N	McLean County
City of Bloomington	School District 87	Jr. College District

MEDIAN SALE PRICE CHART

Median Sale Price VS Median Assessed Value

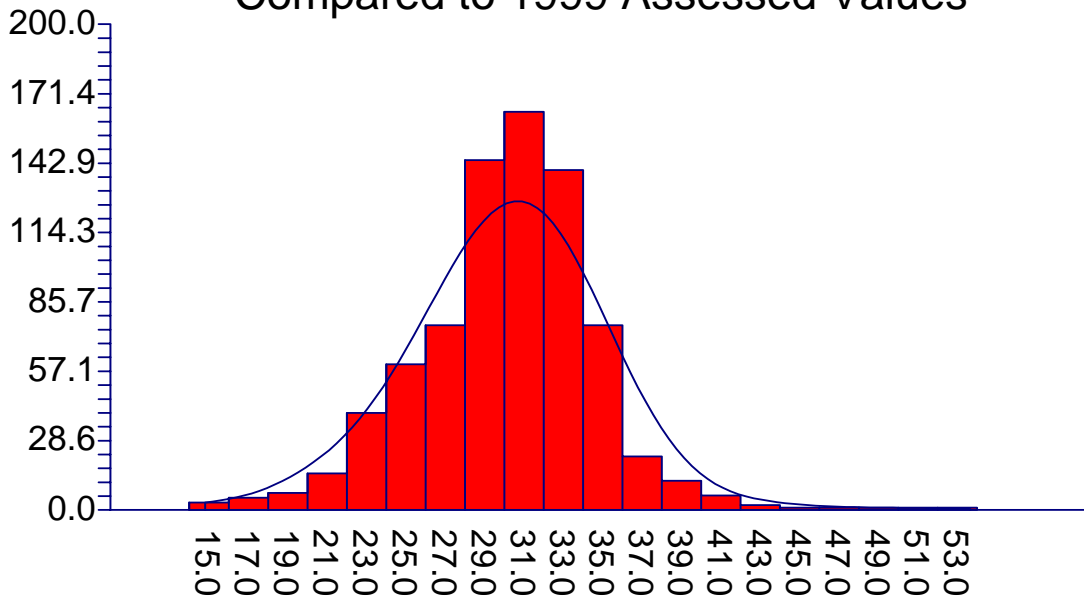


Comparison of Change in Sale Price and Assessed Value

Note: Prior to 1999 the sales included all property in the City of Bloomington. The 1999 and 2000 years are only those sales within the City of Bloomington Township based on the pending lawsuit.

RATIO OF ASSESSED VALUE TO SALE PRICE

Residential Sales 2000
Compared to 1999 Assessed Values



Assessment Ratio
Assessed Value / Sale Price

Variable:	Adjusted Ratio Residential	Count	Value
	Mean	779	30.27
	100th Percentile (Maximum)		69.48
	75th Percentile (Upper Quartile)		35.01
	50th Percentile (Median)	779	30.36
	25th Percentile (Lower Quartile)		27.73
	0th Percentile (Minimum)		14.81
	Standard Deviation		4.94
	Inner-Quartile Range		5.20
	Coefficient of Variation (COV x 100)	779	16.30
	Coefficient of Dispersion (COD x 100)	779	11.36

10 YEAR HISTORY OF MCLEAN COUNTY TOWNSHIP MULTIPLIERS

TAXING DISTRICT	2000 S/A	1999 S/A	1998	1997	1996	1995	1994	1993	1992	1991
McLean County	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Allin Twp.	1.0235	1.0209	1.0338	1.0383	1.0594	1.0000	1.0403	1.0727	1.0864	1.0218
Anchor Twp.	1.0514	1.0433	1.0338	1.0383	1.0000	1.0000	1.0403	1.0000	1.0370	1.0345
Arrowsmith Twp.	1.0674	1.0480	1.0338	1.0383	1.0000	1.0000	1.0403	1.0000	1.1029	1.0380
Bellflower Twp.	1.0000	1.0000	1.0338	1.0383	1.0000	1.0000	1.0403	1.0885	1.0000	1.0000
Bloomington Twp.	1.0247	1.0355	1.0205	0.9836	1.0406	1.0455	1.0208	1.0000	1.0000	1.0361
Blue Mound Twp.	1.0727	1.1492	1.0338	1.0383	1.0000	1.0000	1.0403	1.0541	1.0341	1.0419
Cheney's Grove Twp.	1.0000	1.0404	1.0338	1.0383	1.0000	1.0000	1.0403	1.0000	1.0800	1.0745
Chenoa Twp.	1.0084	1.0418	1.0598	1.0233	1.0000	1.0527	1.0252	1.0429	1.0000	1.0000
City of Bloomington Twp.	1.0305	1.0000	1.0221	1.0492	1.0652	1.0000	1.0461	1.0284	1.0297	1.0000
Cropsey Twp.	1.0514	1.0144	1.0338	1.0383	1.0000	1.0000	1.0403	1.0000	1.0370	1.0345
Dale Twp.	1.0221	1.0247	1.0477	1.0472	1.0594	1.0000	1.0403	1.0313	1.0478	1.0484
Danvers Twp.	1.0000	1.0504	1.0338	0.9500	1.0537	1.0000	1.0316	1.0309	1.0000	1.0790
Dawson Twp.	1.1040	1.0196	1.0338	1.0485	1.0000	1.0000	1.0403	1.0000	1.1029	1.0380
Downs Twp.	1.0185	1.0000	1.0521	1.0243	1.0594	1.0000	1.0403	1.0608	1.0666	1.0541
Dry Grove Twp.	1.0496	1.0000	1.0383	0.9583	1.0971	1.0000	1.0309	1.0000	1.0186	1.0158
Empire Twp.	1.0000	1.0197	1.0557	1.0523	1.0000	1.0452	1.0199	1.0676	1.0233	1.0465
Funks Grove Twp.	1.1017	1.0328	1.0338	1.0383	1.0594	1.0000	1.0403	1.0177	1.0412	1.0158
Gridley Twp.	1.0312	1.1126	1.0338	1.0440	1.0594	1.0000	1.0403	1.0193	1.0534	1.0000
Hudson Twp.	1.0410	1.0058	1.0069	0.9500	1.0594	1.0000	1.0403	1.0000	1.0000	1.0000
Lawndale Twp.	1.0423	1.0489	1.0338	1.0383	1.0000	1.0000	1.0403	1.0000	1.0370	1.0345
Lexington Twp.	1.0606	1.0432	1.0435	1.0000	1.0638	1.0769	1.0332	1.0000	1.0000	1.0000
Martin Twp.	1.0706	1.1415	1.0338	1.0383	1.0000	1.0000	1.0403	1.0541	1.0341	1.0419
Money Creek Twp.	1.0000	1.0432	1.0550	1.0523	1.0638	1.0769	1.0332	1.0000	1.0000	1.0000
Mt. Hope Twp.	1.1040	1.0446	1.0338	1.0383	1.0594	1.0000	1.0403	1.0177	1.0412	1.0158
Normal Twp.	1.0167	1.0081	1.0278	1.0523	1.0409	1.0000	1.0448	1.0252	1.0162	1.0193
Old Town Twp.	1.0217	1.0086	1.0521	1.0383	1.0594	1.0000	1.0171	1.0000	1.0000	1.0000
Randolph Twp.	1.0000	1.0000	1.0676	1.0000	1.0967	1.0475	0.9855	1.0000	1.0287	1.0325
Towanda Twp.	1.0123	1.0216	1.0338	1.0523	1.0594	1.0000	1.0403	1.0224	1.0000	1.0000
West Twp.	1.0000	0.9356	1.0338	1.0383	1.0000	1.0000	1.0403	1.0885	1.0000	1.0000
White Oak Twp.	1.0505	1.0000	1.0383	0.9500	1.0971	1.0000	1.0309	1.0000	1.0186	1.0158
Yates Twp.	1.0407	1.0472	1.0338	1.0383	1.0000	1.0000	1.0403	1.0000	1.0370	1.0345

NEIGHBORHOOD MAP

Defined Neighborhoods for Assessments

