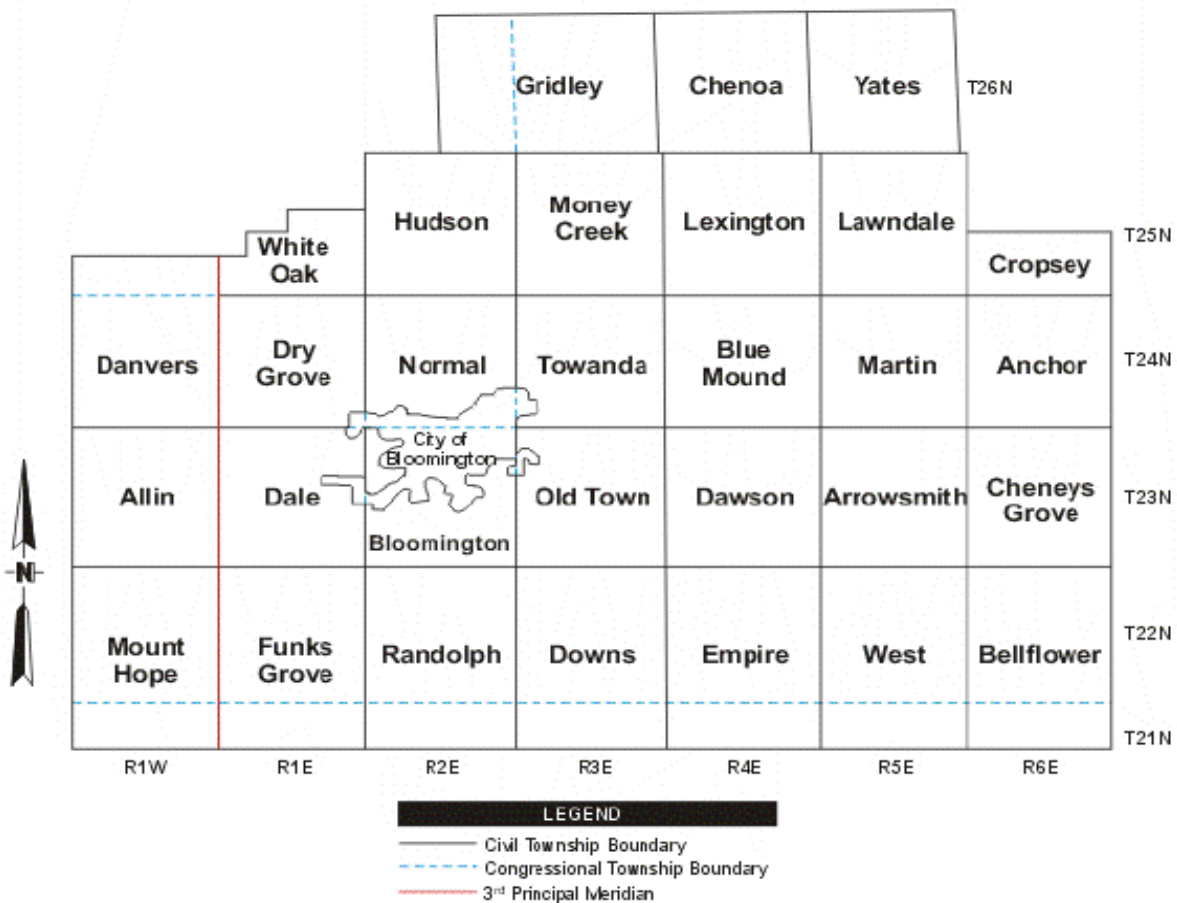


2016 Annual Report on Property Assessments



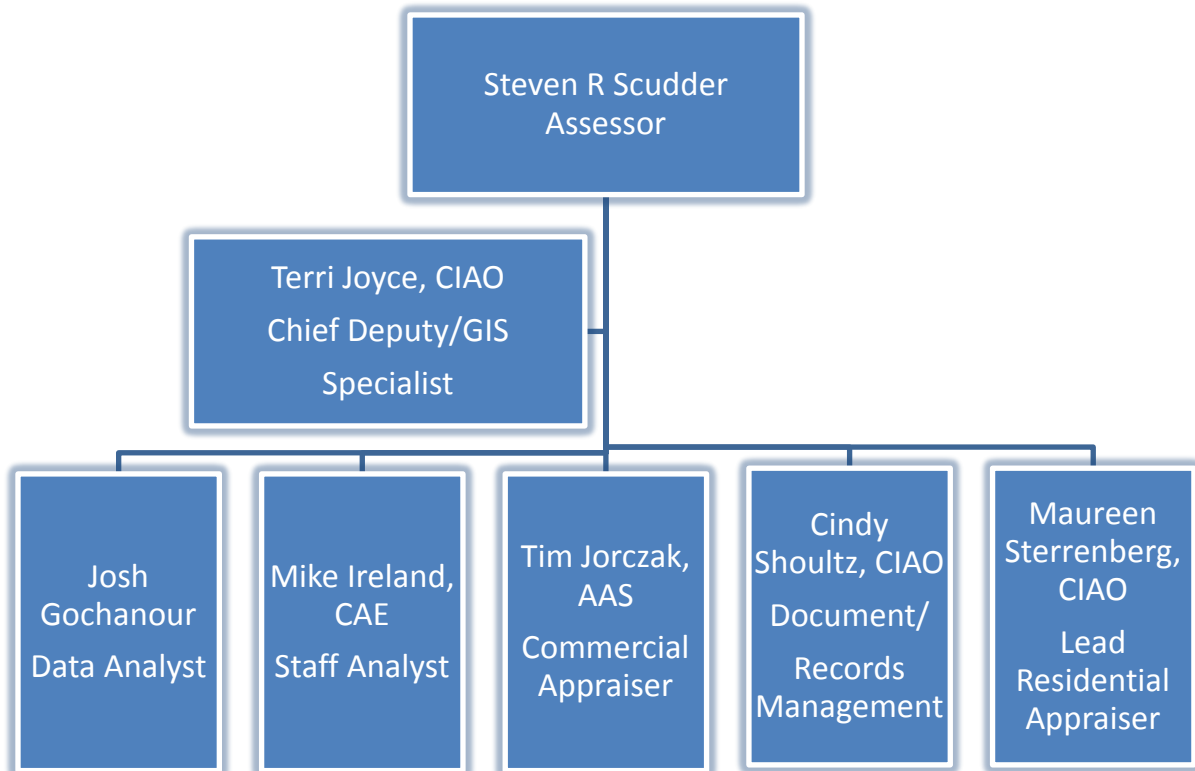
City of Bloomington Township

Steven R Scudder
 Assessor
 City of Bloomington Township
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 Bloomington IL 61701
www.Assessor1@assessor-blm.com

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ORGANIZATIONAL CHART



Uses of the Property Tax

The property tax provides almost as much revenue to local government as 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 support local government services. By comparison, far less than 100% of state taxes are returned to support of local services. Some of the principal users of the property tax are:

| | |
|-------------------------------------|--|
| County Government: | www.McLeancountyil.Gov |
| Schools within City of Bloomington: | www.District87.org |
| | www.Unit5.org |
| | www.tri-valley.k12.il.us |
| City Government: | www.cityblm.org |
| Airport Authorities: | www.cira.com |
| Libraries: | www.bloomingtonlibrary.org |
| Townships: | www.assessor-blm.com |
| | www.cityofbloomingtontownshp.org |
| Heartland Community College: | www.HCC.cc.IL.US |

Taxing districts rely on the property tax for major portions, if not all, of their funding. Schools districts receive the largest portion of the property tax dollars, frequently 60% or more of each tax dollar collected. Reviewing the websites mentioned above will provide insight into how these taxing authorities provide services for the tax dollars they collect.

Underlying Concepts of Property Taxation

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

The responsibility of the taxpayer in the process is to monitor the taxing authorities spending policies by attending budget hearings and providing input. Taxpayers must also monitor the assessing authority in apportioning the burden. This is accomplished by comparison of one's assessed value to other properties with similar physical characteristics, and to understand the relationship of value to the general market conditions. Property comparison can be easily accomplished using the assessor's website. Errors regarding description of the property or concerns about valuation should be brought to the attention of the assessor as soon as they are discovered.

The Property Tax vs. Other Forms of Taxation:

There are many positives to the property tax system. 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. 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. Reductions in sales tax, state and federal income tax revenues have caused some of the financial burden units of local government are facing. Local taxing bodies have increased property tax levies to help control loss of income from other forms of taxation. Meaningful policy changes and good assessment practices may bring more property relief to taxpayers than transferring the burden to some other form of taxation.

Local governments are dependent on property taxes to provide you with essential services in your community. The more services required, generally the higher your taxes will be. Considering the services provided by the property tax (schools, police and fire protection, trash and waste removal, snow removal, libraries, and local transportation) and its transparency, property owners benefit greatly from its collection. It's not possible, for example, to account for how much of your income or sales tax has been used to fund schools in your area; with the property tax, however, taxpayers can see exactly how much of their bill goes to fund education.

Another benefit of the property tax is that it is among the only forms of taxation where the taxpayer can appear before either the assessing or taxing authority and seek relief. In most cases, the best form of property tax relief for individual property owners is to actively monitor

taxing bodies' budget and funding policies in order to maintain basic service levels. Also, monitor property assessment by the assessing authority on an annual basis, and contact your 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.

The Assessment Process

The assessor's office spends a great deal of time and effort monitoring all aspects of the township's economic health and development. This includes tracking building permits and maintaining records of ownership. It also includes creating and maintaining tax maps when a property transfer results in a change of ownership lines, and adding new taxable parcels such as a subdivision. The assessor office also serves as 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 City of Bloomington Township Assessor accomplishes through our website, www.assessor-blm.com.

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

2015 Summary of Activities

All property must be assessed at one-third of its "Fair Cash Value". Compliance with property tax laws impacts how we do our work. Illinois law requires assessments be completed on or before April 15th of each year, however, in most counties the practicality of doing so is elusive. The staff at the City of Bloomington Township assessment office made a concerted effort to move the assessment cycle forward, allowing tax bills to be issued on time. McLean County will be able to issue tax bills on time again in the spring of 2016 with the option of paying half in June and half in September.

Equalization:

After assessments are completed at the township level, they are sent to the county for publication and equalization. The target for equalizing the overall level of assessment for the township is 33.33%. For years 2012, 2013, and 2014 the average was 33.05. As prescribed by law, if the 3 year average assessment level is not between the 32.99 and 33.66% of the statutory requirement, assessments are subject to equalization. The equalization factor in 2015 was 1, which indicates that assessments are within the prescribed tolerance of the required statutory level. Assessed Value (AV) is the final amount, subject to reduction for exemptions such as the general homestead, senior citizens, senior citizen tax freeze, and veteran's exemption. The overall result is the finalized 2015 equalized assessed value (EAV) that taxing authorities use to determine the tax rate required to collect the taxes levied.



Illinois Department of Revenue

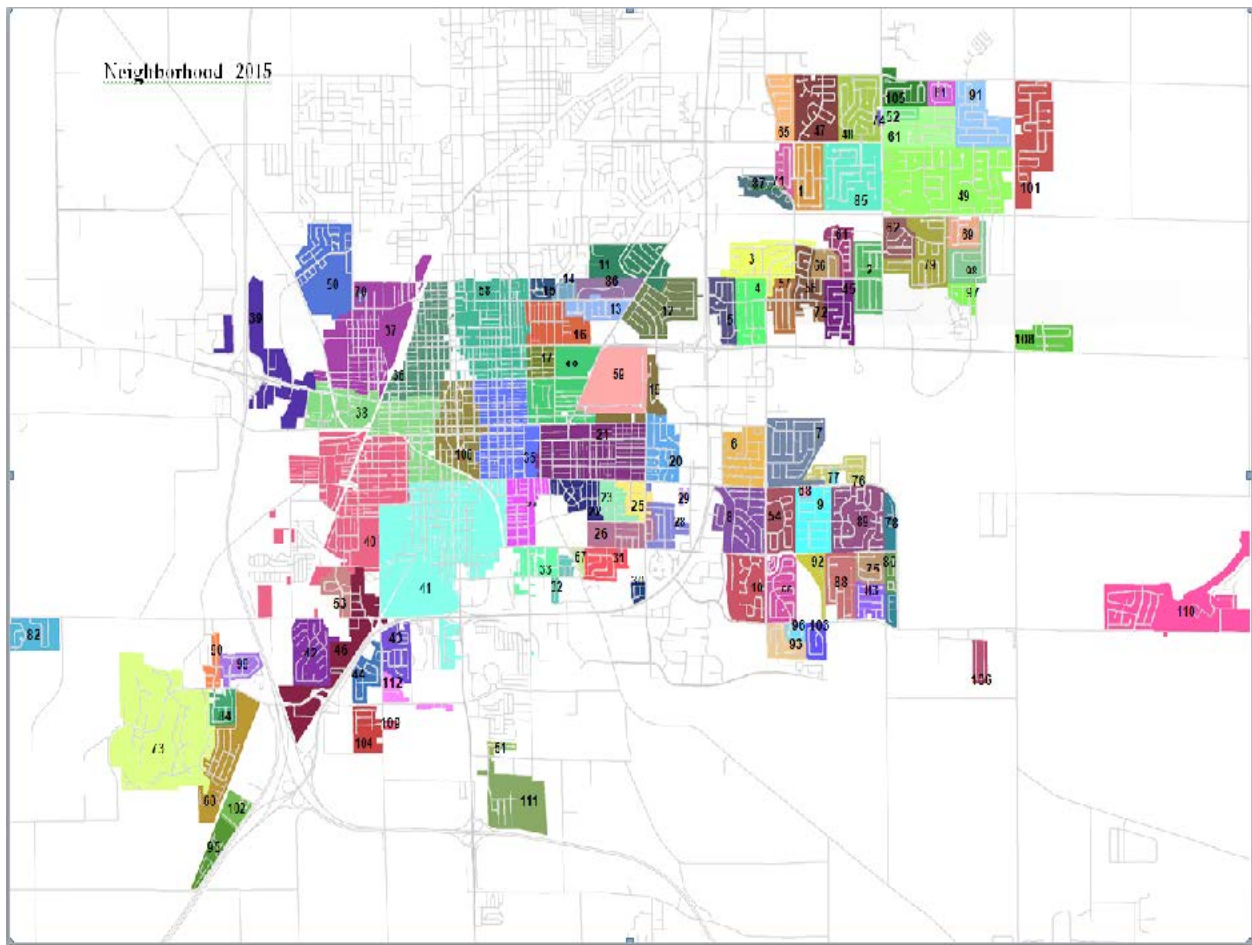
COUNTY: McLean

**Computation of General Level of Assessments of Non-Farm Real Estate From the:
2015 Sales Ratio Study Using the 2014 Assessed Valuation and
2015 Selling Price**

| Non-farm by Township | Assessed Valuation 2014 <i>(In Thousands)</i> | Median Ratio for 2015 | Estimated Full Value <i>(In Thousands)</i> | Number of Transfers Used | COD |
|---|--|-----------------------------|---|--------------------------------|--------------|
| Bloomington * | 66,770 | 32.79 | 203,629 | 32 | 18.72 |
| Bloomington City * | 1,603,454 | 32.68 | 4,906,530 | 1124 | 11.22 |
| Danvers * | 30,325 | 32.67 | 92,822 | 25 | 20.83 |
| Dry Grove/White Oak * | 61,042 | 31.84 | 191,715 | 27 | 15.82 |
| Empire * | 71,513 | 30.98 | 230,836 | 63 | 9.61 |
| Hudson | 61,690 | 31.36 | 196,716 | 28 | 10.72 |
| Normal * | 787,025 | 32.66 | 2,409,752 | 609 | 9.66 |
| Old Town * | 88,816 | 32.21 | 275,740 | 44 | 12.95 |
| Randolph | 76,488 | 31.63 | 241,821 | 62 | 11.86 |
| ALL OTHERS * | 333,043 | 31.58 | 1,054,601 | 172 | 23.28 |
| | | | | | |
| NON-FARM WEIGHTED | 3,180,166 | 32.44 | 9,804,162 | 2,186 | ---- |
| * Parcels exceeding \$999,999 have been removed | | | | | |

2015 Tax Cycle

2015 was a quadrennial year for valuation. The Assessment office made changes to several properties throughout the city. Our adjustments were made by a location factor using neighborhood sales and assessment ratios to determine the adjustments. The map displays the boundary of each neighborhood. Being a quadrennial year there was some neighborhoods that were adjusted by a larger than usual amount, because the trend of the sales was increasing or decreasing faster than the adjustments in the past few years.

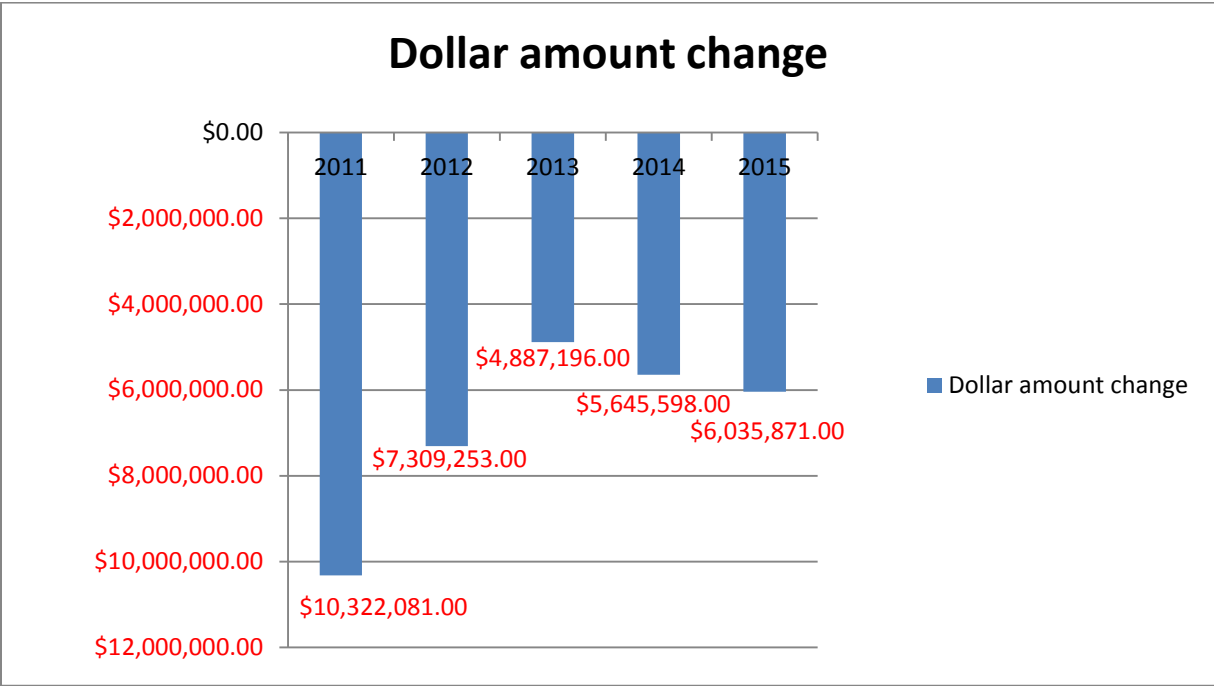
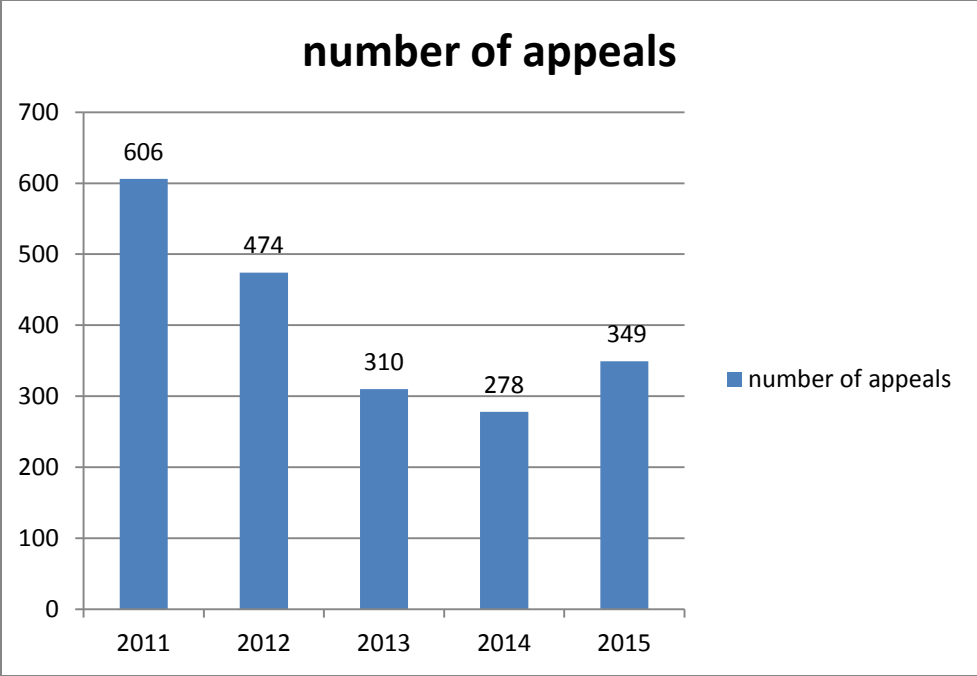


Board of Review

There were 349 Board of Review actions in 2015, up from the 278 cases in 2014. The chart below provides the breakdown of changes made in 2015. In cases seeking a reduction of \$100,000 in assessed value or more, representatives from Unit 5 and District 87 schools, along with Heartland Community College, are included in the proceedings.

Board of Review Final Summary Breakdown

| USE_CODE | USE | Count | Sum of Board Total | Sum of Change |
|----------|-----------------------------|-------|--------------------|---------------|
| 0000 | Exempt | 4 | 524,938.00 | -382,033.00 |
| C 0050 | Apartments > 6 Units | 3 | 257,157.00 | -10,552.00 |
| C 0060 | Commercial Business | 40 | 17,902,893.00 | -4,194,815.00 |
| C 0070 | Commercial Office | 5 | 2,466,979.00 | 0.00 |
| I 0080 | Industrial | 3 | 2,797,037.00 | 0.00 |
| R 0030 | Residential Vacant Land | 2 | 3,458.00 | 499.00 |
| R 0040 | Single Family | 237 | 17,576,389.00 | -1,380,845.00 |
| R 0041 | Condominium | 8 | 262,347.00 | 0.00 |
| R 0042 | Conversion | 10 | 285,589.00 | -102,274.00 |
| R 0044 | Zero Lot Line | 36 | 2,719,494.00 | -1,275.00 |
| R20032 | Residential Developers Rate | 1 | 788.00 | 35,424.00 |
| Total | | 349 | 44,797,069.00 | -6,035,871.00 |



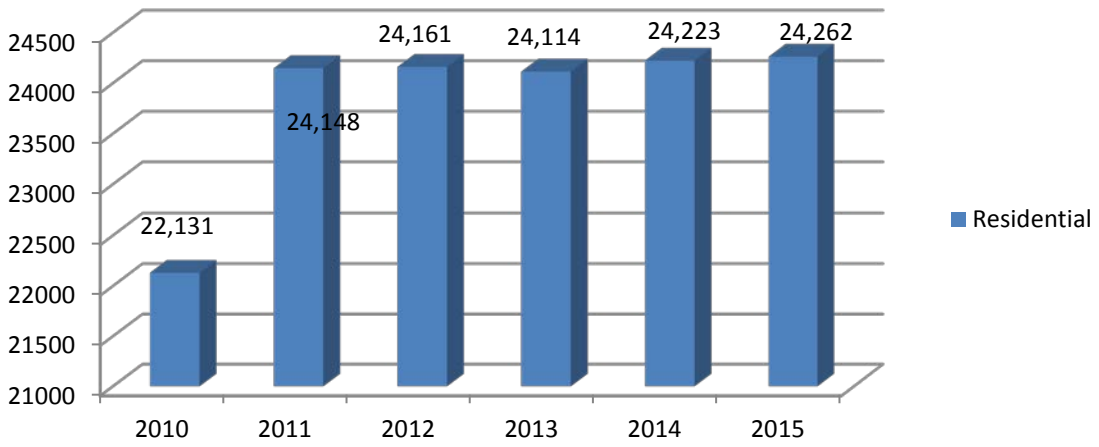
FINAL ABSTRACT
City of Bloomington Township

ASSESSMENT AS OF JANUARY 1, 2015

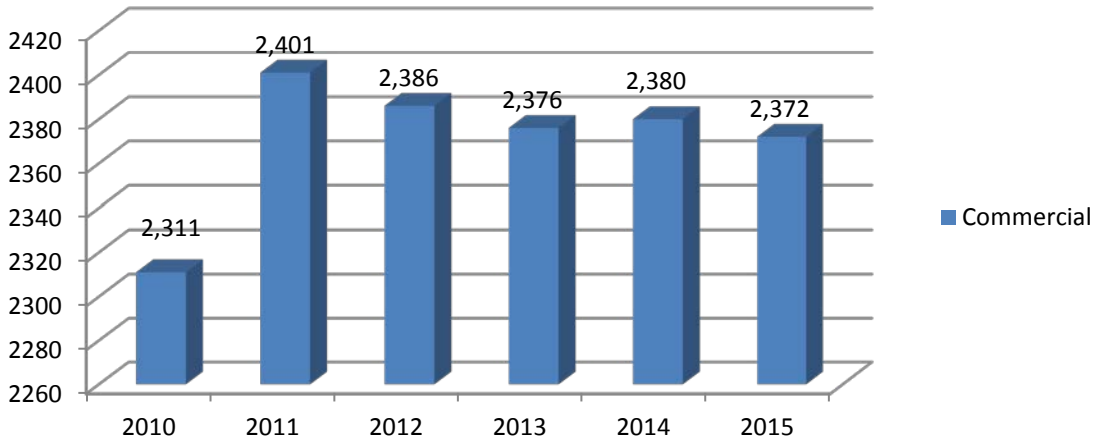
After Changes by the Supervisor of Assessments

| Property Use | Use Code | # of Parcels | S/A Assessed Value | BOR Assessed Value |
|--------------------------|--------------|---------------|----------------------|----------------------|
| RESIDENTIAL | | | | |
| Model Homes | R-0041 | 8 | \$0 | 127,556 |
| Vacant Lots | R-0032 | 555 | 432,715 | 431,927 |
| Vacant Lots | R-0030 | 609 | 4,165,460 | 4,163,649 |
| Improved Land | R-0040 | 23,090 | 271,323,154 | 271,098,021 |
| Improvements | | 0 | 1,041,566,916 | 1,039,021,941 |
| | | | | |
| TOTAL RESIDENTIAL | | 24,262 | 1,317,488,245 | 1,314,843,094 |
| FARM A & B | | | | |
| Home Sites | F1/0011 | 2 | 74,404 | 74,404 |
| Farm Dwelling | F1/0011 | 0 | \$139,802 | \$139,802 |
| Other Land | F0-0020 | 1 | 5,816 | 5,816 |
| Farmland B | F1/0021 | 83 | 450,033 | 450,033 |
| Farm Bldg. B | F1/0011 | | 31,241 | 31,241 |
| | | | | |
| TOTAL FARM B | | 83 | 481,274 | 481,274 |
| COMMERCIAL | | | | |
| Vacant Lots | C2-0062 | 46 | 1,338,618 | 1,369,246 |
| Vacant Lots | C/50/60/70 | 2,325 | 12,371,486 | 11,983,251 |
| Improved Land | | 1 | 114,595,126 | 114,134,293 |
| Improvements | C-0050, 0060 | | 506,510,757 | 501,941,331 |
| | | | | |
| TOTAL COMMERCIAL | | 2,372 | 634,815,987 | 629,428,121 |
| INDUSTRIAL | | | | |
| Vacant Lots | I2-0082 | 4 | \$76,490 | \$76,490 |
| Vacant Land | I/80 | 28 | \$35,725 | \$35,725 |
| Improved Land | I-0080 | 0 | 2,,531,944 | 2,514,246 |
| Improvements | | 0 | 10,189,339 | 9,361,827 |
| | | | | |
| TOTAL INDUSTRIAL | | 32 | 12,833,498 | 11,988,288 |
| RAILROAD | | | | |
| | | 2 | \$6,268 | \$6,268 |
| | | | | |
| TOTAL ALL | | 26,752 | 1,965,846,079 | 1,956,967,852 |

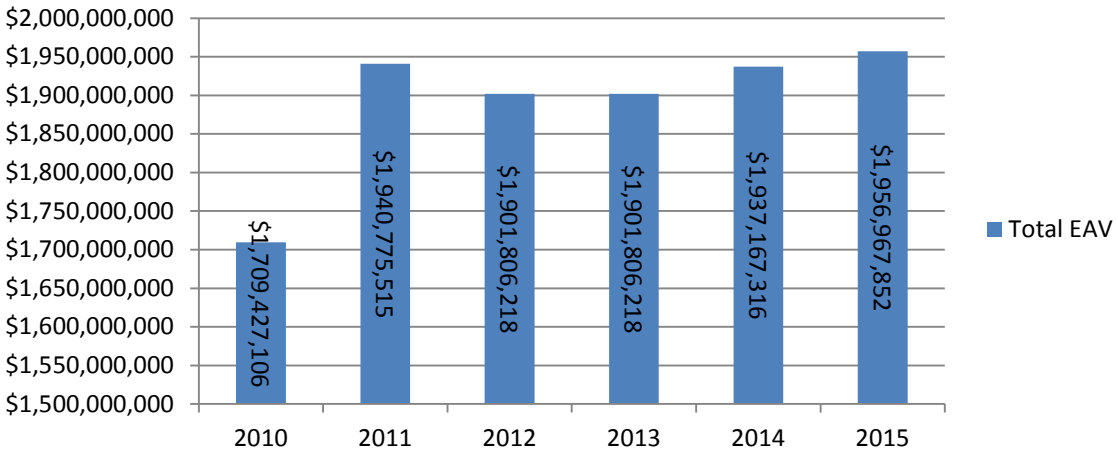
Residential Parcels



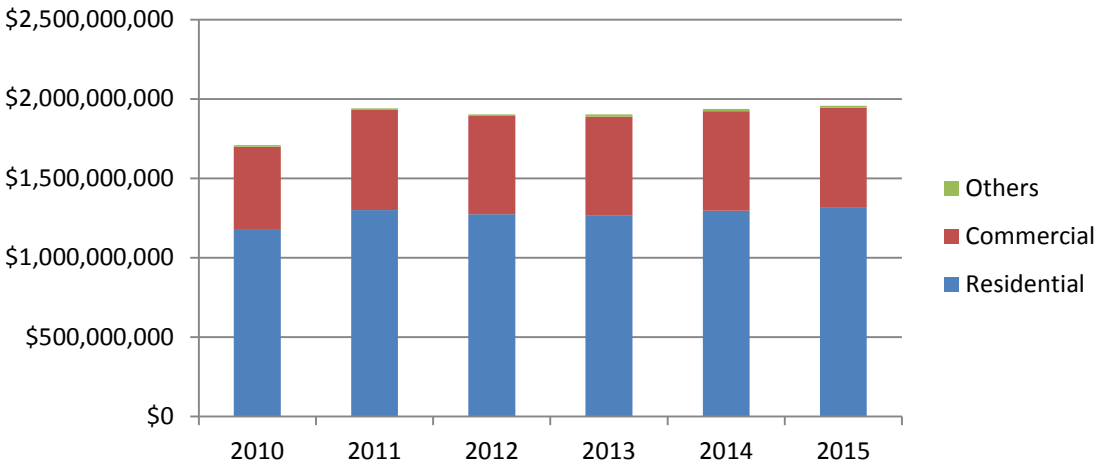
Commercial Parcels



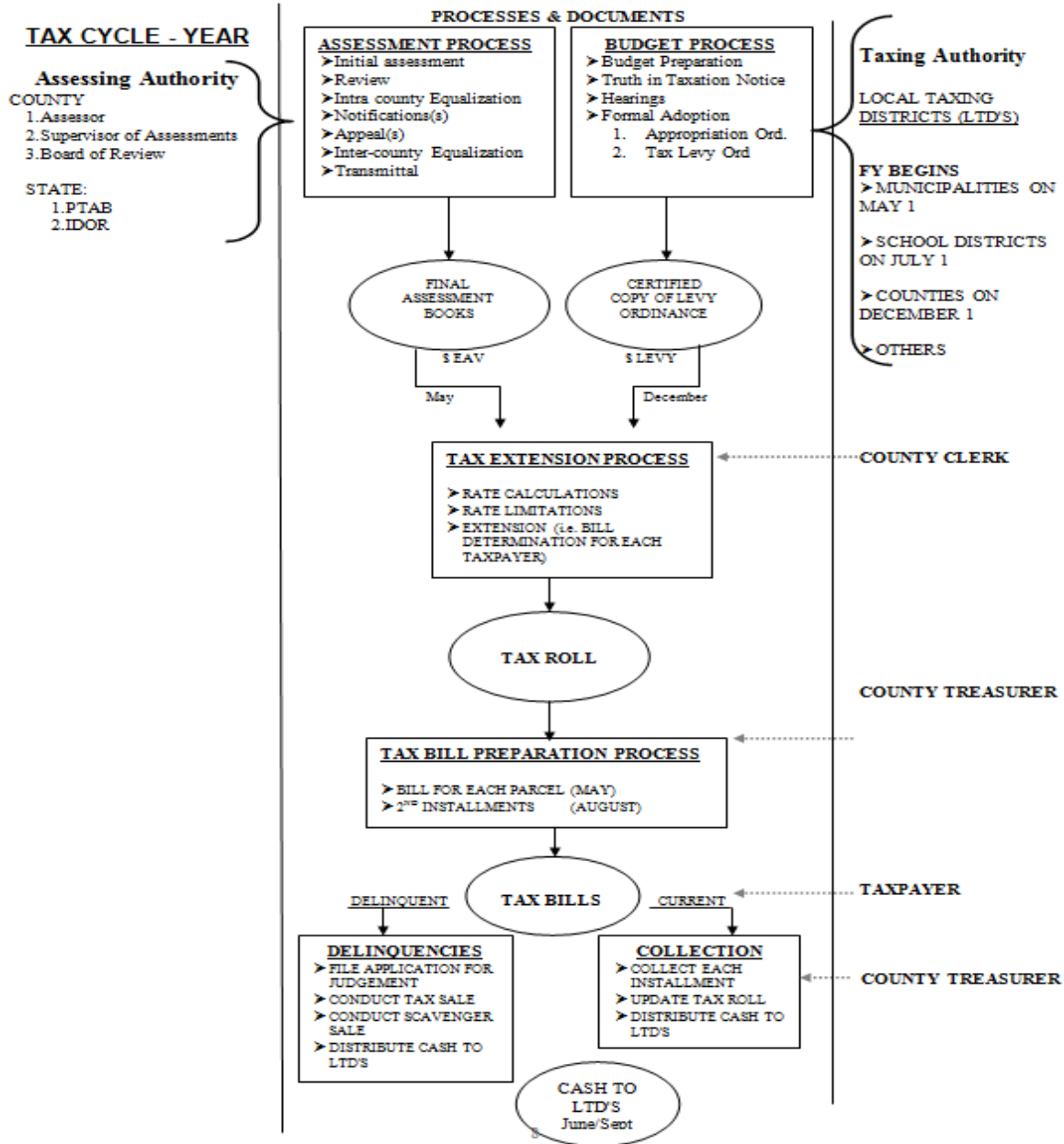
Equalized Assessed Value



EAV by Use



Processes and Documents



Estimated Tax Bills and Effective Tax Rates on a \$250,000 Home in Selected Illinois Cities (collected in 2013)

| City | County | Assessment level | Tax Rate | Effective Tax Rate | Tax Bill | State Rank |
|--------------------|---------------|------------------|--------------|--------------------|----------------|------------|
| Rockford | Winnebago | 40.01 | 14.002 | 5.27 | \$13,165 | 7 |
| Danville | Vermillion | 39.20 | 10.763 | 3.96 | \$9,902 | 23 |
| Ottawa | Lasalle | 36.79 | 9.942 | 3.42 | \$8,548 | 34 |
| Pontiac | Livingston | 36.31 | 9.144 | 3.10 | \$7,752 | 45 |
| Carbondale | Jackson | 34.98 | 10.020 | 3.26 | \$8,161 | 41 |
| Urbana | Champaign | 34.96 | 10.462 | 3.41 | \$8,516 | 35 |
| Peoria | Peoria | 34.87 | 8.524 | 2.77 | \$6,919 | 66 |
| Decatur | Macon | 34.70 | 9.401 | 3.04 | \$7,591 | 48 |
| Galesburg | Knox | 34.54 | 10.872 | 3.49 | \$8,733 | 33 |
| Champaign | Champaign | 34.42 | 8.337 | 2.67 | \$6,674 | 69 |
| Normal | McLean | 33.94 | 8.370 | 2.64 | \$6,600 | 71 |
| Bloomington | McLean | 33.85 | 7.985 | 2.51 | \$6,278 | 77 |
| Pekin | Tazewell | 33.44 | 8.283 | 2.57 | \$6,428 | 76 |
| Springfield | Sangamon | 33.30 | 8.102 | 2.50 | \$6,259 | 79 |
| Macomb | McDough | 33.25 | 9.908 | 3.06 | \$7,642 | 47 |
| Lincoln | Logan | 31.75 | 9.759 | 2.95 | \$7,381 | 53 |

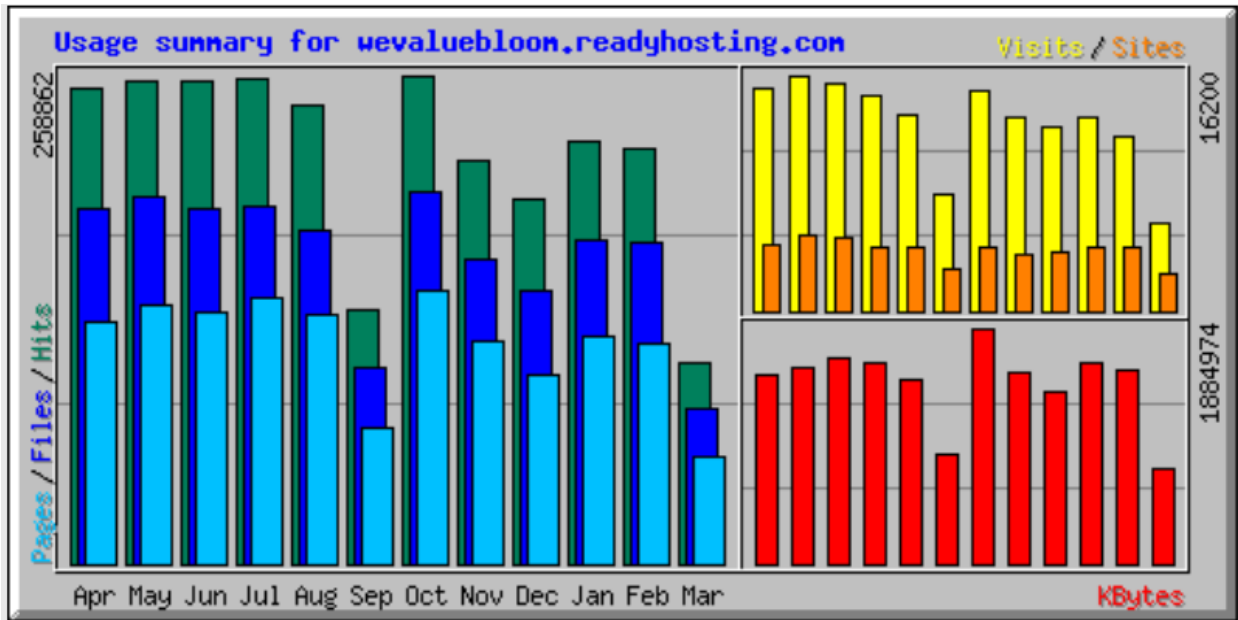
The effective tax rate (ETR) is helpful in measuring the relative amount of tax between two communities, or even different taxing districts in the same community. The ETR expresses the nominal tax rate as a percent of a properties market value. In the above chart the sample, market value is \$250,000. To find the amount of tax on a market values other than \$250,000 multiply the ETR by the market value. If you wanted to find the amount of tax on a \$250,000 home in Pekin, IL the calculation would be as follows:

| | |
|---|-------------------------------|
| Pekin Home | $\$250,000 * .0257 = \$6,425$ |
| For a similar home in Galesburg change the ETR (Effective tax rate) | |
| Galesburg Home | $\$250,000 * .0349 = \$8,725$ |

Note: The above list is a partial list reprinted from the Tax Facts, published by the [Taxpayers' Federation of Illinois](#), November/December 2015.

Public Service

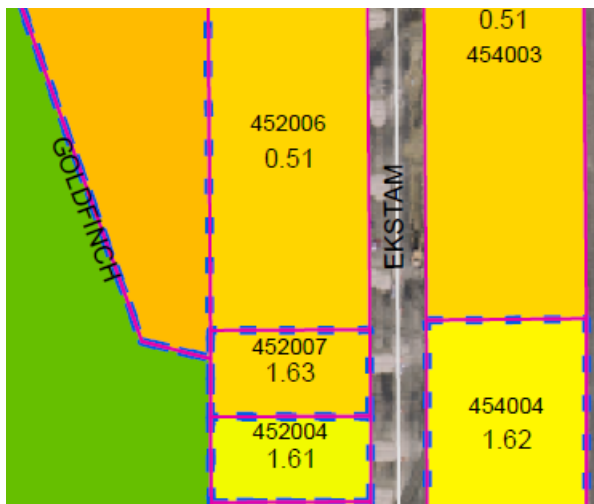
A significant amount of commerce continues to use data and information found in the assessment office. A variety of assistance to taxpayers, appraisers, attorneys, realtors, title companies, other professionals, and the media is provided daily. Providing easy access to records and information via our WEB site www.wevaluebloomington.org enhances this service. Users of the web site access information pertaining to property assessment, and online property record information. Additionally online users are directed to the public geographic information system (GIS) as an enhanced online benefit. (*See Geographic Information System*). In 2014 we had to make some adjustments because of the amount of data we were making available on the web. This year we have a full year of the amount of usage of the web site. The numbers of visits to the assessor's web site are on the following page for April of 2015 to March of 2016.



| Summary by Month | | | | | | | | | | |
|--------------------------|-----------|-------|-------|--------|----------------|-----------------|---------------|----------------|----------------|----------------|
| Month | Daily Avg | | | | Monthly Totals | | | | | |
| | Hits | Files | Pages | Visits | Sites | KBytes | Visits | Pages | Files | Hits |
| Mar 2016 | 7570 | 5900 | 4073 | 428 | 2519 | 755119 | 5994 | 57022 | 82600 | 105986 |
| Feb 2016 | 7589 | 5882 | 4018 | 415 | 4455 | 1544804 | 12051 | 116522 | 170594 | 220095 |
| Jan 2016 | 7216 | 5552 | 3902 | 426 | 4447 | 1611928 | 13235 | 120990 | 172128 | 223717 |
| Dec 2015 | 6228 | 4671 | 3209 | 406 | 4007 | 1379368 | 12590 | 99490 | 144804 | 193088 |
| Nov 2015 | 7110 | 5397 | 3915 | 445 | 3889 | 1536403 | 13352 | 117464 | 161928 | 213328 |
| Oct 2015 | 8350 | 6354 | 4678 | 485 | 4354 | 1884974 | 15060 | 145030 | 196996 | 258862 |
| Sep 2015 | 4503 | 3458 | 2395 | 266 | 2941 | 881250 | 8004 | 71875 | 103747 | 135112 |
| Aug 2015 | 7820 | 5692 | 4268 | 437 | 4410 | 1474114 | 13553 | 132325 | 176477 | 242441 |
| Jul 2015 | 8290 | 6128 | 4538 | 475 | 4462 | 1613021 | 14754 | 140685 | 189994 | 257012 |
| Jun 2015 | 8504 | 6265 | 4436 | 518 | 5084 | 1637701 | 15543 | 133088 | 187971 | 255134 |
| May 2015 | 8227 | 6282 | 4402 | 522 | 5169 | 1568212 | 16200 | 136483 | 194746 | 255037 |
| Apr 2015 | 8391 | 6258 | 4271 | 508 | 4507 | 1507256 | 15241 | 128141 | 187763 | 251738 |
| Totals | | | | | | 17394150 | 155577 | 1399115 | 1969748 | 2611550 |

Geographic Information System

Digital parcels maps are now a permanent data source used in the office and made available to the public via the Geographic Information System (GIS). The digital map product at the township is maintained at the highest level of accuracy by resident GIS specialist Terri Joyce. The GIS is a valuable tool that provides property data linked geographically. The ability to see property data on a parcel map provides information on property assessments not previously available. Using the GIS we have improved the assessment process helping reduce cost and overhead. With our extensive property database, we produce maps using assessment data that are helping other agencies in planning and making fiscal decisions. The public can now access high quality digital parcel maps, with updated photography. Parcel links to other valuable government web sites are also available making this one stop shopping. A link to the mapping service is available on our web site and at WWW.McGIS.ORG. For high quality parcel details click *On-Line Mapping* and then Option B "*Plat Map Viewer*" for digital maps that are similar in detail to the previous Sidwell Mapping Atlas style plat books. Use the "*Layers*" menu to access and turn-on other desired map features such as the high resolution aerial photo.



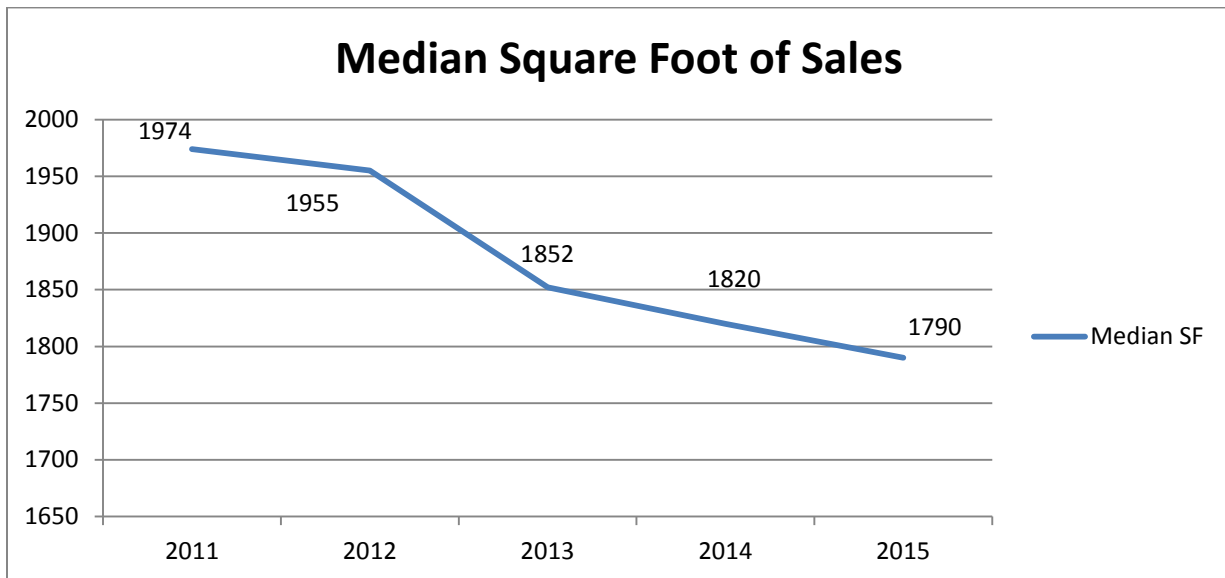
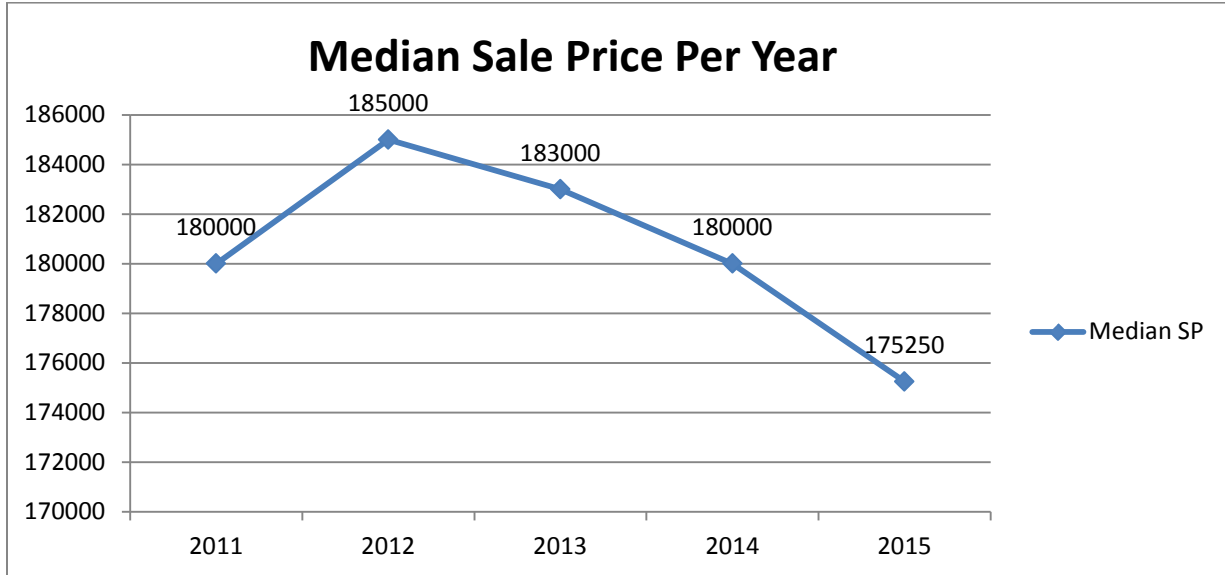
Property Taxes vs. Other forms of taxation:

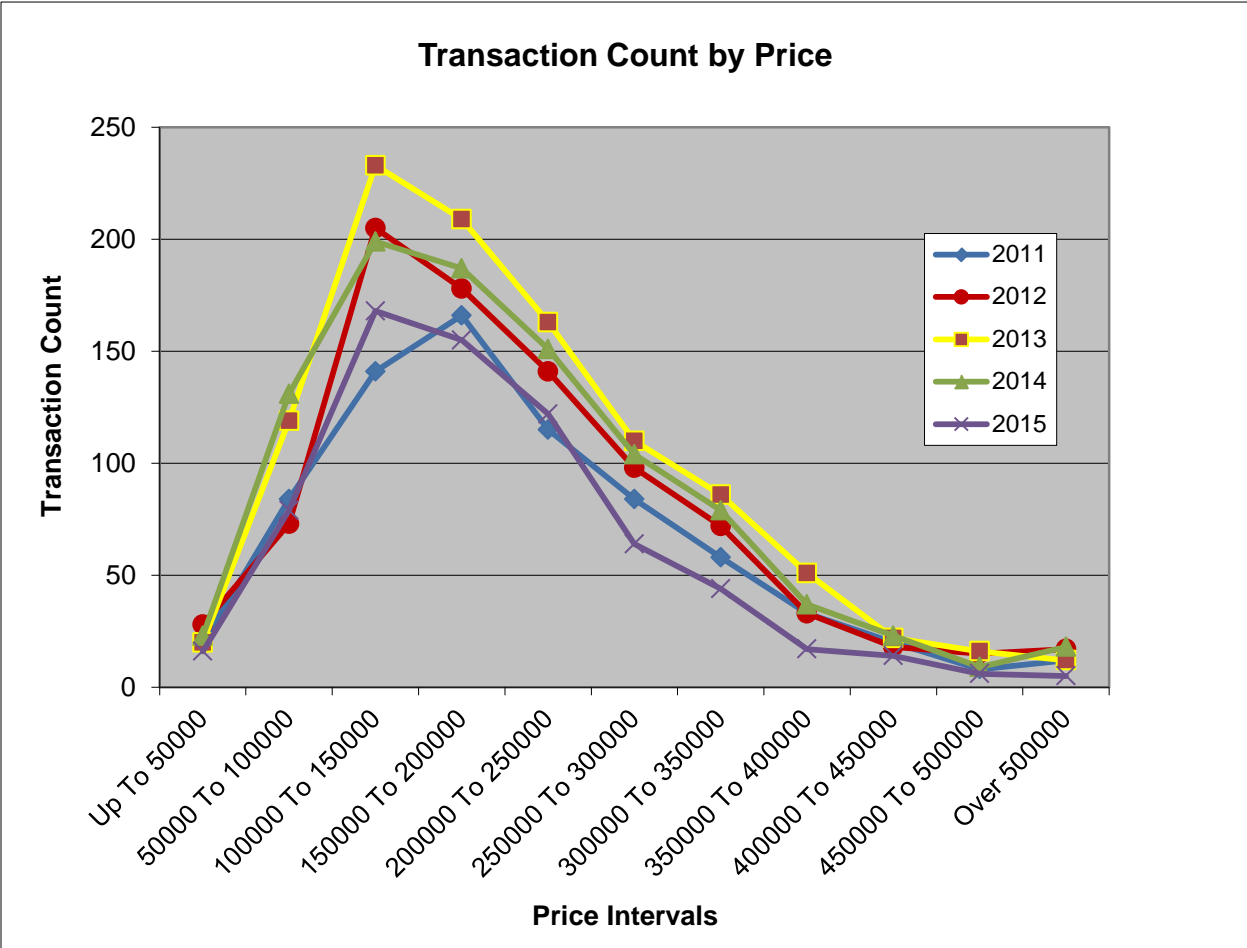
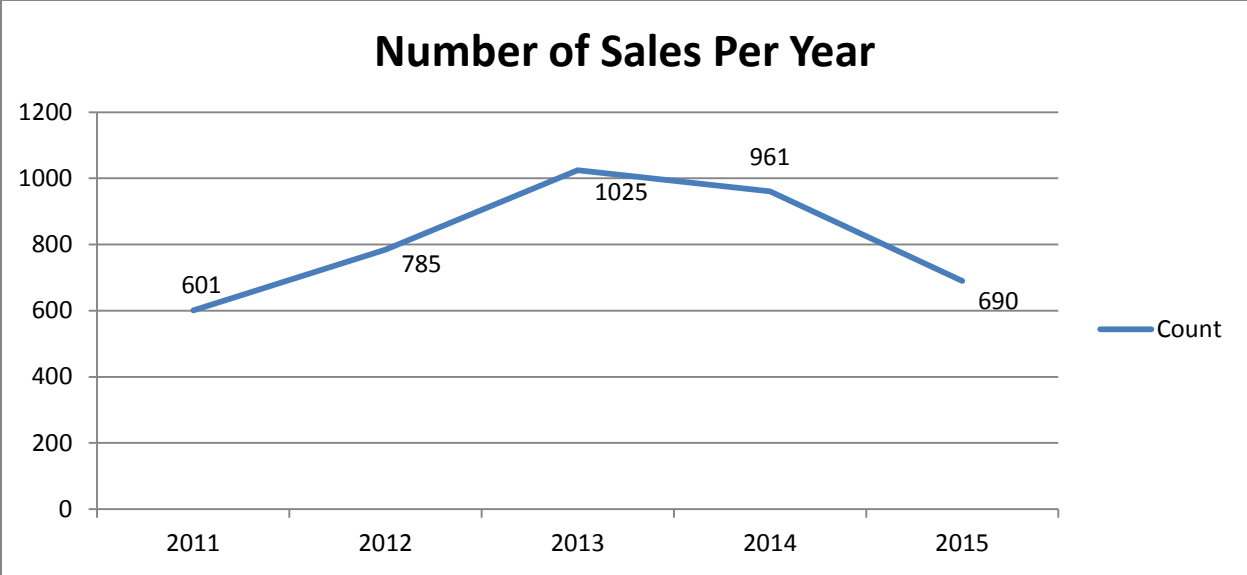
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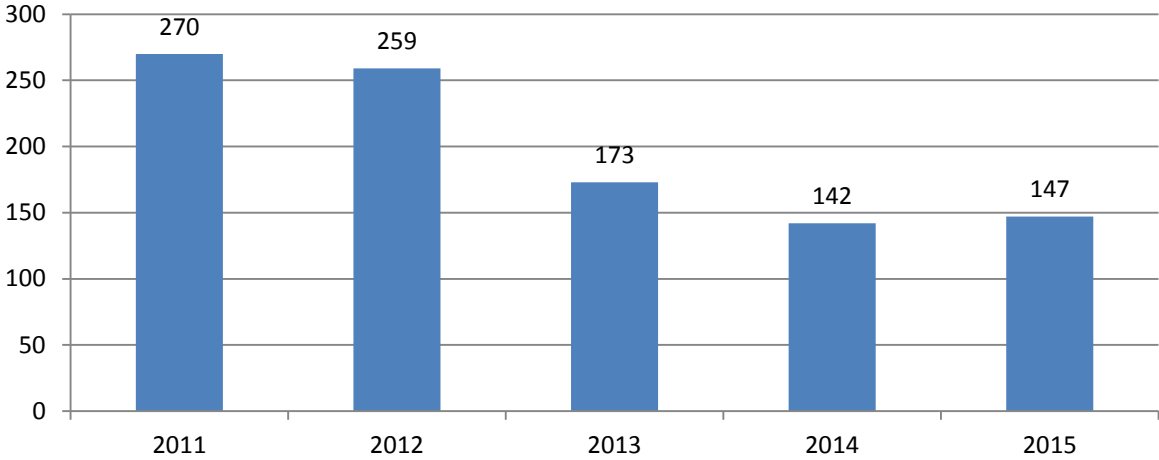
Market Data Analysis



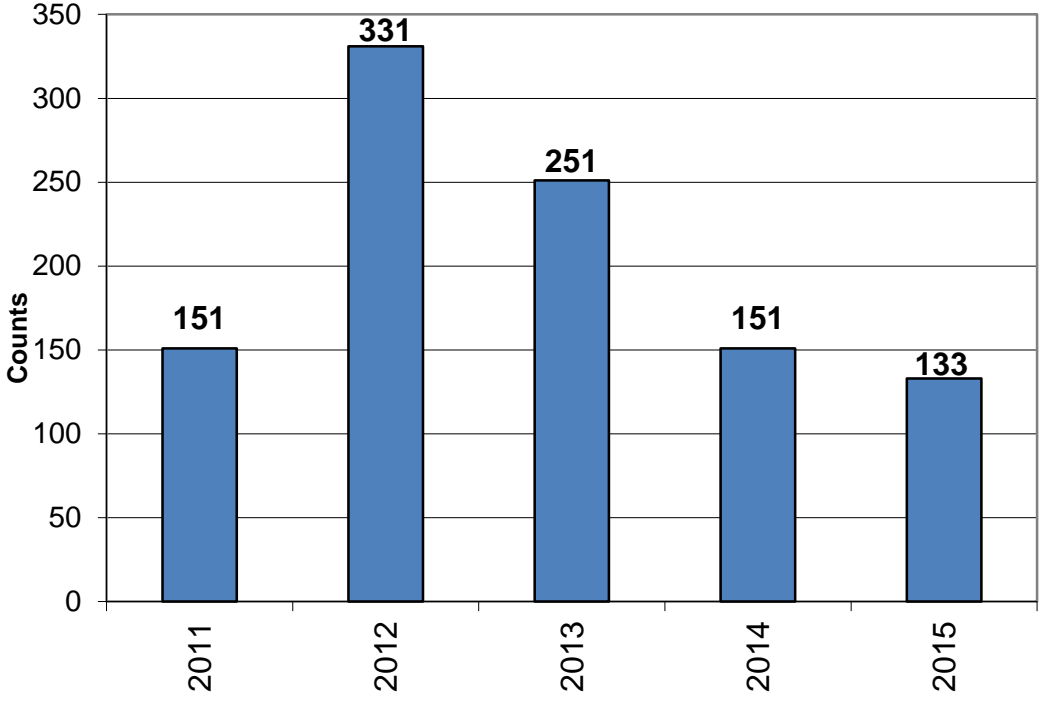




Lis Pendens Year over Year



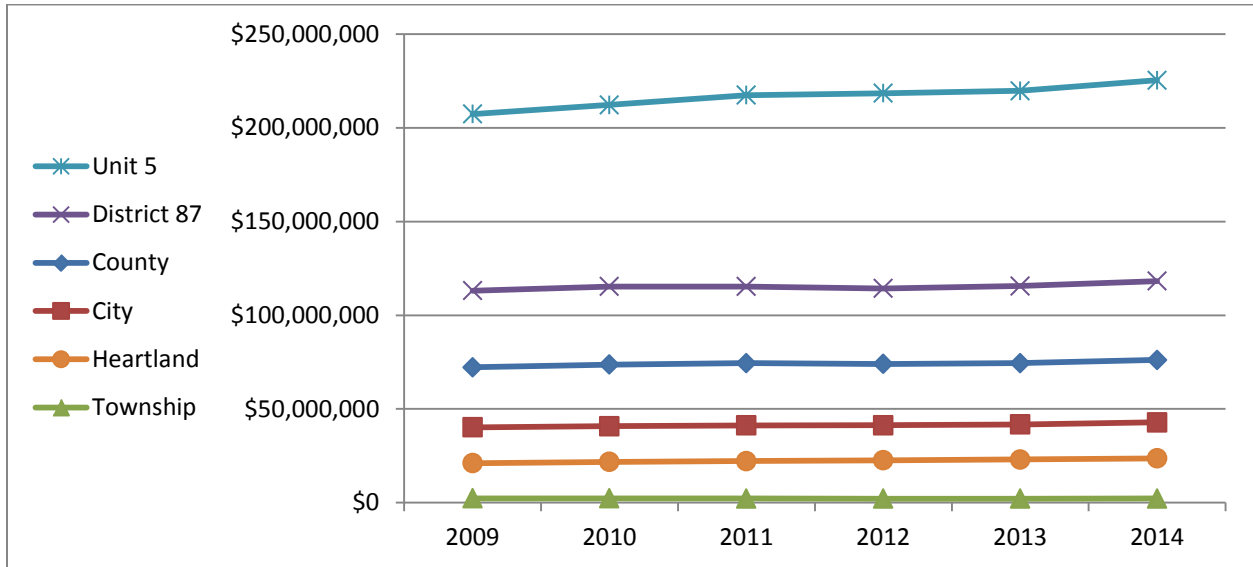
Foreclosures by Deed or Court Order



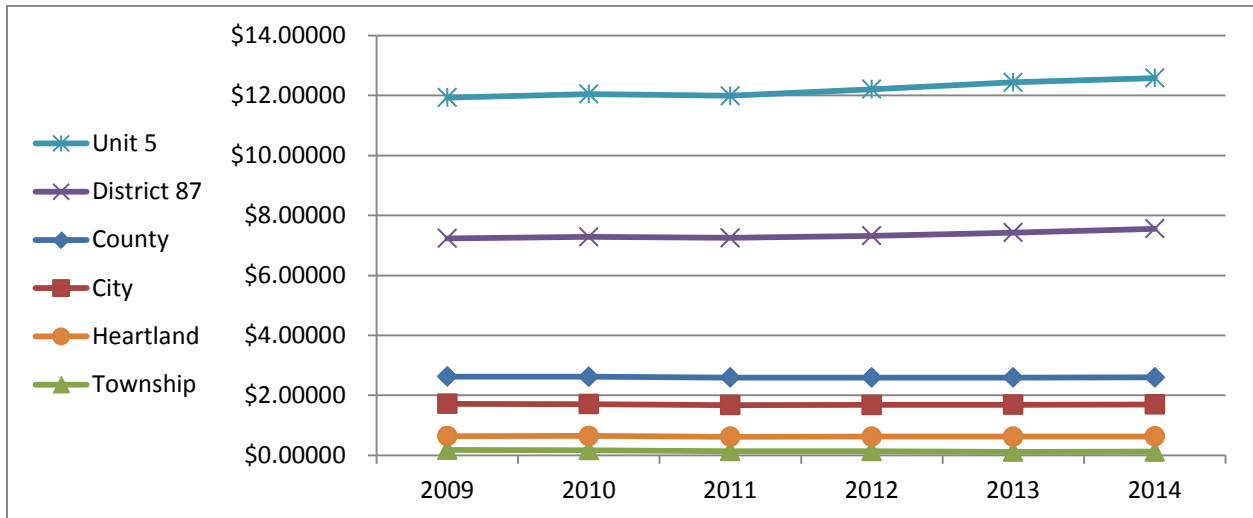
County Multiplier History

| <u>Township</u> | <u>2015</u> | <u>2014</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> | <u>2010</u> | <u>2009</u> | <u>2008</u> | <u>2007</u> | <u>2006</u> |
|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Allin | 1.0000 | 1.0232 | 1.0000 | 0.9856 | 1.0000 | 1.0097 | 1.0390 | 1.0443 | 1.0442 | 1.0000 |
| Anchor | 1.0000 | 1.0000 | 1.0000 | 0.9811 | 1.0000 | 1.0000 | 1.0321 | 1.0000 | 1.0585 | 1.0000 |
| Arrowsmith | 1.0000 | 1.0000 | 1.0000 | 0.9831 | 1.0000 | 1.0049 | 1.0381 | 1.0369 | 1.0071 | 1.0000 |
| Bellflower | 1.0000 | 1.0110 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0377 | 1.0000 | 1.0000 |
| Bloomington | 1.0114 | 1.0161 | 1.0000 | 0.9875 | 1.0000 | 1.0000 | 1.0217 | 1.0413 | 1.0301 | 1.0346 |
| Blue Mound | 1.0091 | 1.0000 | 0.9853 | 0.9801 | 1.0000 | 1.0055 | 1.0380 | 1.0218 | 1.0000 | 1.0000 |
| Cheney's Grove | 1.0450 | 0.9247 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0353 | 1.0181 | 1.0480 | 1.0581 |
| Chenoa | 1.0000 | 0.9892 | 1.0000 | 0.9803 | 1.0000 | 1.0000 | 1.0494 | 1.0328 | 1.0602 | 1.0000 |
| City of Bloomington | 1.0000 | 1.0000 | 0.9891 | 0.9924 | 1.0000 | 1.0000 | 1.0078 | 1.0255 | 1.0151 | 1.0210 |
| Cropsey | 1.0000 | 1.0000 | 1.0000 | 0.9861 | 1.0000 | 1.0000 | 1.0359 | 1.0000 | 1.0693 | 1.0800 |
| Dale | 1.0312 | 1.0000 | 0.9872 | 0.9936 | 1.0000 | 1.0083 | 1.0000 | 1.0402 | 1.0378 | 1.0691 |
| Danvers | 1.0000 | 1.0000 | 1.0263 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0159 | 1.0407 | 1.0426 |
| Dawson | 1.0176 | 1.0000 | 1.0000 | 0.9817 | 1.0000 | 1.0049 | 1.0357 | 1.0177 | 1.0319 | 1.0000 |
| Downs | 1.0261 | 1.0160 | 1.0000 | 1.0000 | 1.0000 | 1.0086 | 1.0293 | 1.0273 | 1.0329 | 1.0080 |
| Dry Grove | 1.0323 | 1.0000 | 1.0287 | 1.0000 | 1.0000 | 1.0070 | 1.0073 | 1.0284 | 1.0000 | 1.0092 |
| Empire | 1.0135 | 1.0000 | 0.9827 | 0.9750 | 1.0000 | 1.0115 | 1.0270 | 1.0323 | 1.0465 | 1.0247 |
| Funks Grove | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0354 | 1.0409 | 1.0000 | 1.0370 |
| Gridley | 1.0151 | 0.9690 | 1.0000 | 0.9778 | 1.0000 | 1.0000 | 1.0213 | 1.0177 | 1.0158 | 1.0000 |
| Hudson | 1.0466 | 1.0188 | 1.0124 | 0.9727 | 1.0000 | 1.0076 | 1.0387 | 1.0000 | 1.0000 | 1.0599 |
| Lawndale | 1.0000 | 1.0000 | 1.0000 | 0.9861 | 1.0000 | 1.0000 | 1.0354 | 1.0000 | 1.0000 | 1.0000 |
| Lexington | 1.0000 | 1.0000 | 1.0167 | 0.9910 | 1.0000 | 1.0000 | 1.0293 | 1.0268 | 1.0118 | 1.0377 |
| Martin | 1.0074 | 0.9461 | 0.9699 | 0.9814 | 1.0000 | 1.0041 | 1.0134 | 1.0529 | 1.0848 | 1.0000 |
| Money Creek | 1.0517 | 1.0228 | 1.0000 | 0.9693 | 1.0000 | 1.0000 | 0.9796 | 1.0554 | 1.0000 | 1.0946 |
| Mount Hope | 1.0286 | 1.0099 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0252 | 1.0237 | 1.0000 | 1.0083 |
| Normal | 1.0000 | 1.0000 | 0.9923 | 1.0000 | 1.0000 | 1.0000 | 1.0351 | 1.0300 | 1.0090 | 1.0398 |
| Old Town | 1.0211 | 1.0000 | 0.9742 | 0.9580 | 1.0000 | 1.0085 | 1.0539 | 1.0195 | 1.0100 | 1.0271 |
| Randolph | 1.0000 | 1.0000 | 0.9771 | 1.0000 | 1.0000 | 1.0131 | 1.0250 | 1.0190 | 1.0174 | 1.0589 |
| Towanda | 1.0136 | 1.0231 | 1.0247 | 0.9721 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0495 |
| West | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0380 |
| White Oak | 1.0000 | 0.9722 | 1.0000 | 0.9840 | 1.0000 | 1.0059 | 1.0456 | 1.0317 | 1.0642 | 1.0370 |
| Yates | 1.0000 | 1.0000 | 1.0000 | 0.9798 | 1.0000 | 1.0000 | 1.0386 | 1.0000 | 1.0574 | 1.0900 |
| median | 1.0000 | 1.0000 | 1.0000 | 0.9861 | 1.0000 | 1.0000 | 1.0293 | 1.0255 | 1.0158 | 1.0271 |
| average | 1.0119 | 0.9981 | 0.9989 | 0.9871 | 1.0000 | 1.0032 | 1.0249 | 1.0238 | 1.0256 | 1.0298 |
| Final State Multiplier | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | QUAD | | | | QUAD | | | | QUAD | |

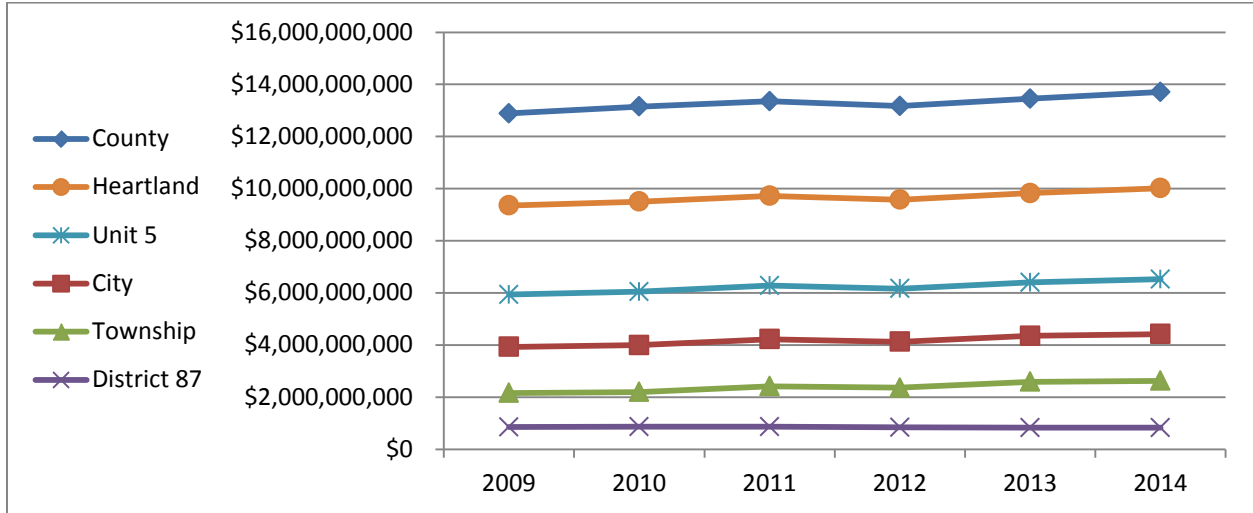
Major Users of the Property Tax Levy Amounts



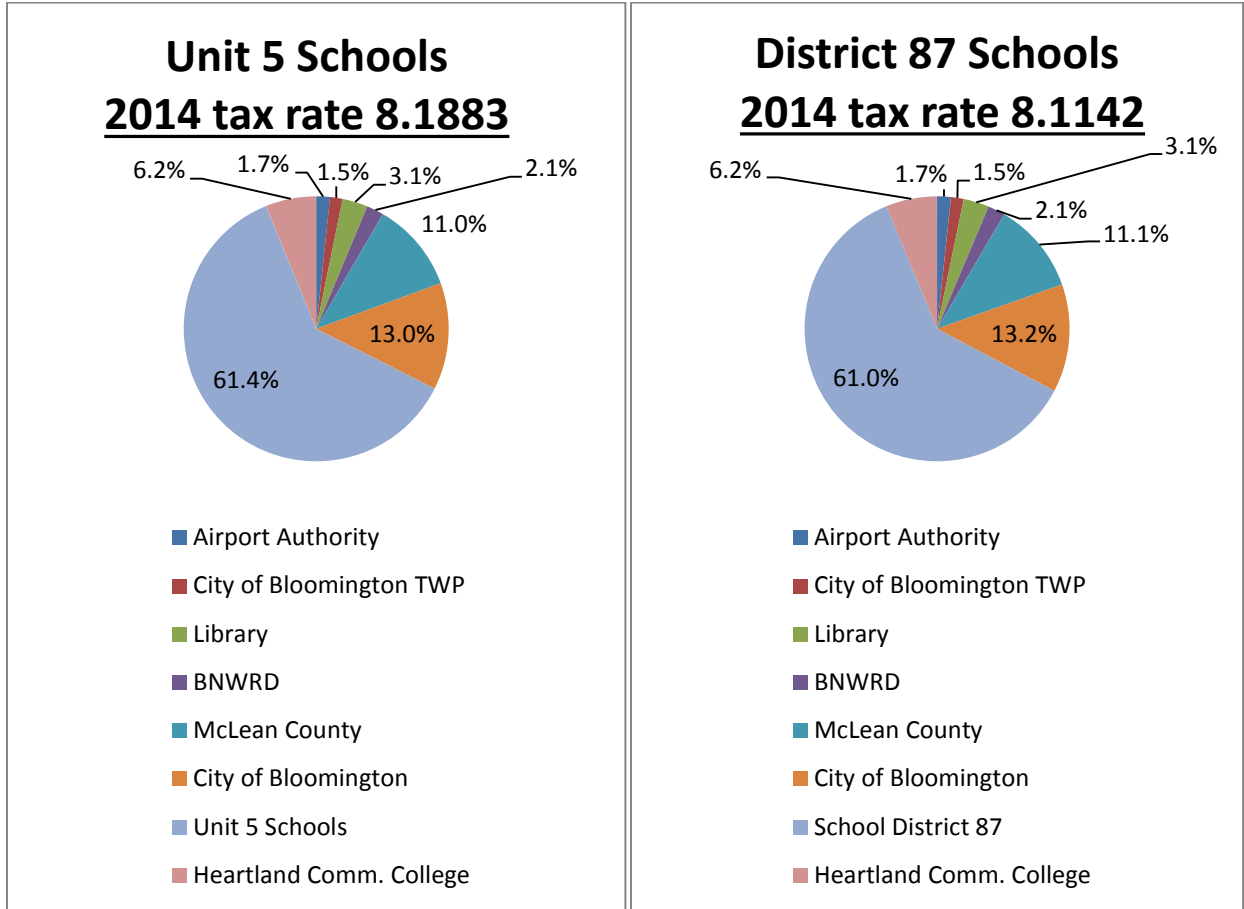
Major Users Rate History



Major Users EAV Rate Setting Amount



School District Comparison Unit 5 and District 87



| Tax Rate History with Unit 5 Schools | | | | | | | | | | | |
|---|---------|---------|---------|----------|---------|---------|---------|--------|--------|--------|----------|
| YEAR | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | % Change |
| Airport Authority | 0.05202 | 0.11621 | 0.10781 | 0.11008 | 0.08546 | 0.09855 | 0.15486 | 0.1275 | 0.1274 | 0.1366 | 7.18% |
| City of Bloomington TWP | 0.2368 | 0.22972 | 0.2208 | 0.18683 | 0.18217 | 0.17309 | 0.14328 | 0.1415 | 0.1224 | 0.1254 | 2.46% |
| Library | 0.27284 | 0.27099 | 0.26601 | 0.26108 | 0.25467 | 0.25087 | 0.25073 | 0.2562 | 0.2581 | 0.2532 | -1.89% |
| BNWRD | 0.14835 | 0.15303 | 0.15871 | 0.160355 | 0.16476 | 0.16391 | 0.1639 | 0.164 | 0.1701 | 0.1722 | 1.21% |
| McLean County | 0.93885 | 0.91927 | 0.90098 | 0.89659 | 0.90687 | 0.91673 | 0.91571 | 0.9117 | 0.9038 | 0.9013 | -0.27% |
| City of Bloomington | 0.99901 | 0.9973 | 1.00665 | 0.99541 | 1.07616 | 1.06013 | 1.05955 | 1.0599 | 1.0612 | 1.0678 | 0.62% |
| Unit 5 Schools | 4.47579 | 4.44755 | 4.53253 | 4.58932 | 4.69289 | 4.76383 | 4.73499 | 4.8841 | 5.007 | 5.0271 | 0.40% |
| Heartland Comm. College | 0.39291 | 0.40655 | 0.44423 | 0.45473 | 0.4591 | 0.47361 | 0.47584 | 0.4826 | 0.5067 | 0.5047 | -0.39% |
| Total Rate Per \$100 assessed value | 7.51657 | 7.54062 | 7.63772 | 7.654395 | 7.82208 | 7.90072 | 7.89886 | 8.0273 | 8.1567 | 8.1883 | 0.39% |

Tax Rate History with District 87 Schools

| Tax Year | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | % Change |
|---------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|
| Airport Authority | 0.1162 | 0.1078 | 0.1101 | 0.0855 | 0.0986 | 0.1549 | 0.1275 | 0.1274 | 0.1366 | 7.18% |
| City of Bloomington TWP | 0.2297 | 0.2208 | 0.1868 | 0.1822 | 0.1731 | 0.1433 | 0.1415 | 0.1224 | 0.1254 | 2.46% |
| Library | 0.271 | 0.266 | 0.2611 | 0.2547 | 0.2509 | 0.2507 | 0.2562 | 0.2581 | 0.2532 | -1.89% |
| BNWRD | 0.153 | 0.1587 | 0.1604 | 0.1648 | 0.1639 | 0.1639 | 0.164 | 0.1701 | 0.1722 | 1.21% |
| McLean County | 0.9193 | 0.901 | 0.8966 | 0.9069 | 0.9167 | 0.9157 | 0.9117 | 0.9037 | 0.9013 | -0.26% |
| City of Bloomington | 0.9973 | 1.0067 | 0.9954 | 1.0762 | 1.0601 | 1.0596 | 1.0599 | 1.0612 | 1.0678 | 0.62% |
| School District 87 | 4.4822 | 4.5146 | 4.5809 | 4.6122 | 4.6568 | 4.6574 | 4.7232 | 4.8349 | 4.953 | 2.44% |
| Heartland Comm. College | 0.4066 | 0.4442 | 0.4547 | 0.4591 | 0.4736 | 0.4758 | 0.4826 | 0.5067 | 0.5047 | -0.40% |
| Total Rate | | | | | | | | | | |
| Per \$100 assessed value | 7.5753 | 7.6198 | 7.6459 | 7.7414 | 7.7937 | 7.8213 | 7.8664 | 7.9845 | 8.1142 | 1.62% |

School District Assessed Value Report

| | |
|---|------------------------|
| <i>Total Assessed Value for the City of Bloomington</i> | <i>\$1,957,353,041</i> |
| <i>Sum of Exemptions</i> | <i>\$141,427,413</i> |
| <i>Total Assessed Value less Exemptions</i> | <i>\$1,815,925,628</i> |

| | | | |
|----------------------------|--------------|---------------------------------|------------------------|
| <i>School District 005</i> | | <i>Total Assessed Value</i> | <i>\$1,040,416,709</i> |
| | <i>Count</i> | | |
| | <i>8326</i> | <i>General Homestead</i> | <i>\$49,856,961</i> |
| | <i>1228</i> | <i>Senior Citizen</i> | <i>\$6,124,085</i> |
| | <i>147</i> | <i>Senior Freeze</i> | <i>\$669,102</i> |
| | <i>176</i> | <i>Home Improvement</i> | <i>\$952,744</i> |
| | <i>15</i> | <i>Model Home</i> | <i>\$631,724</i> |
| | <i>35</i> | <i>Disabled Vet</i> | <i>\$116,000</i> |
| | <i>1</i> | <i>Returning Vet</i> | <i>\$5,000</i> |
| | <i>58</i> | <i>Disabled</i> | <i>\$116,000</i> |
| | | <i>Total AV Less Exemptions</i> | <i>\$981,945,093</i> |

| | | | |
|---------------------------|--------------|---------------------------------|----------------------|
| <i>School District 87</i> | | <i>Total Assessed Value</i> | <i>\$916,924,306</i> |
| | <i>Count</i> | | |
| | <i>10430</i> | <i>General Homestead</i> | <i>\$63,134,891</i> |
| | <i>2719</i> | <i>Senior Citizen</i> | <i>\$14,031,702</i> |
| | <i>728</i> | <i>Senior Freeze</i> | <i>\$5,189,916</i> |
| | <i>150</i> | <i>Home Improvement</i> | <i>\$836,288</i> |
| | <i>0</i> | <i>Model Home</i> | <i>\$0</i> |
| | <i>49</i> | <i>Disabled Vet</i> | <i>\$207,500</i> |
| | <i>2</i> | <i>Returning Vet</i> | <i>\$10,000</i> |
| | <i>164</i> | <i>Disabled</i> | <i>\$328,000</i> |
| | | <i>Total AV Less Exemptions</i> | <i>\$833,186,009</i> |

| | | |
|-----------------|-----------------------------|------------|
| <i>Unit 016</i> | <i>Total Assessed Value</i> | <i>\$0</i> |
|-----------------|-----------------------------|------------|

| | | |
|-----------------|-----------------------------|-----------------|
| <i>Unit 003</i> | <i>Total Assessed Value</i> | <i>\$12,026</i> |
|-----------------|-----------------------------|-----------------|

Top Tax Payers in City of Bloomington Township

| | NAME | Type | Total | EAV | \$1,957,353,041 |
|----|----------------------------|-------------|---------------|-----|-----------------|
| 1 | STATE FARM MUTUAL | Insurance | \$172,614,579 | | |
| 2 | EASTLAND MALL LLC | Retail | \$16,951,118 | | |
| 3 | COUNTRY LIFE INSURANCE CO | Insurance | \$12,956,762 | | |
| 4 | WINGOVER | Apartments | \$9,275,820 | | |
| 5 | ILLINOIS AGRICULTURAL ASSN | Grow Mark | \$9,179,192 | | |
| 6 | BROOKRIDGE APARTMENTS | Apartments | \$7,167,182 | | |
| 7 | BROMENN HEALTHCARE | Health care | \$6,250,285 | | |
| 8 | US REIF PARKWAY FEE LLC | Retail | \$6,166,667 | | |
| 9 | WESTMINSTER VILLAGE | Senior Care | \$5,963,773 | | |
| 10 | SNYDER BRICKYARD | Apartments | \$4,800,271 | | |
| | | | \$251,325,649 | % | 12.84 |

Other Principal Tax Payers

| | | | | | |
|----|--------------------------------------|--|------------------------|----------|-------------|
| 11 | TURNBERRY VILLAGE | | \$4,385,128.00 | | |
| 12 | KIMCO REALTY CORPORATION | | \$4,300,647.00 | | |
| 13 | CULLINAN MEDICAL 4, LLC | | \$4,030,475.00 | | |
| 14 | WAL MART STORES INC | | \$3,633,333.00 | | |
| 15 | BRICKYARD APARTMENTS BY SNYDER LLC | | \$3,614,085.00 | | |
| 16 | BT BLOOMINGTON | | \$3,484,972.00 | | |
| 17 | MIMG LII ARBORS AT EASTLAND LLC | | \$3,260,165.00 | | |
| 18 | OSF HEALTHCARE SYSTEM | | \$3,162,371.00 | | |
| 19 | BLOOMINGTON CHATEAU | | \$2,801,154.00 | | |
| 20 | LOWE'S HOME CENTER | | \$2,711,247.00 | | |
| 21 | HI BLOOMINGTON LLC | | \$2,614,621.00 | | |
| 22 | TRINITY LUTHERAN CHURCH | | \$2,607,650.00 | | |
| 23 | BT LAND TR | | \$2,497,444.00 | | |
| 24 | LINKS AT IRELAND GROVE ROAD LLC | | \$2,484,744.00 | | |
| 25 | THE PONDS OF BLOOMINGTON | | \$2,473,589.00 | | |
| 26 | MOORE LIVING TRUST, JAMES A & MARION | | \$2,369,934.00 | | |
| 27 | PHOENIX TOWERS PRESERVATION LP | | \$2,333,333.00 | | |
| 28 | PEDCOR INVESTMENTS | | \$2,281,696.00 | | |
| 29 | LAKEWOOD PLAZA INVESTORS LLC | | \$2,265,516.00 | | |
| 30 | NATIONAL CITY BANK | | \$2,258,123.00 | | |
| 31 | FRONTIER COMMUNICATIONS CORP | | \$2,213,357.00 | | |
| 32 | PARKWAY PARTNERS LLC | | \$2,000,000.00 | | |
| 33 | MAY DEPARTMENT STORE CO | | \$1,862,555.00 | | |
| 34 | APARTMENT INVESTORS | | \$1,814,093.00 | | |
| 35 | SUSO 4 OAKLAND LP | | \$1,754,053.00 | | |
| 36 | STORTZ, G BARRY-TRUSTEE | | \$1,746,429.00 | | |
| 37 | BLOOMINGTON IL CINE LLC | | \$1,700,000.00 | | |
| 38 | WINGOVER SIX LLC | | \$1,662,347.00 | | |
| 39 | PAUL F BEICH CO | | \$1,562,210.00 | | |
| 40 | CARGILL INC | | \$1,552,559.00 | | |
| 41 | BRG LLC | | \$1,471,247.00 | | |
| 42 | ILLINOIS WESLEYAN UNIVERSITY | | \$1,416,349.00 | | |
| 43 | ORIGINAL SMITH PRINTING | | \$1,363,293.00 | | |
| 44 | BEER NUTS INC | | \$1,362,935.00 | | |
| 45 | MCLT #293 | | \$1,342,677.00 | | |
| 46 | CENTRAL ILL NEUROSCIENCE | | \$1,312,341.00 | | |
| 47 | CD PRYZ LLC | | \$1,308,894.00 | | |
| 48 | AMERICAN NATIONAL INSURANCE CO | | \$1,308,730.00 | | |
| 49 | JFT PROPERTIES LLC | | \$1,300,000.00 | | |
| 50 | CORPORATE COMMONS INVESTMENTS LLC | | \$1,296,610.00 | | |
| | | | \$90,920,906.00 | % | 4.65 |

Acknowledgements

2015 was a busy year at the Assessment office no different from the past. I would like to thank the office staff for the effort they have put forth in utilizing the technology that they are provided with. Thank you for your continued effort to take education courses that will build the most efficient processes in the future. I am honored to serve the population of the City of Bloomington Township. I am also honored to work with the staff that I have on a daily basis. Thank you all.