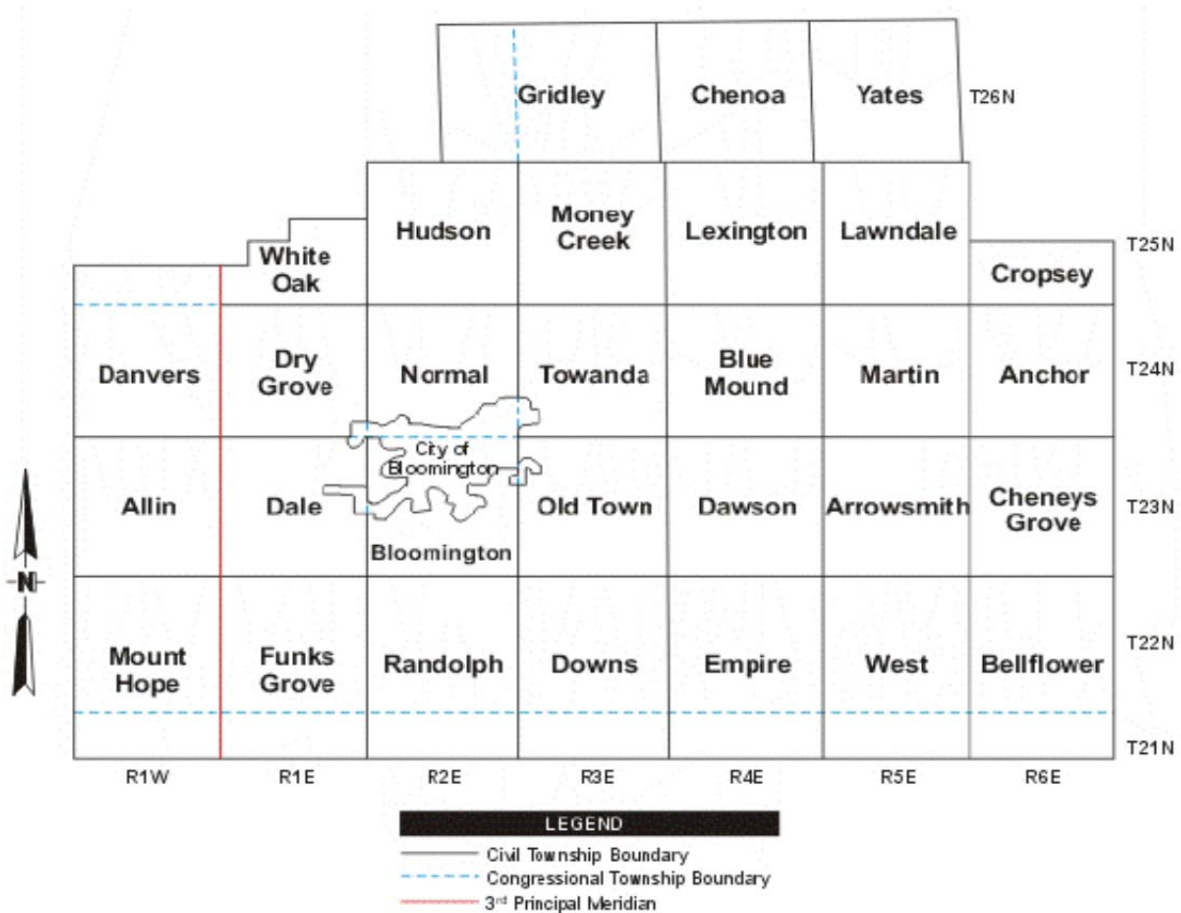


2016 Annual Report on Property Assessments



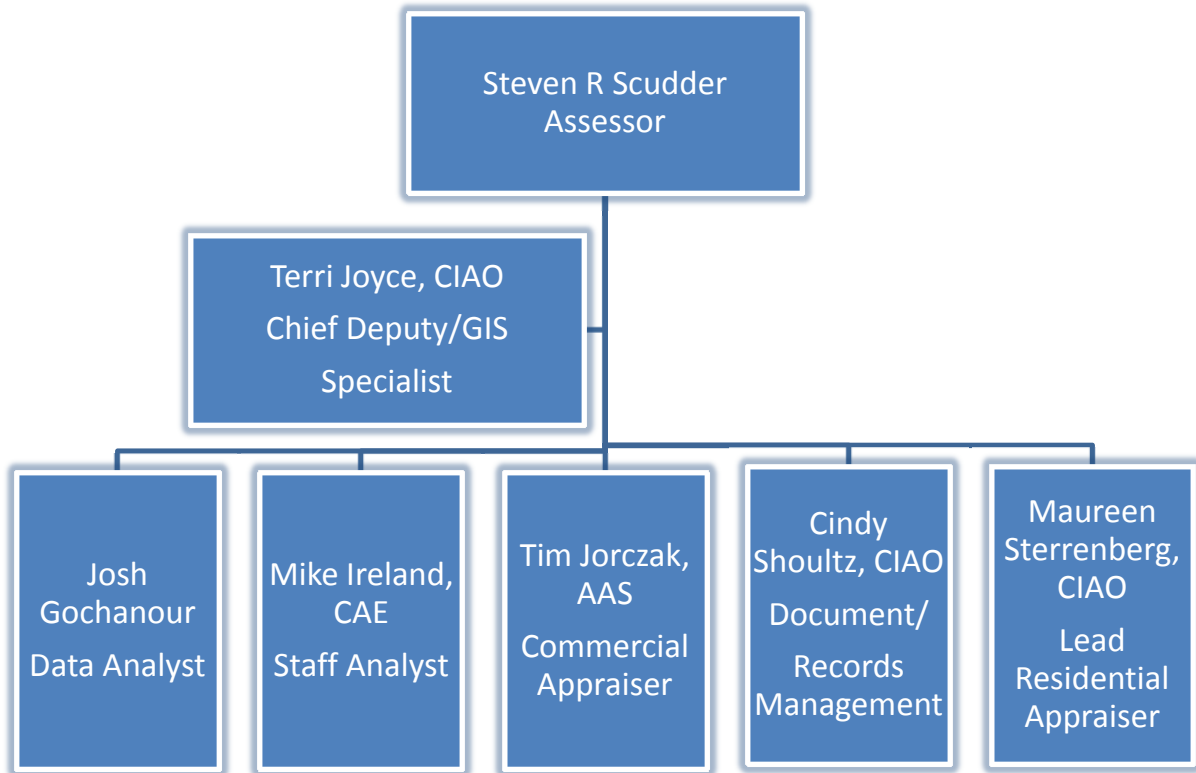
City of Bloomington Township

Steven R Scudder
 Assessor
 City of Bloomington Township
 607 S Gridley St. Suite# A
 Bloomington IL 61701
www.Assessor1@assessor-blm.com

Contents

Organizational Chart	3
Uses of the Property Tax.....	4
Underlying Concepts of Property Taxation.....	5
The Property Tax vs. Other Forms of Taxation:	5
The Assessment Process	6
Summary of Activities	6
Equalization.....	7
Tax Cycle	8
Board of Review	9
Board of Review Final Summary Breakdown.....	9
Final Abstract	11
Processes and Documents	12
Comparable Tax Bills and Effective Tax Rates.....	13
Public Service	14
Geographic Information System	15
Property Taxes vs. Other forms of taxation.....	16
Market Data Analysis	17
County Multiplier History.....	21
Major Users of the Property Tax Levy Amounts	22
Major Users Rate History	22
Major Users EAV Rate Setting Amount.....	23
School District Comparison Unit 5 and District 87.....	24
School District Assessed Value Report.....	26
Top Taxpayers in City of Bloomington Township.....	27
Acknowledgements.....	28

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.

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 2017 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 2014, 2015, and 2016 the average was 33.22. 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 2016 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 2016 equalized assessed value (EAV) that taxing authorities use to determine the tax rate required to collect the taxes levied.



Illinois Department of Revenue

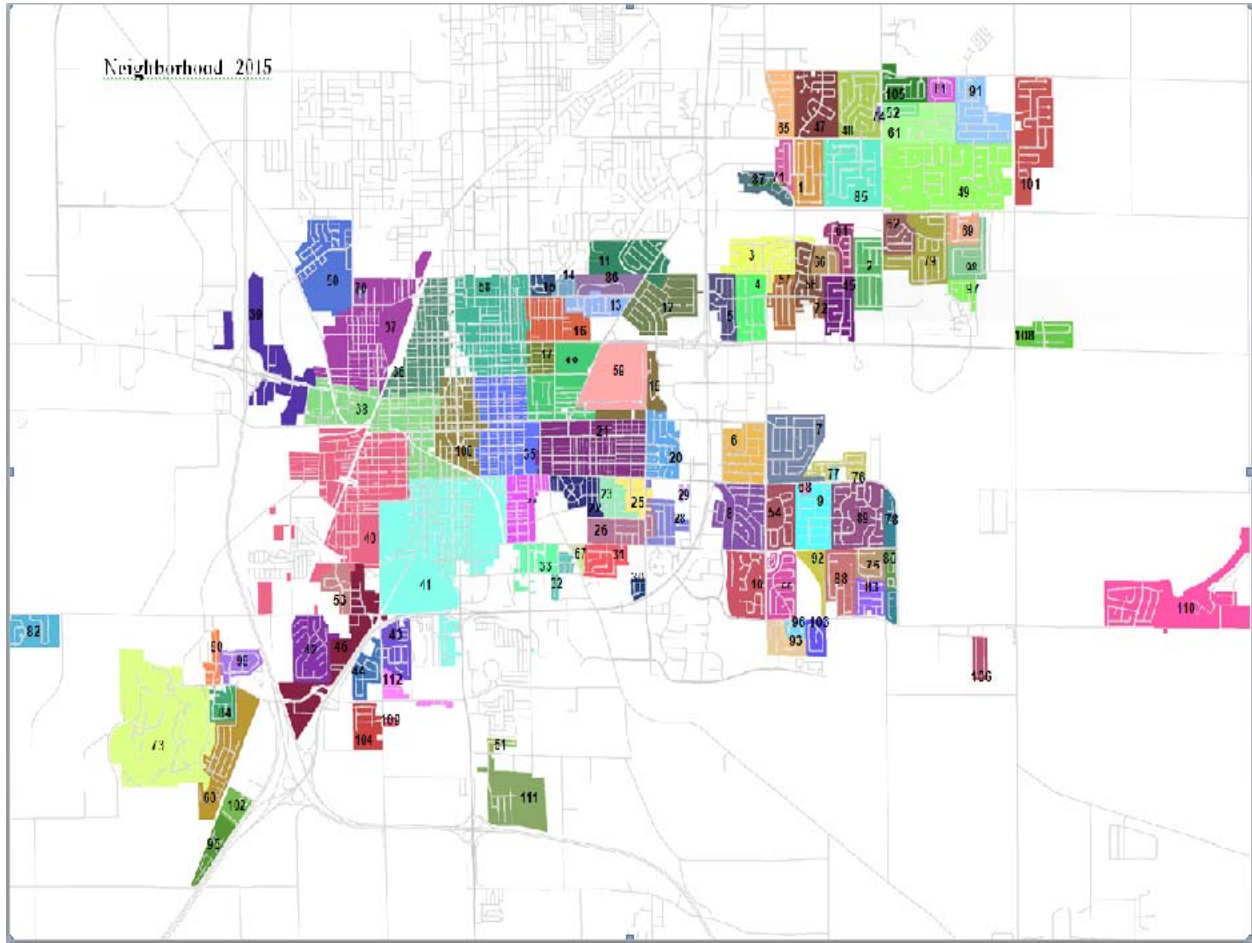
COUNTY: McLean

**Computation of General Level of Assessments of Non-Farm Real Estate From the:
2016 Sales Ratio Study Using the 2015 Assessed Valuation and
2016 Selling Price**

Non-farm by Township	Assessed Valuation 2015 <i>(In Thousands)</i>	Median Ratio for 2016	Estimated Full Value <i>(In Thousands)</i>	Number of Transfers Used	COD
Allin, Dale	44,692	32.24	138,623	28	15.69
Bloomington *	67,723	31.28	216,506	25	14.48
Bloomington City *	1,622,867	32.88	4,935,727	1148	11.80
Danvers *	30,662	32.47	94,432	30	15.61
Dry Grove, White Oak *	62,635	31.92	196,225	26	18.88
Empire *	72,454	31.94	226,844	61	17.06
Hudson	64,350	34.79	184,967	32	11.18
Lexington *	44,711	29.98	149,136	34	16.48
Normal *	790,842	32.50	2,433,360	668	10.36
Old Town *	92,750	31.50	294,444	37	11.67
Randolph *	76,698	32.41	236,649	47	14.06
ALL OTHERS	255,734	31.64	808,262	146	22.05
NON-FARM WEIGHTED	3,226,118	32.54	9,915,175	2,282	----
* Parcels exceeding \$999,999 have been removed					

Tax Cycle

2016 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.



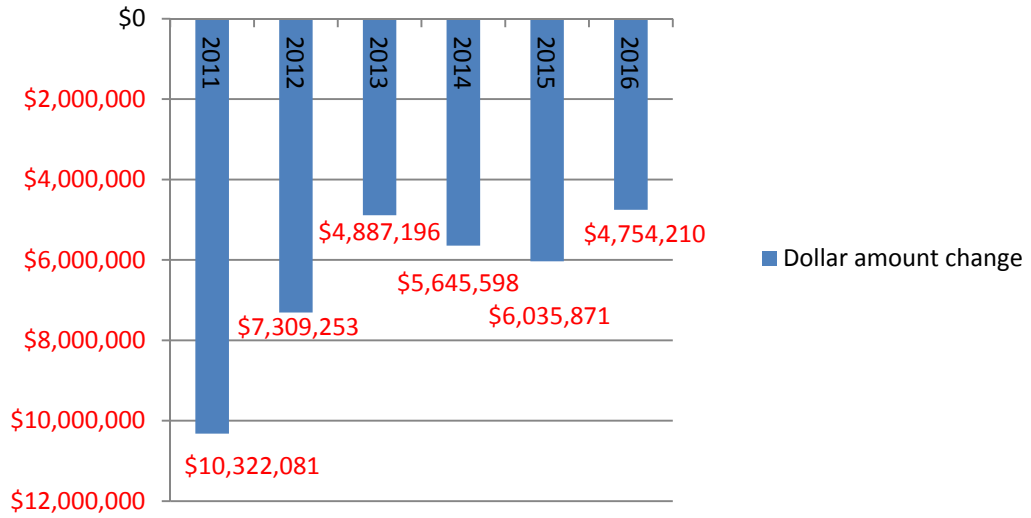
Board of Review

There were 495 Board of Review actions in 2016, up from the 349 cases in 2015. The chart below provides the breakdown of changes made in 2016. 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.

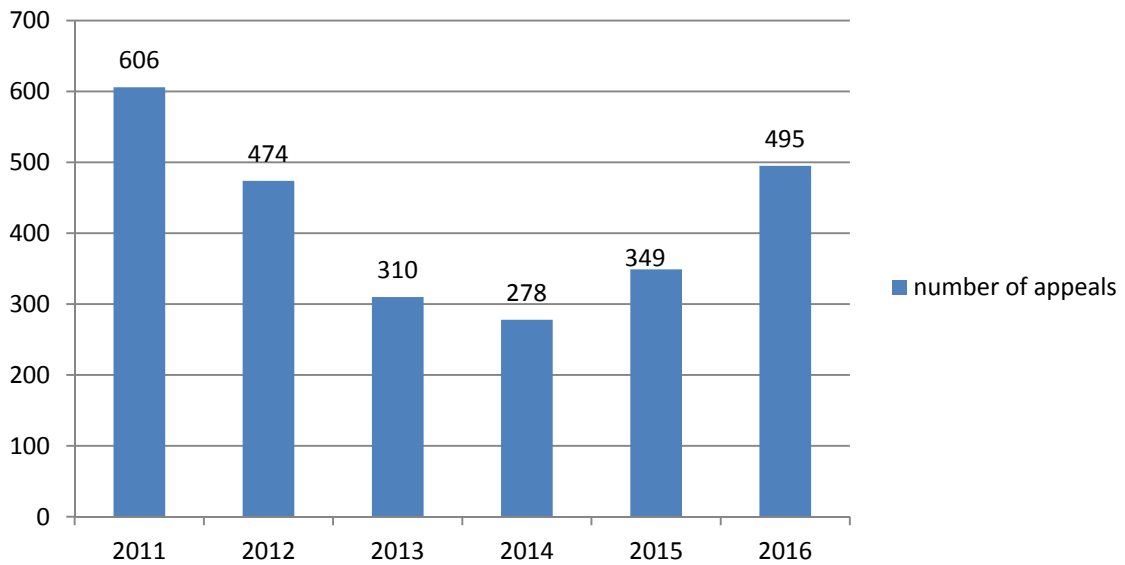
Board of Review Final Summary Breakdown

USE_CODE	USE	Count	Sum of Board Total	Sum of Change
0000	Exempt	2	528027	-74536
C 0050	Apartments > 6 Units	10	9612530	-670963
C 0060	Commercial Business	64	25106645	-152808
C 0070	Commercial Office	8	3397273	0.00
C 8060	Airport, Land Not Improved	1	66739	-55040
C20062	Commercial Developers Rate	3	0	134794
F00020	Rural Other	2	0	300
F10021	Rural Not Improved	2	775	5488
I 0080	Industrial	1	0	800381
R 0030	Residential Vacant Land	5	28472	40957
R 0040	Single Family	351	29216312	-4557409
R 0041	Condominium	9	352047	-27995
R 0042	Conversion	12	348147	51812
R 0044	Zero Lot Line	18	1493677	-232184
R 0043	Apartments<=6 units	7	323868	-17007
Total		495	70474512	-4754210

Dollar Amount Change



Number of Appeals



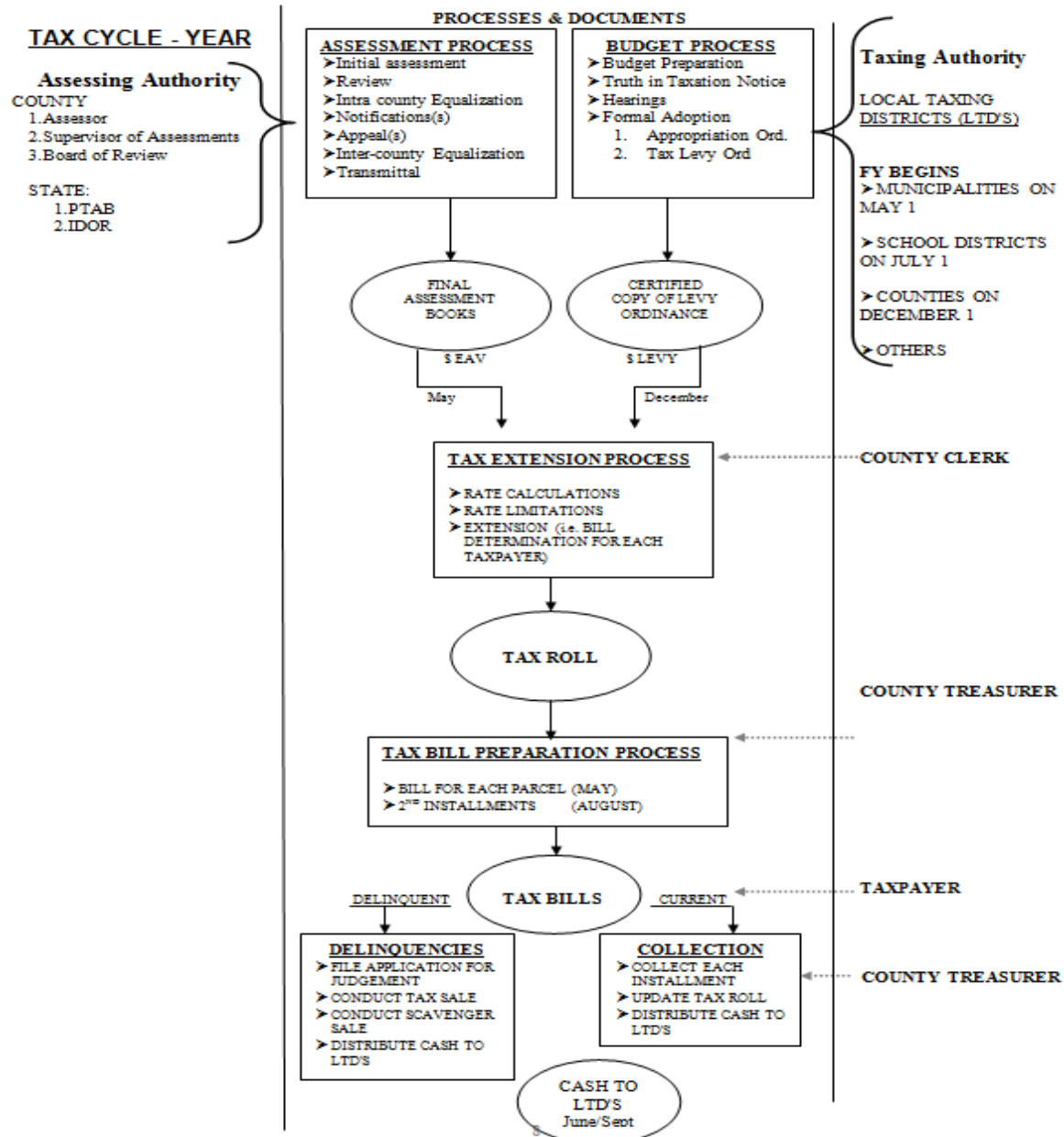
Final Abstract
City of Bloomington Township

ASSESSMENT AS OF JANUARY 1, 2016

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	13	\$0	66,924
Developer lots	R-0032	528	421,696	421,696
Vacant Lots	R-0030	593	3,970,181	3,996,685
Improved Land	R-0040	23,166	277,242,170	277,013,124
Improvements		0	1,344,436,171	1,339,673,712
TOTAL RESIDENTIAL		24,300	1,344,436,171	1,339,673,712
FARM A & B				
Home Sites	F1/0011	2	73,794	73,794
Farm Dwelling	F1/0011	0	145,772	145,772
Other Land	F0-0020	2	0	300
Farmland B	F1/0021	84	464,877	476,583
Farm Bldg. B	F1/0011	0	31,241	31,241
TOTAL FARM B		84	496,118	507,824
COMMERCIAL				
Vacant Lots	C2-0062	50	1,403,655	1,403,726
Vacant Lots	C/50/60/70	2,330	13,058,622	12,721,256
Improved Land		0	2,301,590	2,300,249
Improvements	C-0050, 0060		8,425,986	8,425,986
TOTAL COMMERCIAL		2,381	652,551,620	648,127,809
INDUSTRIAL				
Vacant Lots	I2-0082	4	\$76,490	\$76,490
Vacant Land	I/80	23	13,088	13,088
Improved Land	I-0080	0	2,301,590	2,300,249
Improvements		0	8,425,986	8,425,986
TOTAL INDUSTRIAL		27	10,817,154	10,815,813
RAILROAD				
		2	6,393	6,393
TOTAL ALL		26,796	2,008,527,022	1,999,351,417

Processes and Documents



Taxing Authority

LOCAL TAXING DISTRICTS (LTD'S)

FY BEGINS

- > MUNICIPALITIES ON MAY 1
- > SCHOOL DISTRICTS ON JULY 1
- > COUNTIES ON DECEMBER 1
- > OTHERS

Comparable Tax Bills and Effective Tax Rates

Table 1: 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

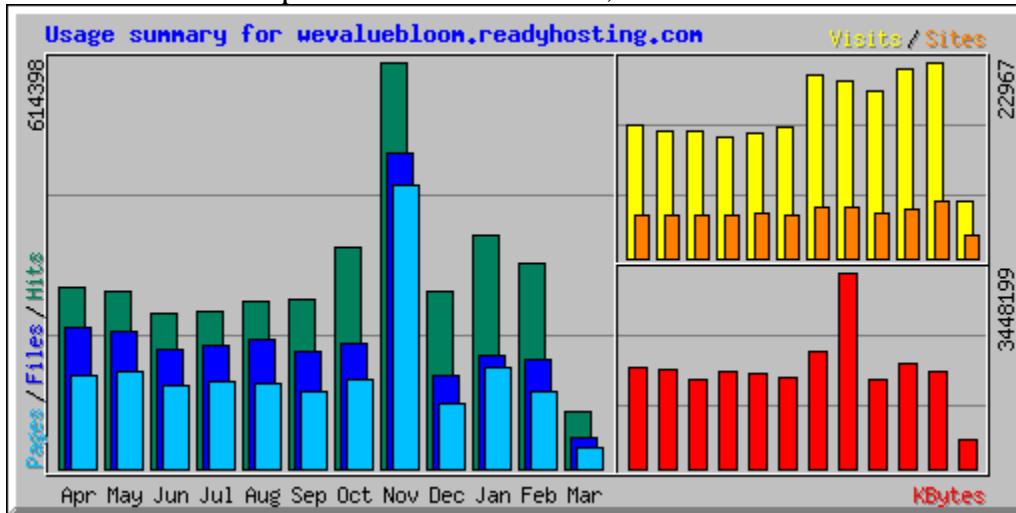
The effective tax rate (ETR) is helpful in measuring the relative amount of tax between two communities, or even different taxing districts in the same community. The ETR expresses the nominal tax rate as a percent of a property's market value. In the chart below, market value is \$250,000. To find the 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*). The numbers of visits to the assessor's web site are from April of 2016 to March 8, 2017.

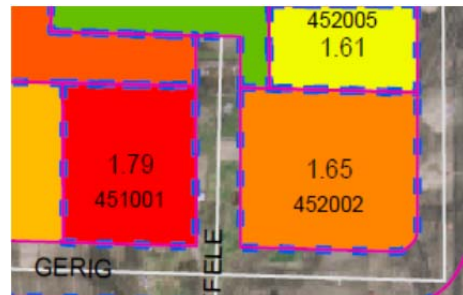
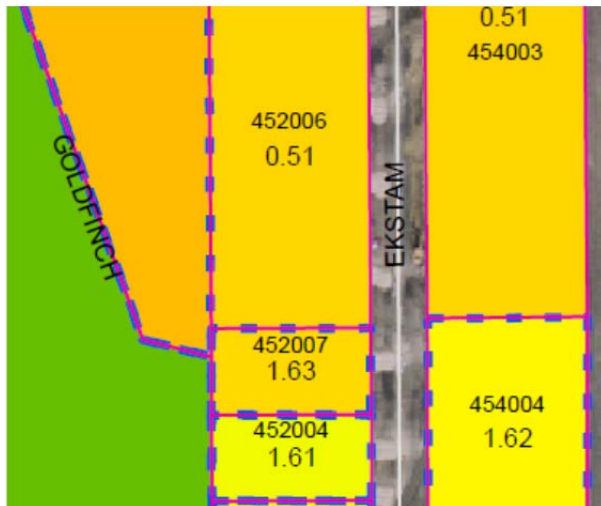


Summary by Month										
Month	Daily Avg				Monthly Totals					
	Hits	Files	Pages	Visits	Sites	KBytes	Visits	Pages	Files	Hits
Mar 2017	9742	5351	3641	745	2585	506147	6708	32776	48164	87684
Feb 2017	11028	5922	4207	820	6575	1707483	22967	117817	165834	308796
Jan 2017	11412	5538	4926	717	5774	1853747	22232	152728	171694	353780
Dec 2016	8637	4558	3195	627	5332	1560442	19455	99049	141321	267766
Nov 2016	20479	15847	14322	691	5990	3448199	20755	429665	475428	614398
Oct 2016	10825	6100	4299	689	6026	2059551	21374	133292	189130	335587
Sep 2016	8506	5861	3904	508	5097	1617211	15253	117126	175839	255206
Aug 2016	8104	6258	4185	470	5206	1661546	14579	129748	193999	251250
Jul 2016	7709	5970	4218	457	5126	1693703	14176	130767	185092	238985
Jun 2016	7862	6038	4164	495	5039	1577077	14857	124921	181160	235872
May 2016	8673	6647	4744	478	5101	1736794	14825	147067	206081	268887
Apr 2016	9109	7101	4724	517	5120	1766673	15521	141723	213043	273274
Totals						21188573	202702	1756679	2346785	3491485

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.

GIS has been part of the operations of the Assessor office. The Township is working towards partnering with the City of Bloomington to maintain the quality and functionality of the City of Bloomington Township cadastral data. The township is invested in the continued use of GIS for the community and will continue to use the tools provided with mapping software. Visual data displayed on a layer of map is essential for making value decisions and making sure data is entered in the system correctly. It also streamlines workflows that will reduce costs for the township.



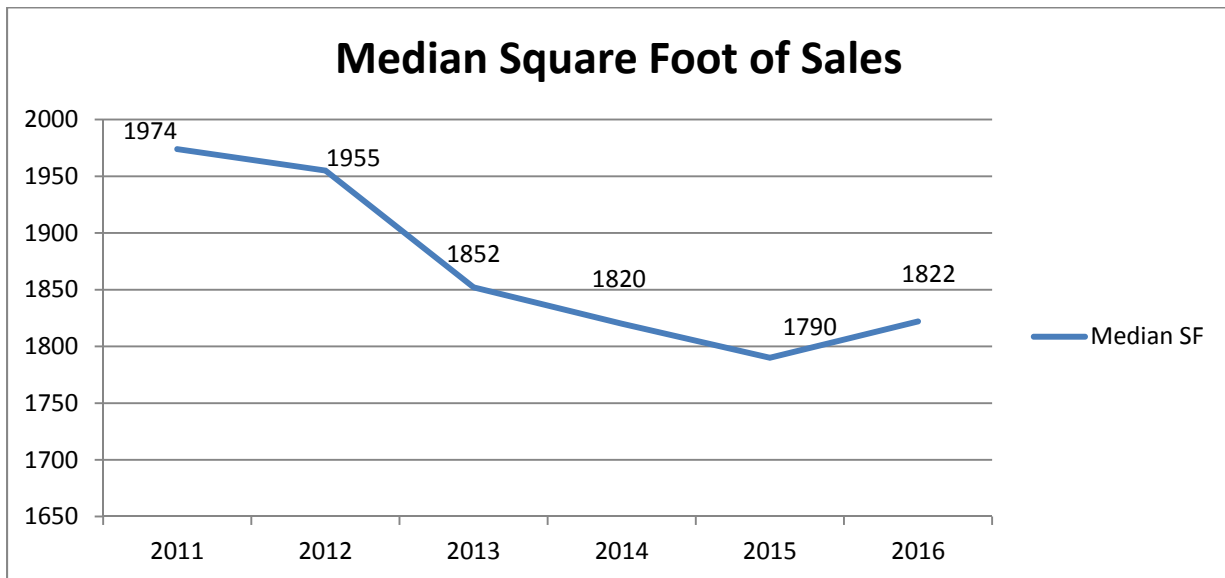
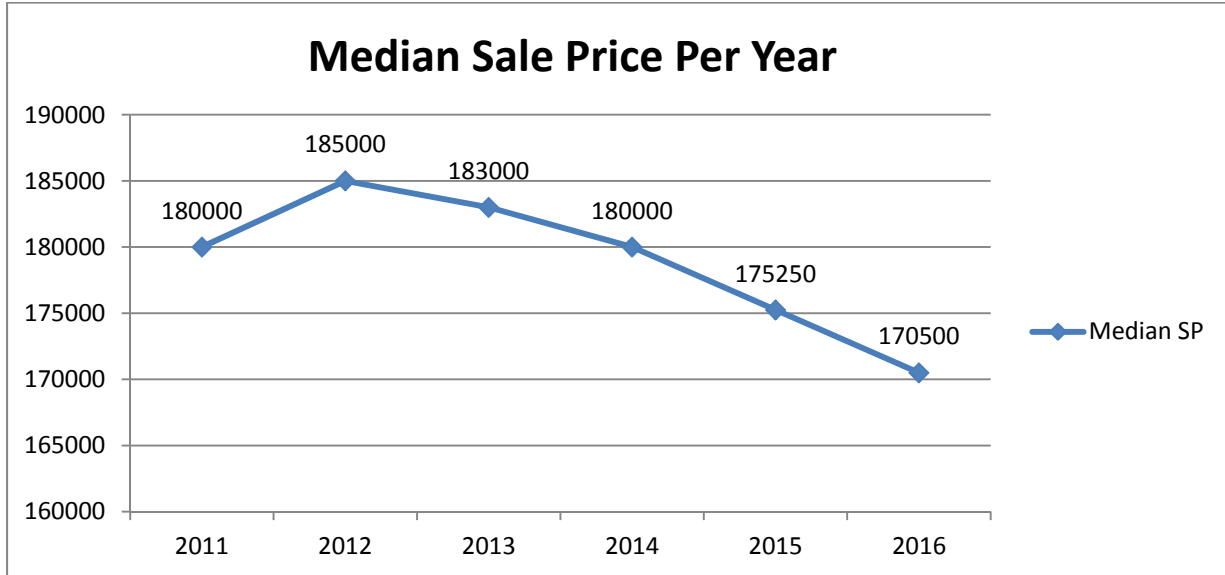
Property Taxes vs. Other Forms of Taxation

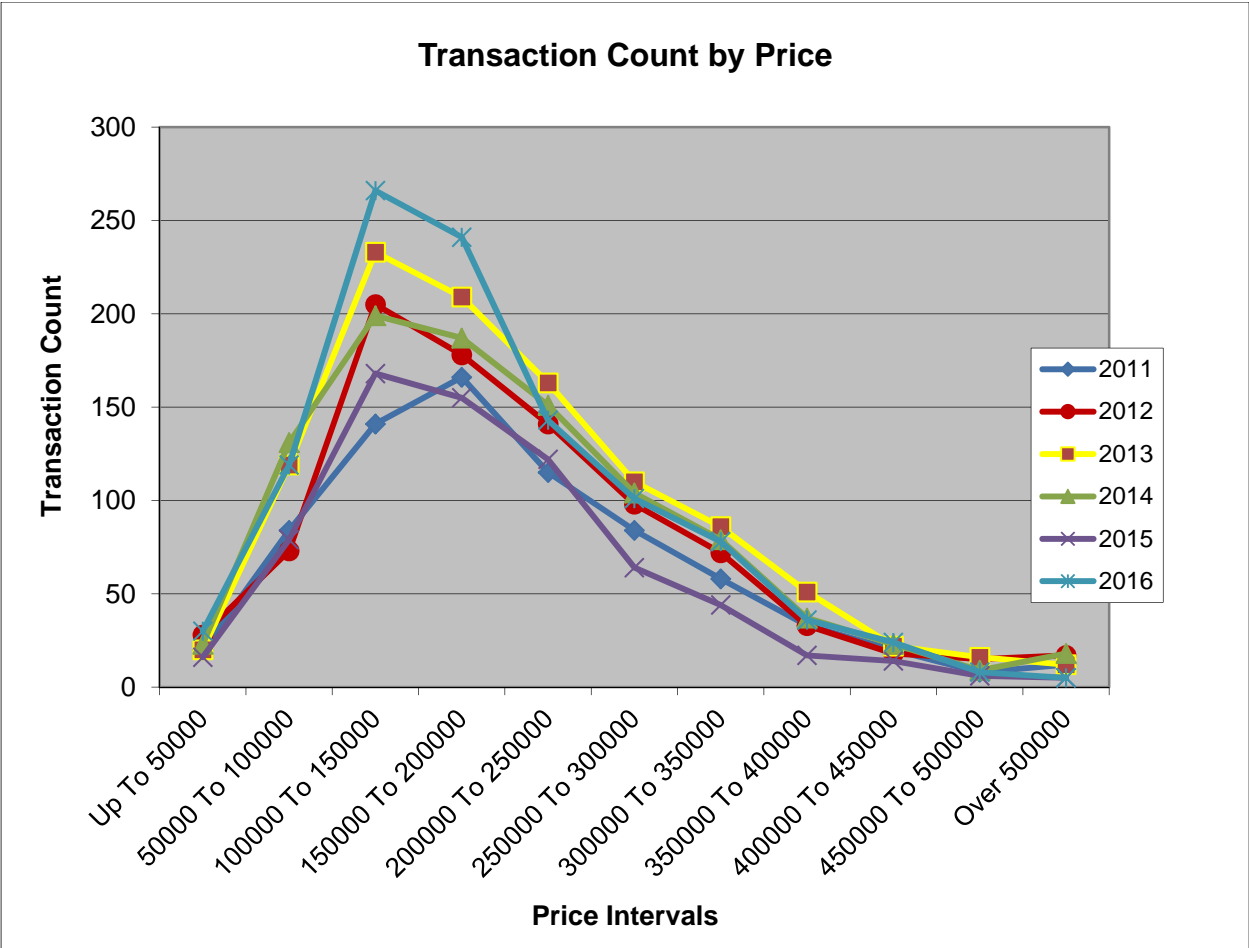
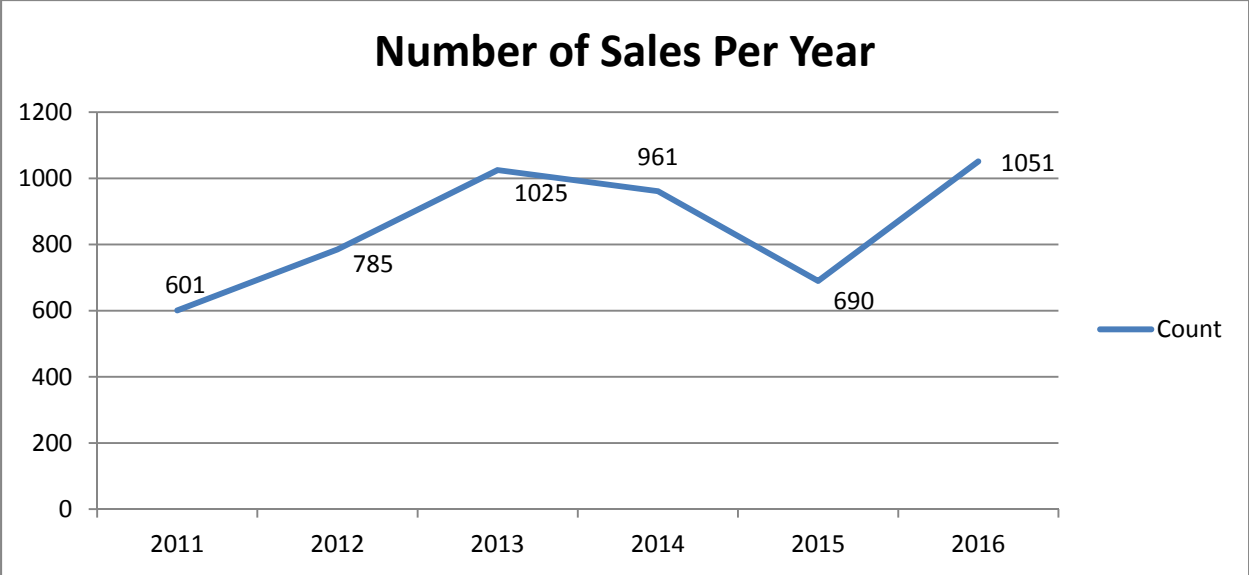
The positives to the property tax system are; it is a local tax and every dollar collected is distributed to local taxing authorities. Local governments have typically proven to be more efficient than state and federal government; therefore the cost to administrate and process the property tax at a local level is less expensive than if done by a larger government unit. It is also one of the only forms of taxation where 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. 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. It is important property taxpayers monitor how much local property taxes increase to maintain basic service levels.

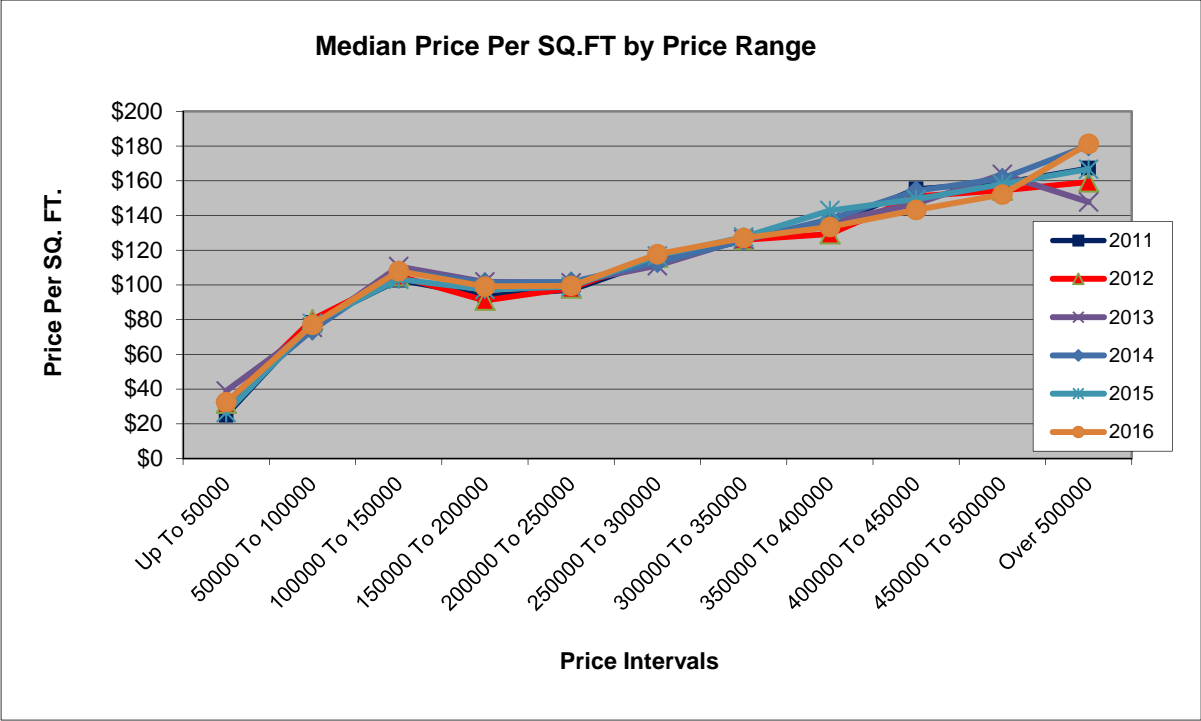
Considering the services provided by the property tax, schools, police and fire protection, trash and waste removal, snow removal, libraries, and local transportation, property owners benefit greatly. It's not possible to account for how much of your income or sales tax has been used to fund schools 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. Meaningful policy changes and good assessment practices may bring more property 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. 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.

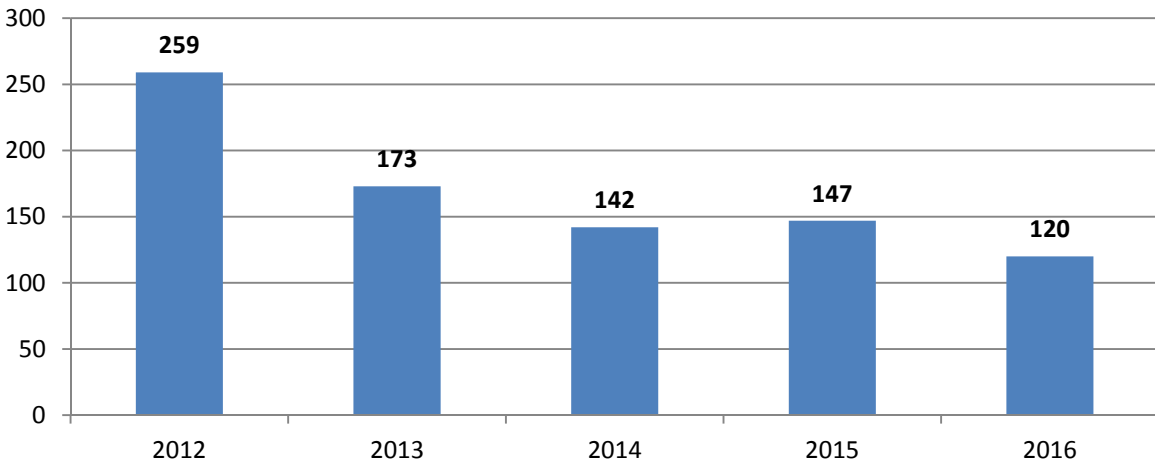
Market Data Analysis



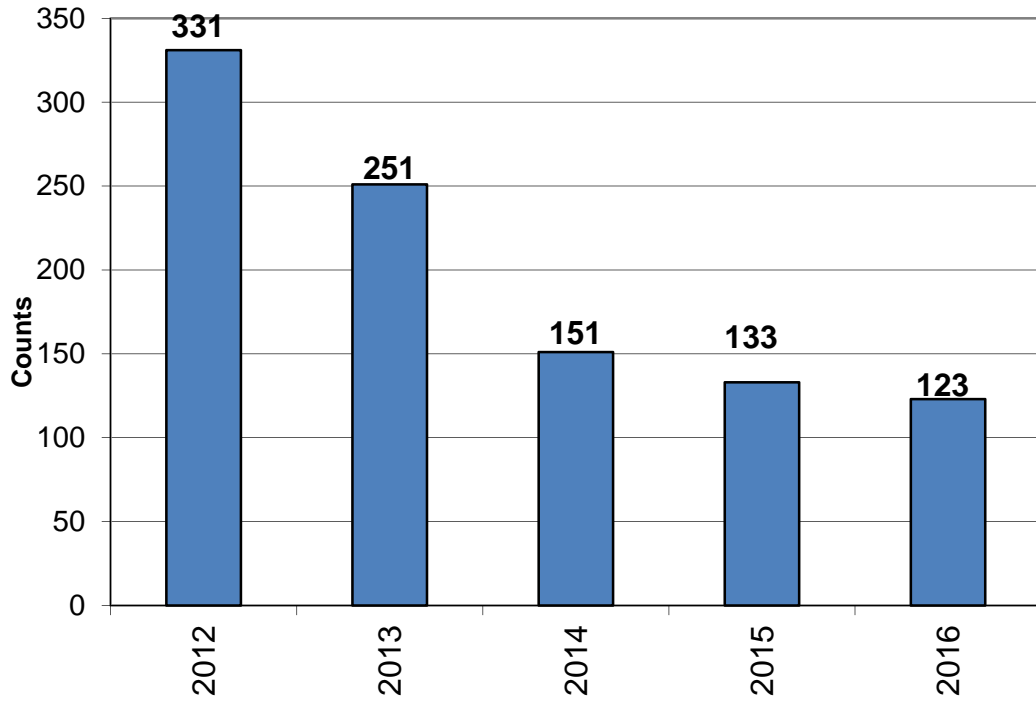




Lis Pendens Year over Year



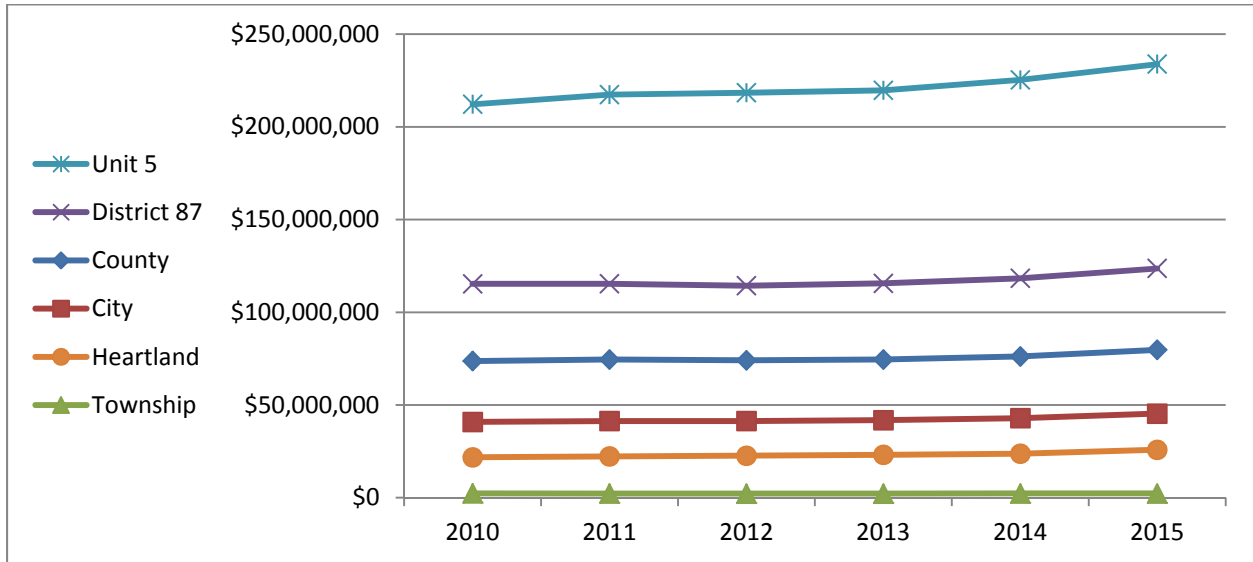
Foreclosures by Deed or Court Order



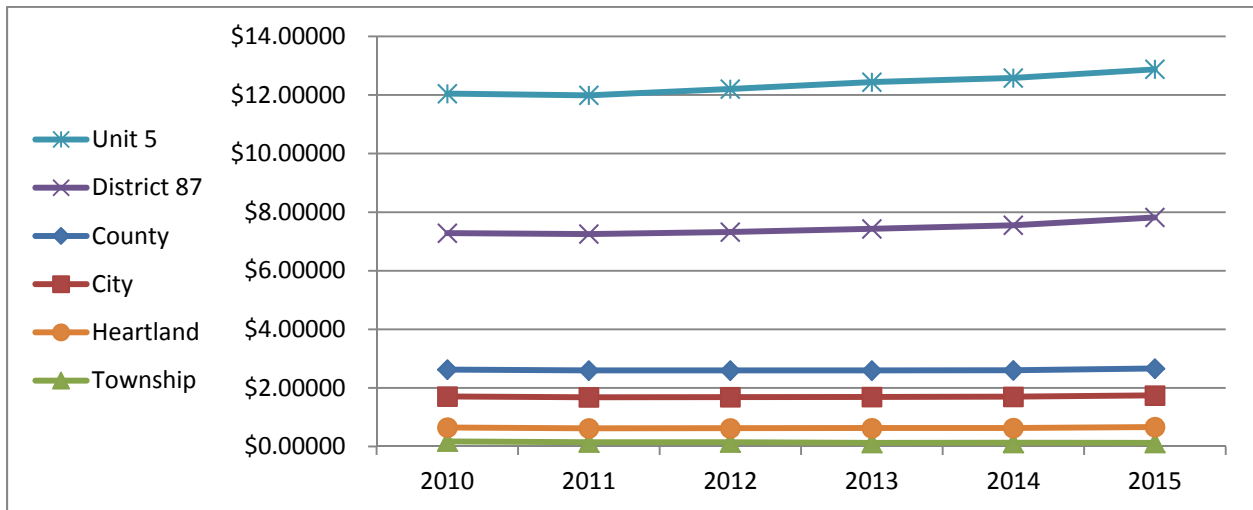
County Multiplier History

<u>Township</u>	<u>2016</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	1.0000	1.0232	1.0000	0.9856	1.0000	1.0097	1.0390	1.0443	1.0442	1.0000
Anchor	1.0237	1.0000	1.0000	1.0000	0.9811	1.0000	1.0000	1.0321	1.0000	1.0585	1.0000
Arrowsmith	1.0361	1.0000	1.0000	1.0000	0.9831	1.0000	1.0049	1.0381	1.0369	1.0071	1.0000
Bellflower	1.0135	1.0000	1.0110	1.0000	1.0000	1.0000	1.0000	1.0000	1.0377	1.0000	1.0000
Bloomington	1.0000	1.0114	1.0161	1.0000	0.9875	1.0000	1.0000	1.0217	1.0413	1.0301	1.0346
Blue Mound	1.0062	1.0091	1.0000	0.9853	0.9801	1.0000	1.0055	1.0380	1.0218	1.0000	1.0000
Cheney's Grove	1.0619	1.0450	0.9247	1.0000	1.0000	1.0000	1.0000	1.0353	1.0181	1.0480	1.0581
Chenoa	0.9746	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	1.0000	0.9891	0.9924	1.0000	1.0000	1.0078	1.0255	1.0151	1.0210
Cropsey	1.0260	1.0000	1.0000	1.0000	0.9861	1.0000	1.0000	1.0359	1.0000	1.0693	1.0800
Dale	1.0052	1.0312	1.0000	0.9872	0.9936	1.0000	1.0083	1.0000	1.0402	1.0378	1.0691
Danvers	1.0262	1.0000	1.0000	1.0263	1.0000	1.0000	1.0000	1.0000	1.0159	1.0407	1.0426
Dawson	1.0361	1.0176	1.0000	1.0000	0.9817	1.0000	1.0049	1.0357	1.0177	1.0319	1.0000
Downs	1.0125	1.0261	1.0160	1.0000	1.0000	1.0000	1.0086	1.0293	1.0273	1.0329	1.0080
Dry Grove	1.0202	1.0323	1.0000	1.0287	1.0000	1.0000	1.0070	1.0073	1.0284	1.0000	1.0092
Empire	1.0295	1.0135	1.0000	0.9827	0.9750	1.0000	1.0115	1.0270	1.0323	1.0465	1.0247
Funks Grove	1.0322	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0354	1.0409	1.0000	1.0370
Gridley	1.0328	1.0151	0.9690	1.0000	0.9778	1.0000	1.0000	1.0213	1.0177	1.0158	1.0000
Hudson	1.0178	1.0466	1.0188	1.0124	0.9727	1.0000	1.0076	1.0387	1.0000	1.0000	1.0599
Lawndale	1.0199	1.0000	1.0000	1.0000	0.9861	1.0000	1.0000	1.0354	1.0000	1.0000	1.0000
Lexington	1.0079	1.0000	1.0000	1.0167	0.9910	1.0000	1.0000	1.0293	1.0268	1.0118	1.0377
Martin	0.9780	1.0074	0.9461	0.9699	0.9814	1.0000	1.0041	1.0134	1.0529	1.0848	1.0000
Money Creek	1.0154	1.0517	1.0228	1.0000	0.9693	1.0000	1.0000	0.9796	1.0554	1.0000	1.0946
Mount Hope	1.0329	1.0286	1.0099	1.0000	1.0000	1.0000	1.0000	1.0252	1.0237	1.0000	1.0083
Normal	1.0240	1.0000	1.0000	0.9923	1.0000	1.0000	1.0000	1.0351	1.0300	1.0090	1.0398
Old Town	1.0072	1.0211	1.0000	0.9742	0.9580	1.0000	1.0085	1.0539	1.0195	1.0100	1.0271
Randolph	1.0320	1.0000	1.0000	0.9771	1.0000	1.0000	1.0131	1.0250	1.0190	1.0174	1.0589
Towanda	1.0166	1.0136	1.0231	1.0247	0.9721	1.0000	1.0000	1.0000	1.0000	1.0000	1.0495
West	1.0119	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0380
White Oak	1.0133	1.0000	0.9722	1.0000	0.9840	1.0000	1.0059	1.0456	1.0317	1.0642	1.0370
Yates	1.0188	1.0000	1.0000	1.0000	0.9798	1.0000	1.0000	1.0386	1.0000	1.0574	1.0900
median	1.0178	1.0000	1.0000	1.0000	0.9861	1.0000	1.0000	1.0293	1.0255	1.0158	1.0271
average	1.0172	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	1.0000
		QUAD				QUAD				QUAD	

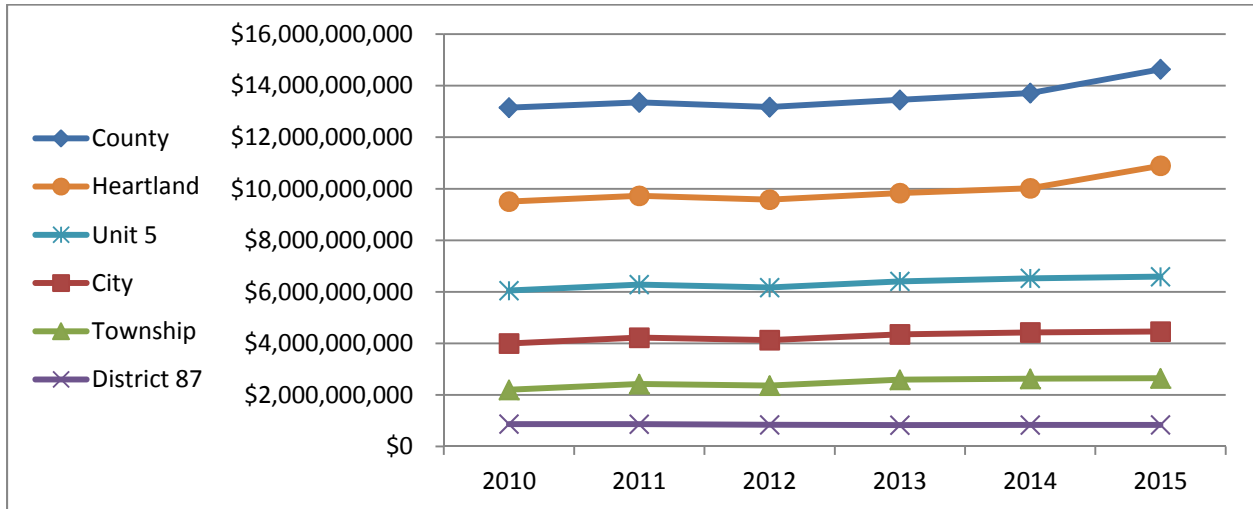
Major Users of the Property Tax Levy Amounts



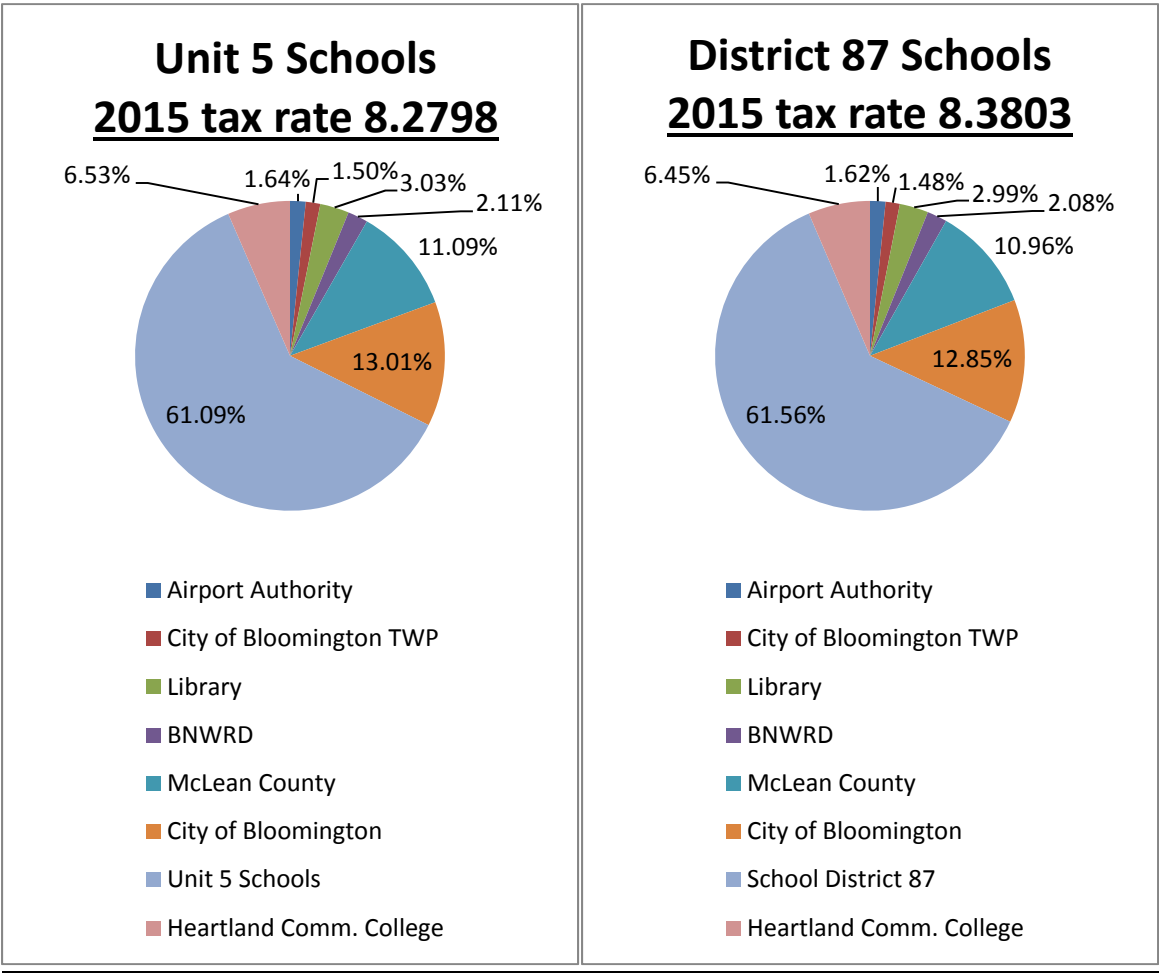
Major Users Rate History



Major Users EAV Rate Setting Amount



School District Comparison Unit 5 and District 87



Tax Rate History with Unit 5 Schools											
<i>Tax Year</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>% Change</i>
Airport Authority	0.11621	0.10781	0.11008	0.08546	0.09855	0.15486	0.1275	0.1274	0.1366	0.1357	-0.62%
City of Bloomington TWP	0.22972	0.2208	0.18683	0.18217	0.17309	0.14328	0.1415	0.1224	0.1254	0.1243	-0.86%
Library	0.27099	0.26601	0.26108	0.25467	0.25087	0.25073	0.2562	0.2581	0.2532	0.2509	-0.92%
BNWRD	0.15303	0.15871	0.160355	0.16476	0.16391	0.1639	0.164	0.1701	0.1722	0.1744	1.30%
McLean County	0.91927	0.90098	0.89659	0.90687	0.91673	0.91571	0.9117	0.9038	0.9013	0.9183	1.88%
City of Bloomington	0.9973	1.00665	0.99541	1.07616	1.06013	1.05955	1.0599	1.0612	1.0678	1.0772	0.88%
Unit 5 Schools	4.44755	4.53253	4.58932	4.69289	4.76383	4.73499	4.8841	5.007	5.0271	5.0582	0.62%
Heartland Comm. College	0.40655	0.44423	0.45473	0.4591	0.47361	0.47584	0.4826	0.5067	0.5047	0.5404	7.08%
Total Rate Per \$100 assessed value	7.54062	7.63772	7.654395	7.82208	7.90072	7.89886	8.0273	8.1567	8.1883	8.2798	1.12%

Tax Rate History with District 87 Schools											
<i>Tax Year</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>% Change</i>
Airport Authority	0.1162	0.1078	0.1101	0.0855	0.0986	0.1549	0.1275	0.1274	0.1366	0.1357	-0.62%
City of Bloomington TWP	0.2297	0.2208	0.1868	0.1822	0.1731	0.1433	0.1415	0.1224	0.1254	0.1243	-0.89%
Library	0.271	0.266	0.2611	0.2547	0.2509	0.2507	0.2562	0.2581	0.2532	0.2509	-0.92%
BNWRD	0.153	0.1587	0.1604	0.1648	0.1639	0.1639	0.164	0.1701	0.1722	0.1744	1.30%
McLean County	0.9193	0.901	0.8966	0.9069	0.9167	0.9157	0.9117	0.9037	0.9013	0.9183	1.88%
City of Bloomington	0.9973	1.0067	0.9954	1.0762	1.0601	1.0596	1.0599	1.0612	1.0678	1.0772	0.88%
School District 87	4.4822	4.5146	4.5809	4.6122	4.6568	4.6574	4.7232	4.8349	4.953	5.1587	4.15%
Heartland Comm. College	0.4066	0.4442	0.4547	0.4591	0.4736	0.4758	0.4826	0.5067	0.5047	0.5404	7.08%
Total Rate											
Per \$100 assessed value	7.5753	7.6198	7.6459	7.7414	7.7937	7.8213	7.8664	7.9845	8.1142	8.3803	3.28%

School District Assessed Value Report

<i>Total Assessed Value for the City of Bloomington</i>	<i>\$1,999,953,252</i>
<i>Sum of Exemptions</i>	<i>\$141,270,887</i>
<i>Total Assessed Value less Exemptions</i>	<i>\$1,858,682,365</i>

<i>School District 005</i>		<i>Total Assessed Value</i>	<i>\$1,066,741,423</i>
	<i>Count</i>		
	<i>8360</i>	<i>General Homestead</i>	<i>\$50,596,077</i>
	<i>1325</i>	<i>Senior Citizen</i>	<i>\$7,007,397</i>
	<i>126</i>	<i>Senior Freeze</i>	<i>\$562,220</i>
	<i>182</i>	<i>Home Improvement</i>	<i>\$1,039,152</i>
	<i>15</i>	<i>Model Home</i>	<i>\$631,724</i>
	<i>42</i>	<i>Disabled Vet</i>	<i>\$2,001,627</i>
	<i>3</i>	<i>Returning Vet</i>	<i>\$15,000</i>
	<i>64</i>	<i>Disabled</i>	<i>\$128,000</i>
		<i>Total AV Less Exemptions</i>	<i>\$1,004,760,226</i>

<i>School District 87</i>		<i>Total Assessed Value</i>	<i>\$933,199,269</i>
	<i>Count</i>		
	<i>10239</i>	<i>General Homestead</i>	<i>\$61,916,405</i>
	<i>2642</i>	<i>Senior Citizen</i>	<i>\$13,602,512</i>
	<i>766</i>	<i>Senior Freeze</i>	<i>\$4,990,153</i>
	<i>169</i>	<i>Home Improvement</i>	<i>\$925,247</i>
	<i>0</i>	<i>Model Home</i>	<i>\$0</i>
	<i>60</i>	<i>Disabled Vet</i>	<i>\$1,936,166</i>
	<i>3</i>	<i>Returning Vet</i>	<i>\$15,000</i>
	<i>179</i>	<i>Disabled</i>	<i>\$358,000</i>
		<i>Total AV Less Exemptions</i>	<i>\$849,455,786</i>

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

<i>Unit 003</i>	<i>Total Assessed Value</i>	<i>\$12,560</i>
-----------------	-----------------------------	-----------------

Top Taxpayers in City of Bloomington Township

	NAME	Type	Current Assessed Value
1	STATE FARM MUTUAL	Insurance	\$172,191,939.00
2	EASTLAND MALL LLC	Retail	\$16,951,118.00
3	COUNTRY LIFE INSURANCE CO	Insurance	\$12,956,762.00
4	WINGOVER	Apartments	\$9,461,336.00
5	ILLINOIS AGRICULTURAL ASSN	Grow Mark	\$9,179,192.00
6	BROOKRIDGE APARTMENTS	Apartments	\$7,459,132.00
7	US REIF PARKWAY FEE LLC	Retail	\$6,300,232.00
8	WESTMINSTER VILLAGE	Senior Care	\$6,199,992.00
9	SNYDER BRICKYARD	Apartments	\$5,008,555.00
10	KIMCO REALTY CORPORATION	Retail	\$4,300,647.00
			\$250,008,905.00

Acknowledgements

2016 was a busy year in the office. The team is increasing in knowledge and experience. I appreciate the efforts as we continue to learn and gain experience working with the public. It is a pleasure to serve the City of Bloomington Township and I am blessed to have the staff to support the mission of the Assessor Office.