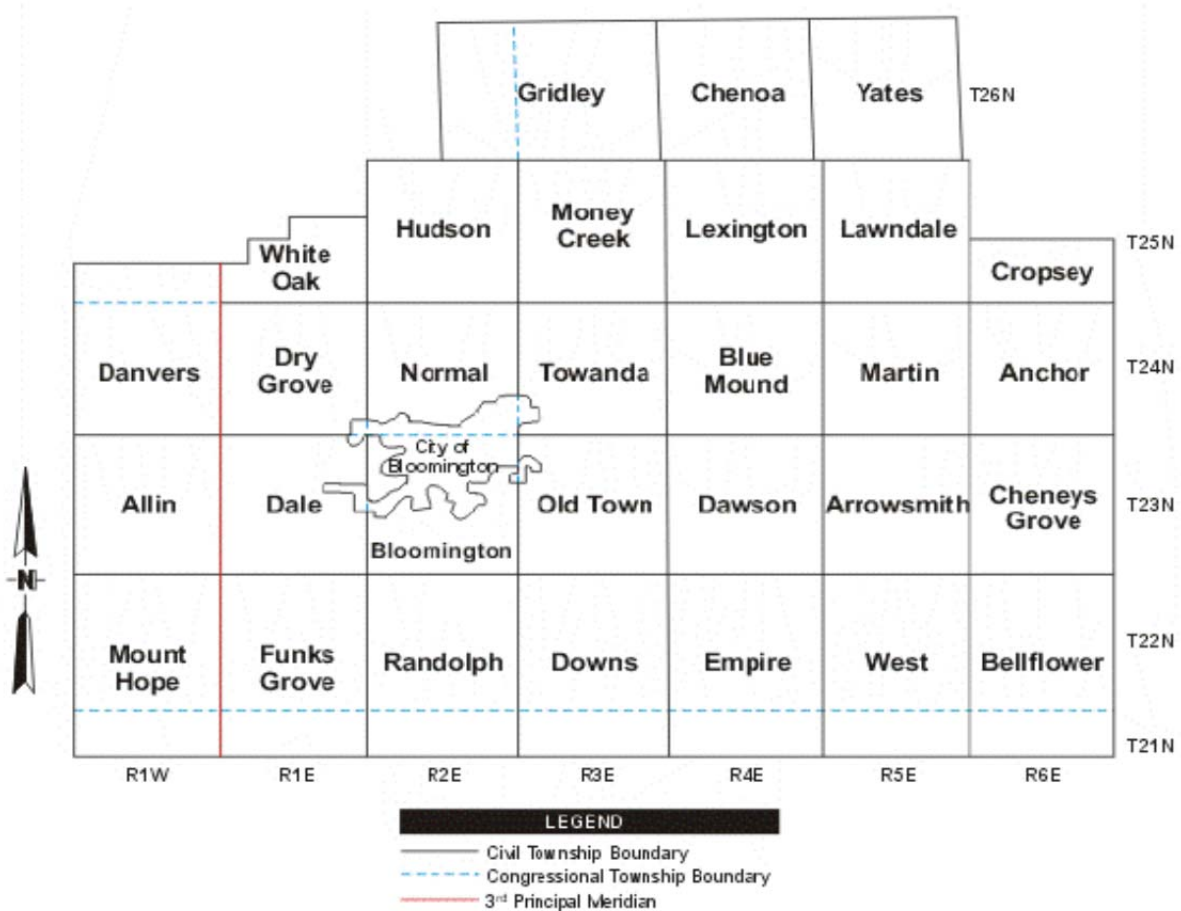


2017 Annual Report on Property Assessments



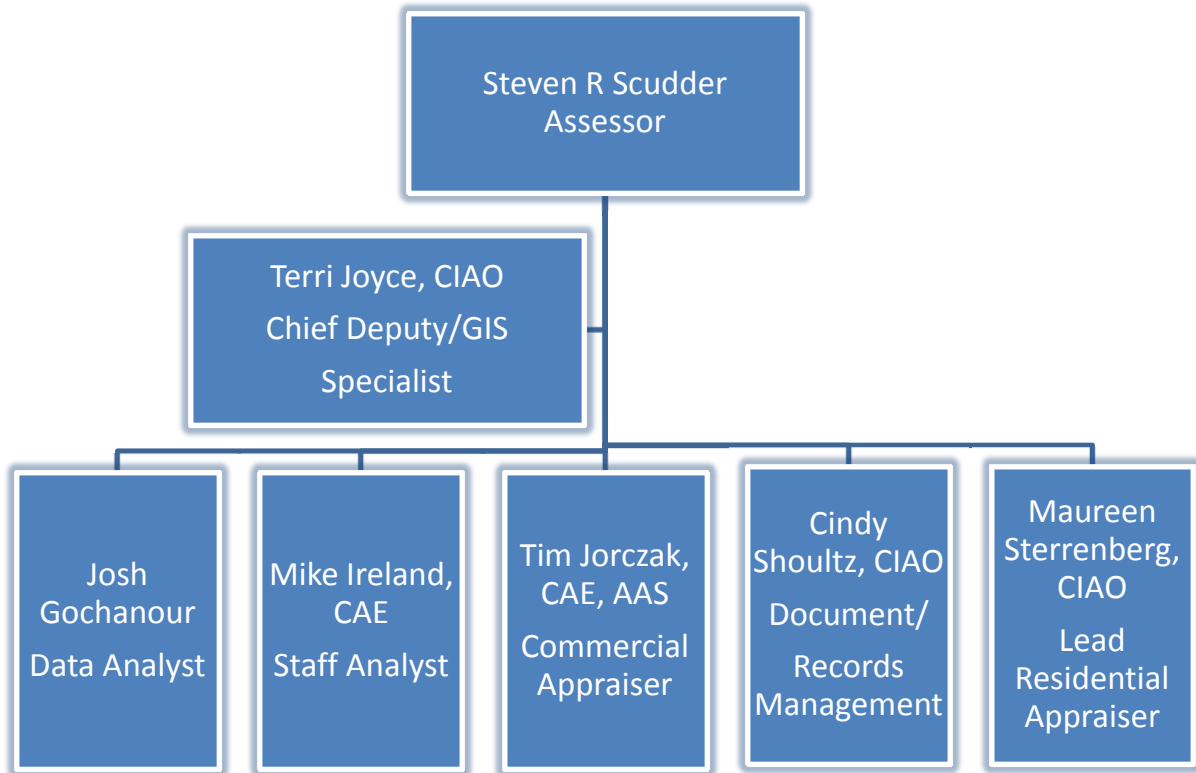
City of Bloomington Township

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 Assessor
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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 the State collects from 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 in 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. 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 2018 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

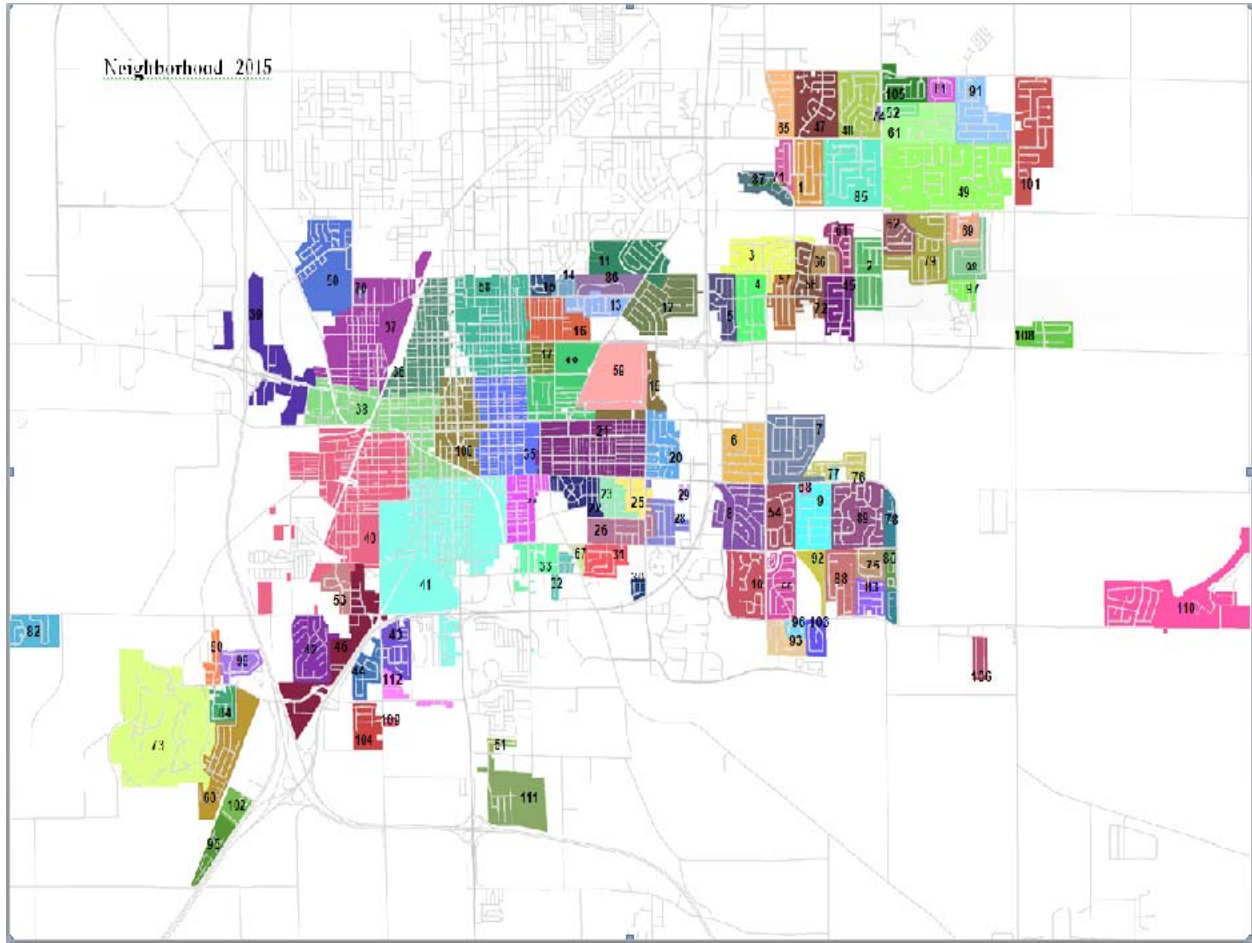
COUNTY: McLean

**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

2017 the Assessment office made changes to several properties throughout the city. Our adjustments were made by a location factor using neighborhood sales to assessment ratios to determine the adjustments. The map displays the boundary of each neighborhood.



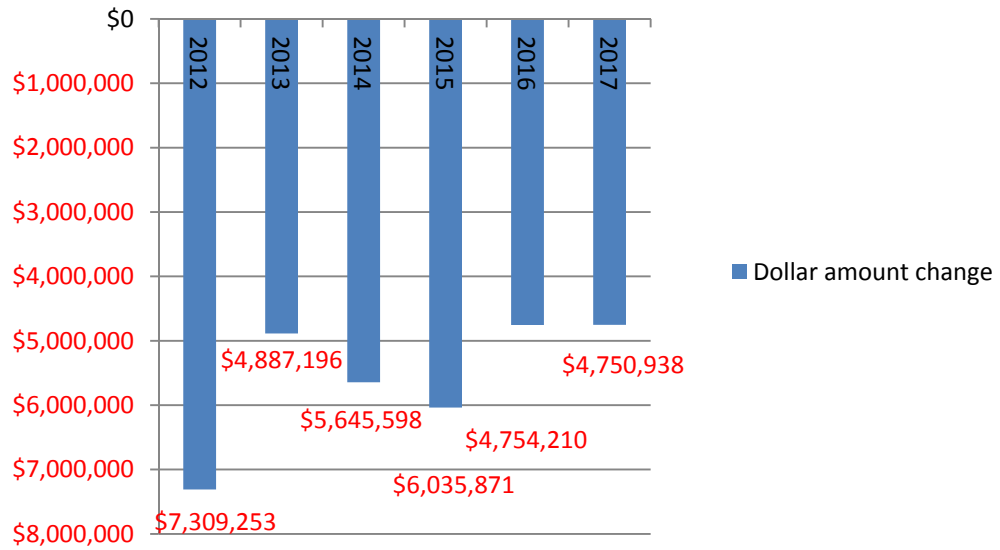
Board of Review

There were 318 Board of Review actions in 2017, down from the 495 cases in 2016. The chart below provides the breakdown of changes made in 2017 at the Board of Review. 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.

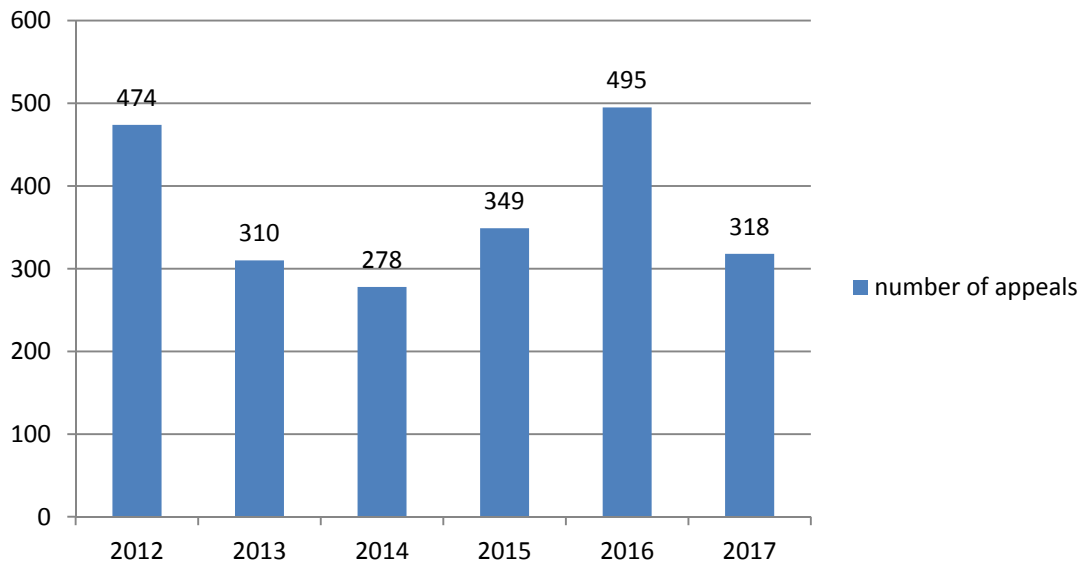
Board of Review Final Summary Breakdown

USE_CODE	USE	Count	Sum of Board Total	Sum of Change
0000	Exempt	3	0.00	-904,549.00
C 0050	Apartments > 6 Units	4	520,292.00	-37,728.00
C 0060	Commercial Business	48	29,416,233.00	-1,378,663.00
C 0070	Commercial Office	6	1,298,670.00	-271,029.00
C20062	Commercial Developers Rate	6	9,282.00	-36,315.00
F10011	Rural Improved	1	4,881.00	-6,161.00
F10021	Rural Not Improved	4	10,388.00	2,450.00
R 0030	Residential Vacant Land	2	52,740.00	6,322.00
R 0040	Single Family	180	15,778,137.00	-1,819,438.00
R 0041	Condominium	13	385,443.00	-73,198.00
R 0042	Conversion	9	221,505.00	-62,361.00
R 0043	Apartments <= 6 Units	1	46,666.00	-5,779.00
R 0044	Zero Lot Line	30	2,429,295.00	-251,523.00
R20032	Residential Developers Rate	11	93,521.00	87,034.00
Total		318	\$50,267,053.00	-4,750,938.00

Dollar amount change



number of appeals



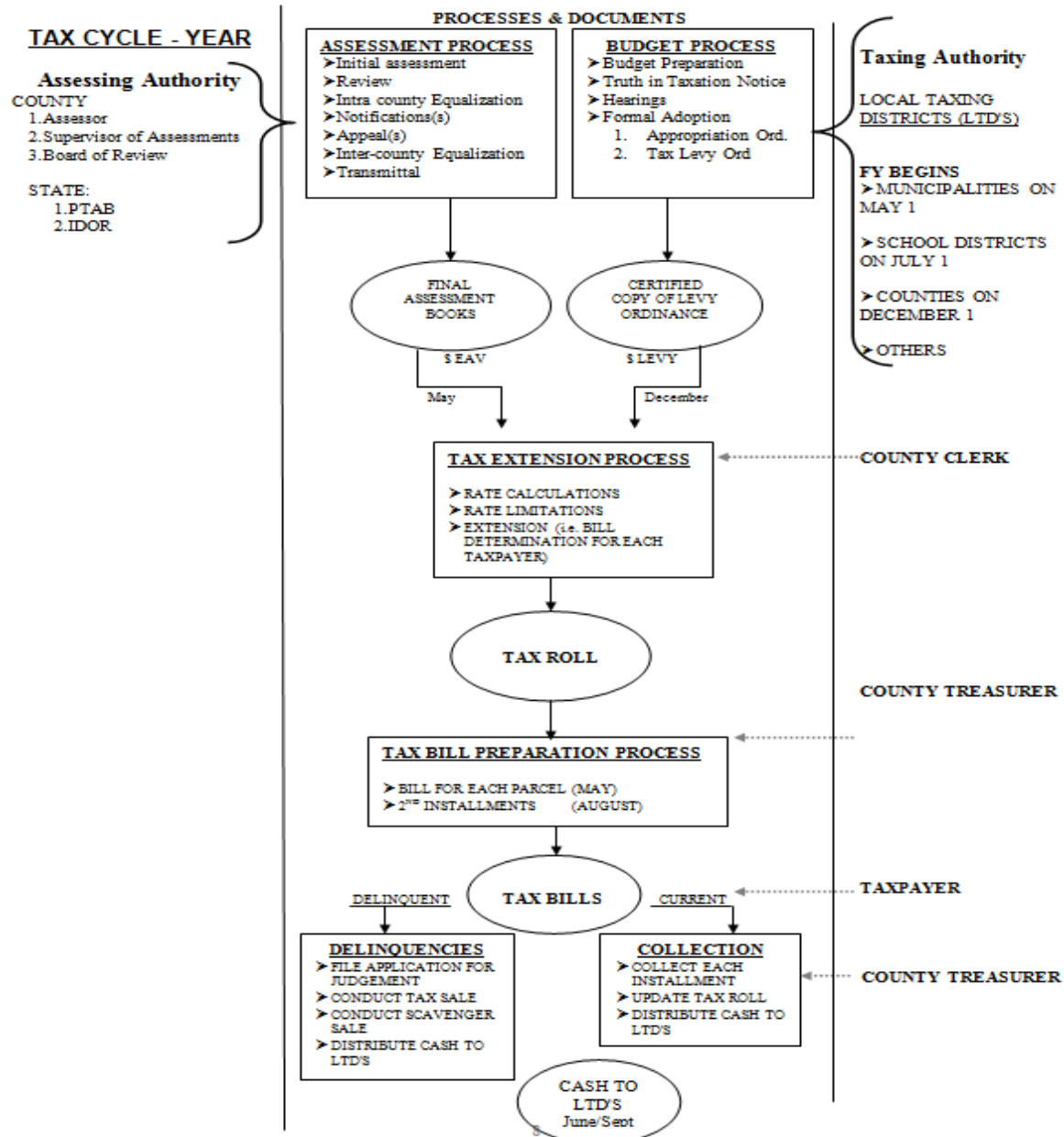
Final Abstract
City of Bloomington Township

ASSESSMENT AS OF JANUARY 1, 2017

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	11	\$0	50,719
Developer lots	R-0032	499	413,743	407,256
Vacant Lots	R-0030	586	3,810,521	3,787,320
Improved Land	R-0040	23,239	277,050,861	277,071,339
Improvements		0	1,062,477,424	1,059,992,624
TOTAL RESIDENTIAL		24,335	1,343,752,549	1,341,309,258
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	88	496,239	501,161
Farm Bldg. B	F1/0011	0	31,241	25,080
TOTAL FARM B		88	527,480	526,241
COMMERCIAL				
Vacant Lots	C2-0062	50	1,385,125	1,346,338
Vacant Lots	C/50/60/70	2,334	12,503,057	12,490,202
Improved Land		0	2,300,249	2,300,249
Improvements	C-0050, 0060		527,337,862	524,780,936
TOTAL COMMERCIAL		2,385	660,897,217	657,766,495
INDUSTRIAL				
Vacant Lots	I2-0082	4	\$76,490	\$76,490
Vacant Land	I/80	23	13,088	13,088
Improved Land	I-0080	0	2,300,249	2,300,249
Improvements		0	8,600,911	8,600,911
TOTAL INDUSTRIAL		27	10,990,738	10,990,738
RAILROAD				
		2	6,393	6,393
TOTAL ALL		26,839	2,017,093,697	2,010,818,991

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

←

COUNTY CLERK

←

COUNTY TREASURER

←

TAXPAYER

←

COUNTY TREASURER

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

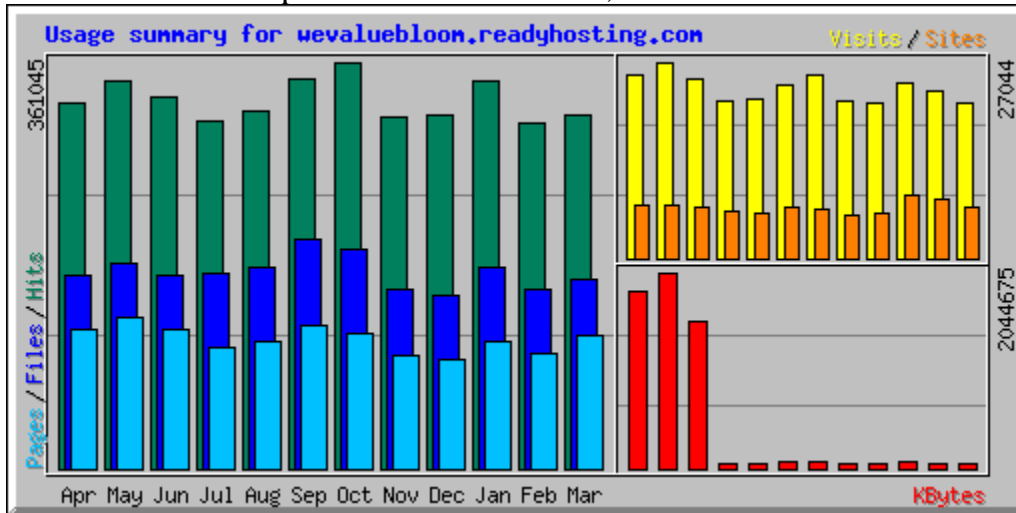
The effective tax rate (ETR) is helpful in measuring the relative amount of tax between two communities, or even different taxing districts in the same community. The ETR expresses the nominal tax rate as a percent of a property's market value. In the chart below, market value is \$250,000. To find the 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 2017 to March 8, 2018.

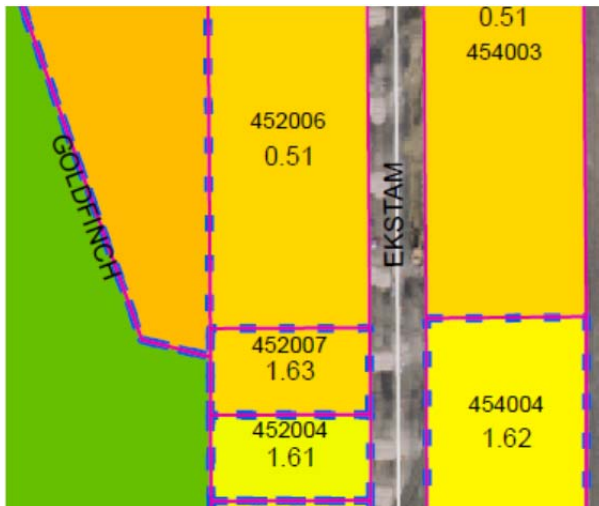


Summary by Month										
Month	Daily Avg				Monthly Totals					
	Hits	Files	Pages	Visits	Sites	KBytes	Visits	Pages	Files	Hits
Mar 2018	11613	6230	4368	797	7147	61549	21520	117950	168226	313563
Feb 2018	11358	5887	3765	851	8218	60197	22989	101672	158949	306676
Jan 2018	11091	5745	3662	783	8643	67488	24280	113546	178104	343821
Dec 2017	10129	4966	3121	692	6326	61635	21458	96752	153948	314013
Nov 2017	10430	5334	3352	718	5857	61421	21557	100579	160039	312909
Oct 2017	11646	6292	3883	812	6712	70869	25174	120395	195064	361045
Sep 2017	11529	6797	4258	797	7074	67895	23923	127746	203936	345891
Aug 2017	10230	5757	3627	706	6282	62251	21892	112447	178478	317137
Jul 2017	9941	5585	3493	699	6440	60496	21691	108286	173146	308200
Jun 2017	11367	5944	4289	850	7039	1534537	24658	124388	172393	329655
May 2017	11081	5877	4316	872	7400	2044675	27044	133799	182195	343535
Apr 2017	10841	5721	4146	838	7329	1843126	25163	124387	171650	325245
Totals						5996139	281349	1381947	2096128	3921690

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.



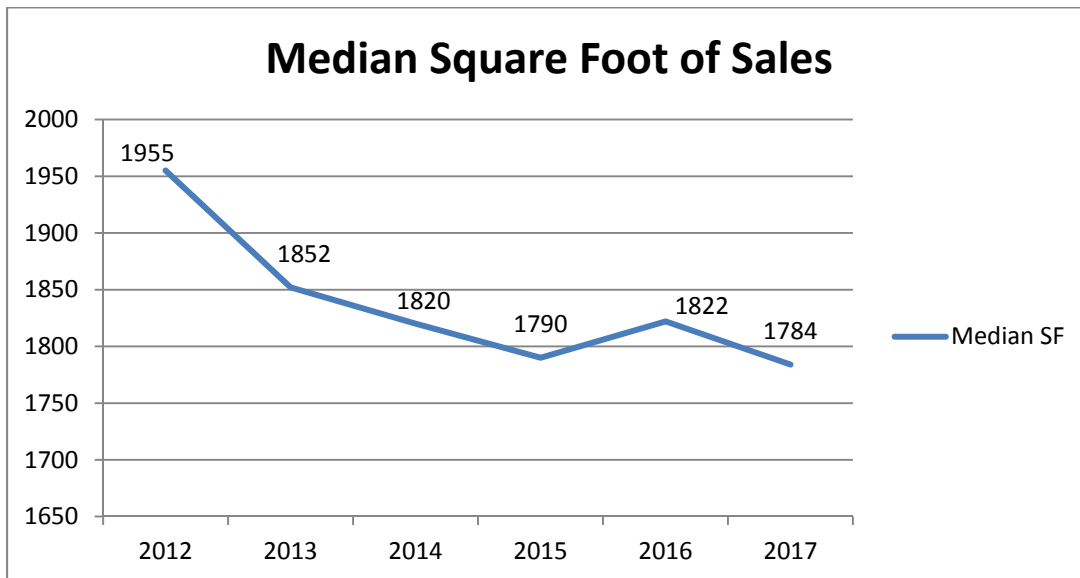
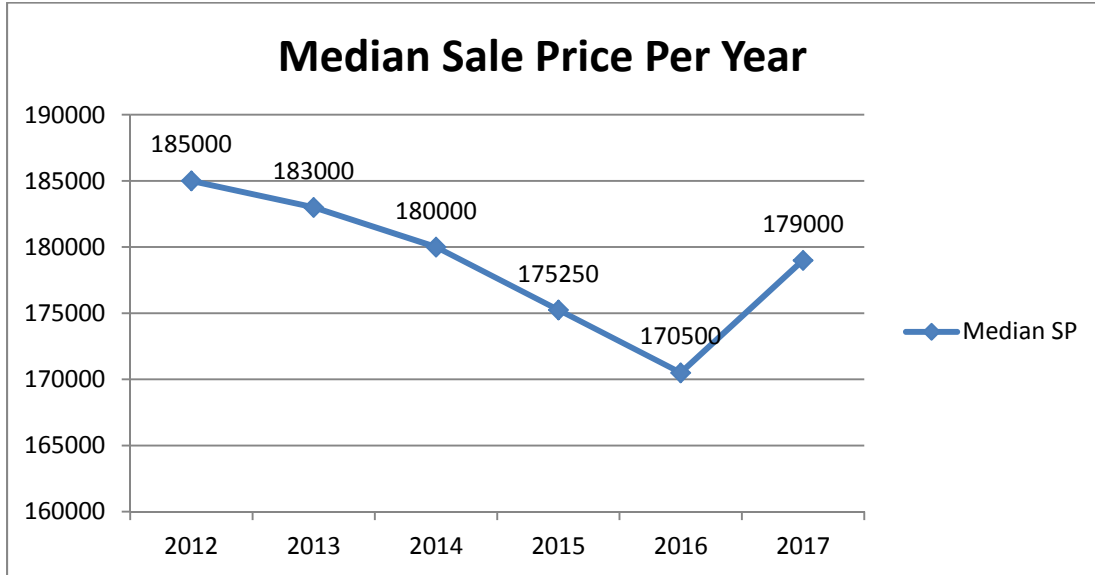
Property Taxes vs. Other Forms of Taxation

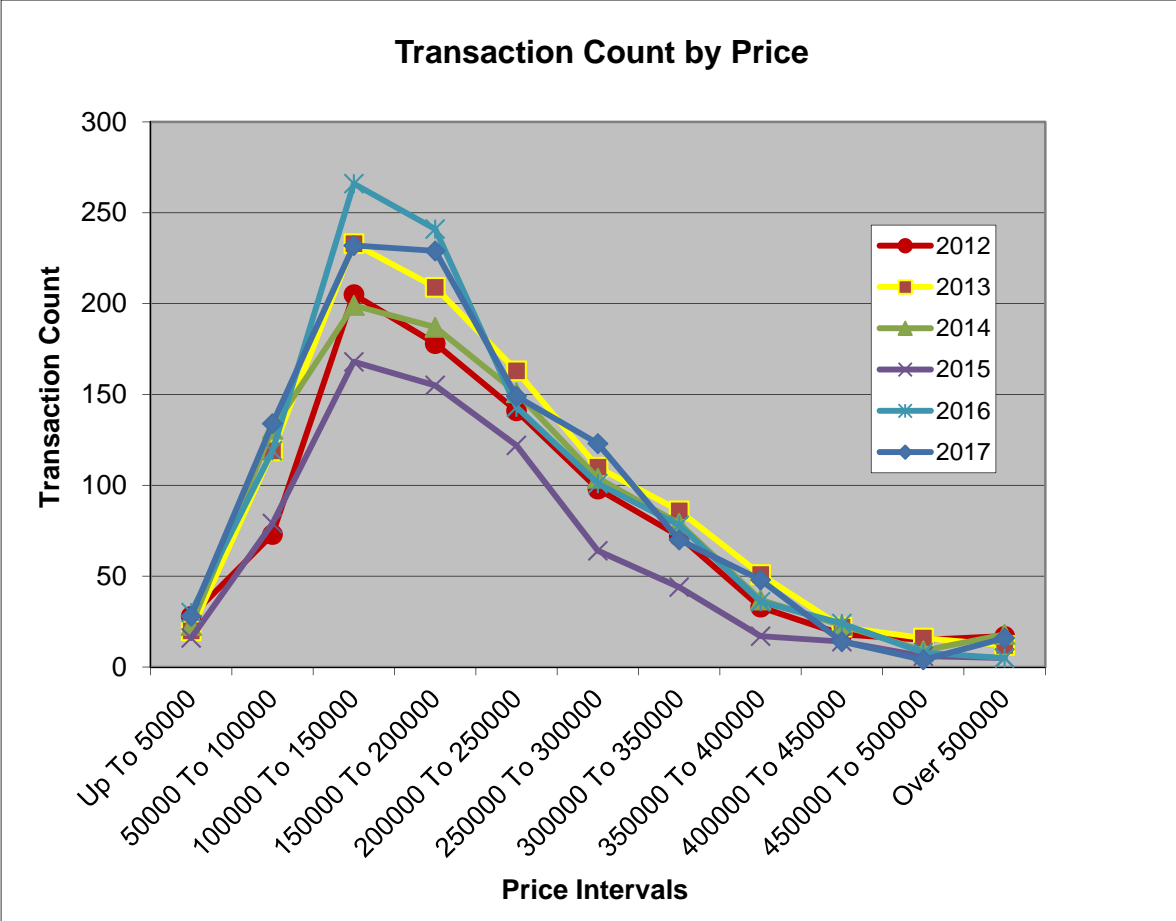
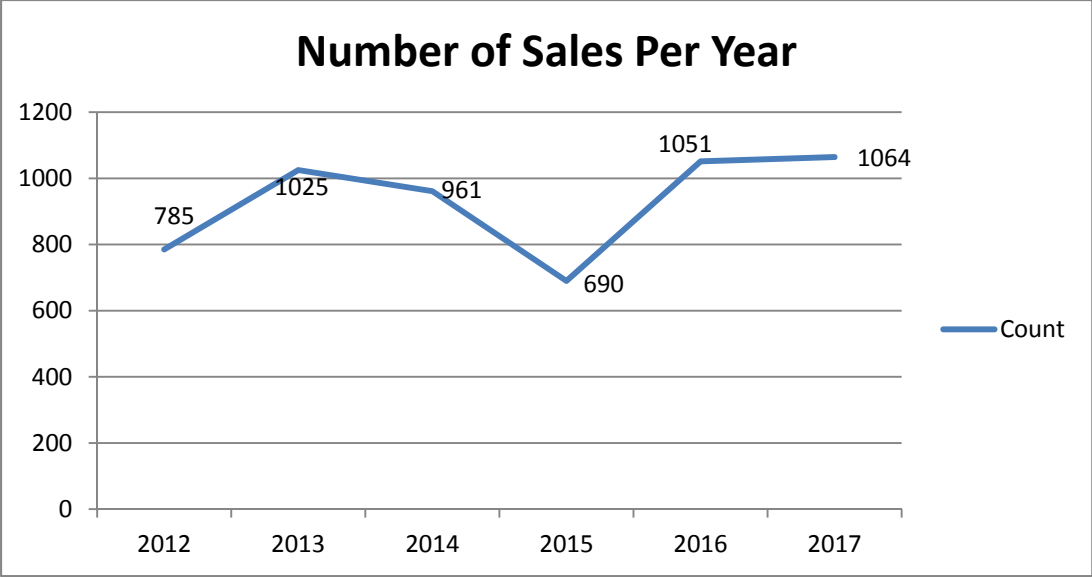
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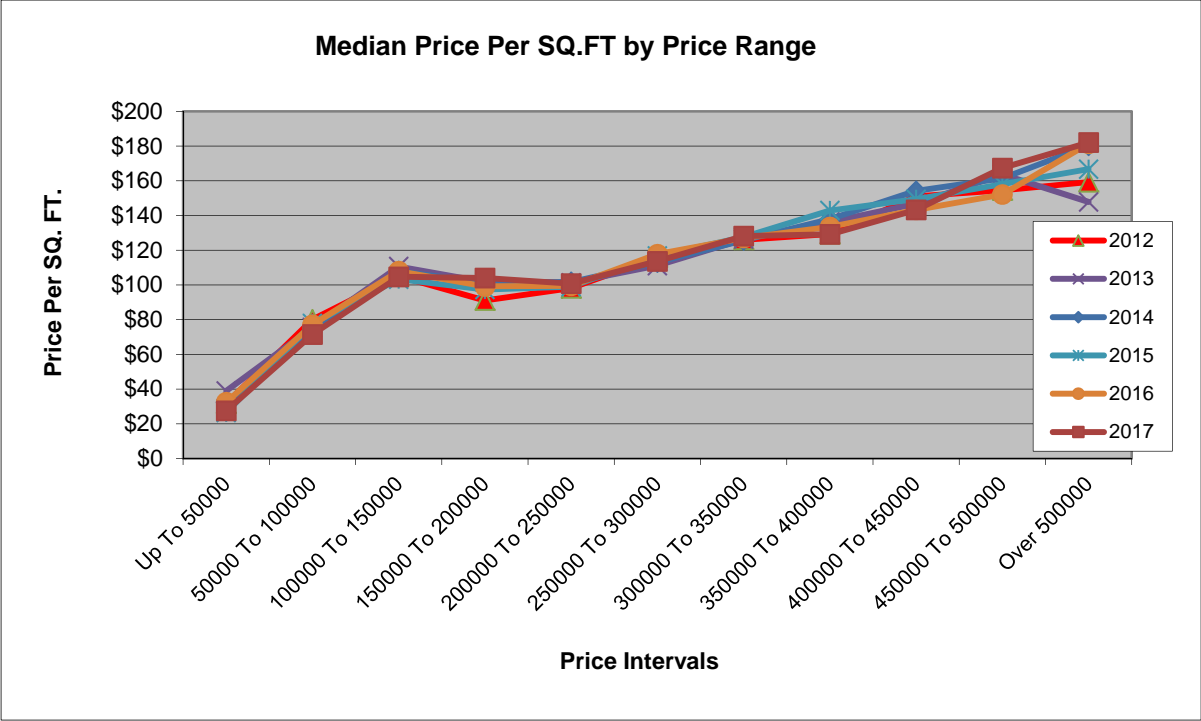
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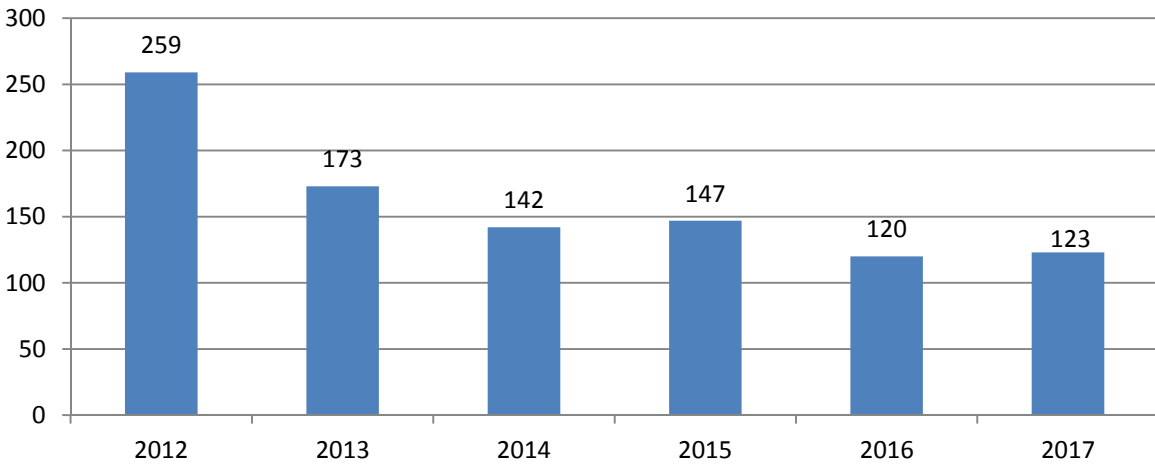
Market Data Analysis



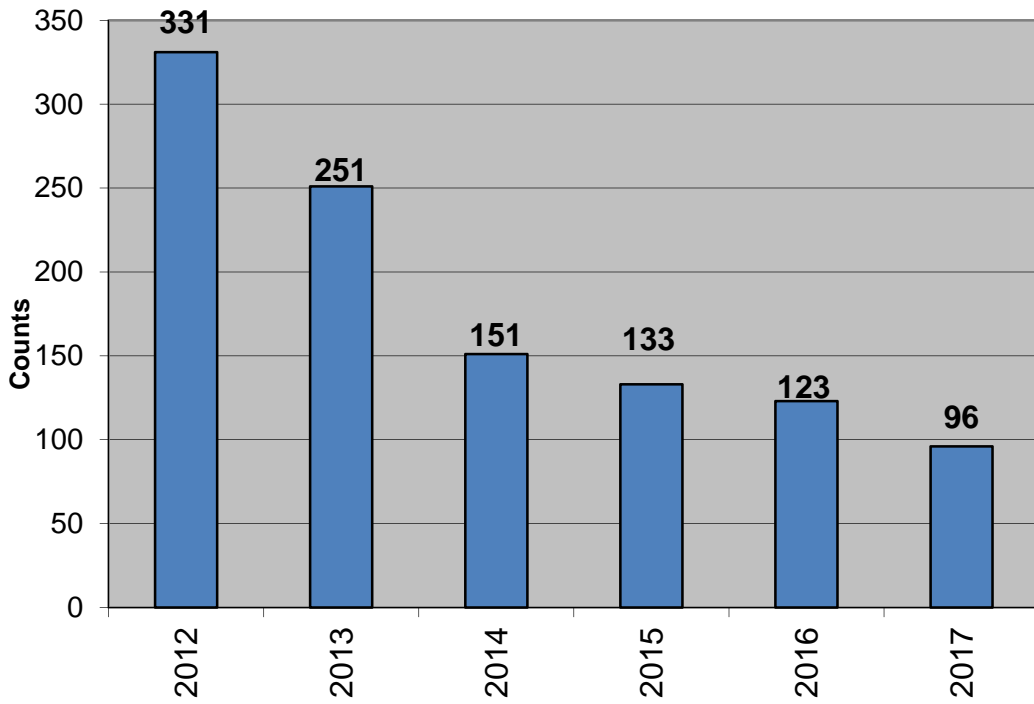




Lis Pendens Year over Year



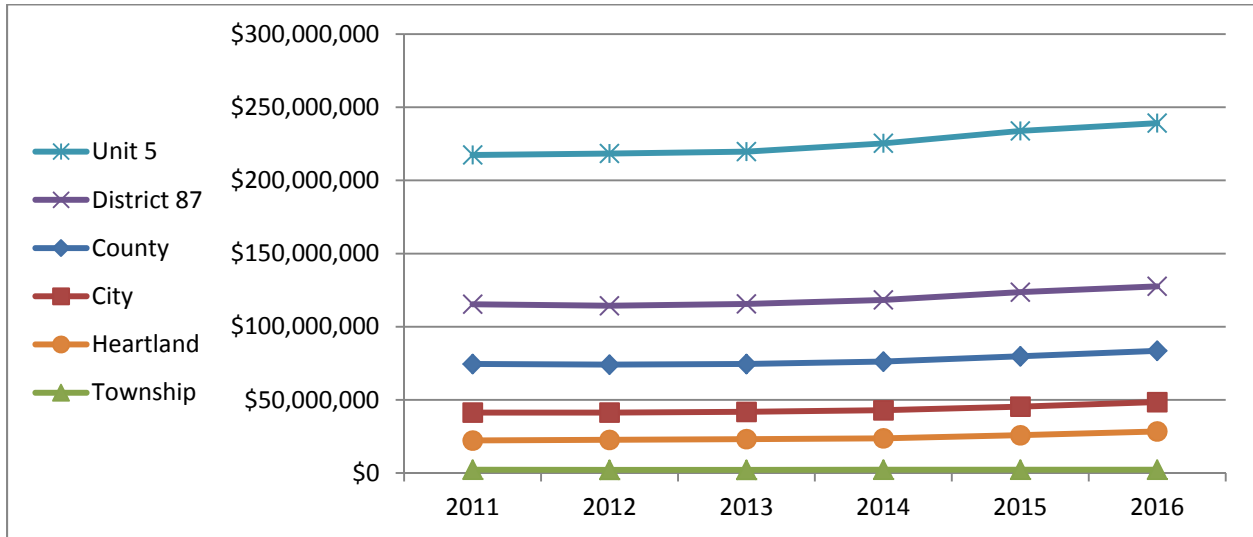
Foreclosures by Deed or Court Order



County Multiplier History

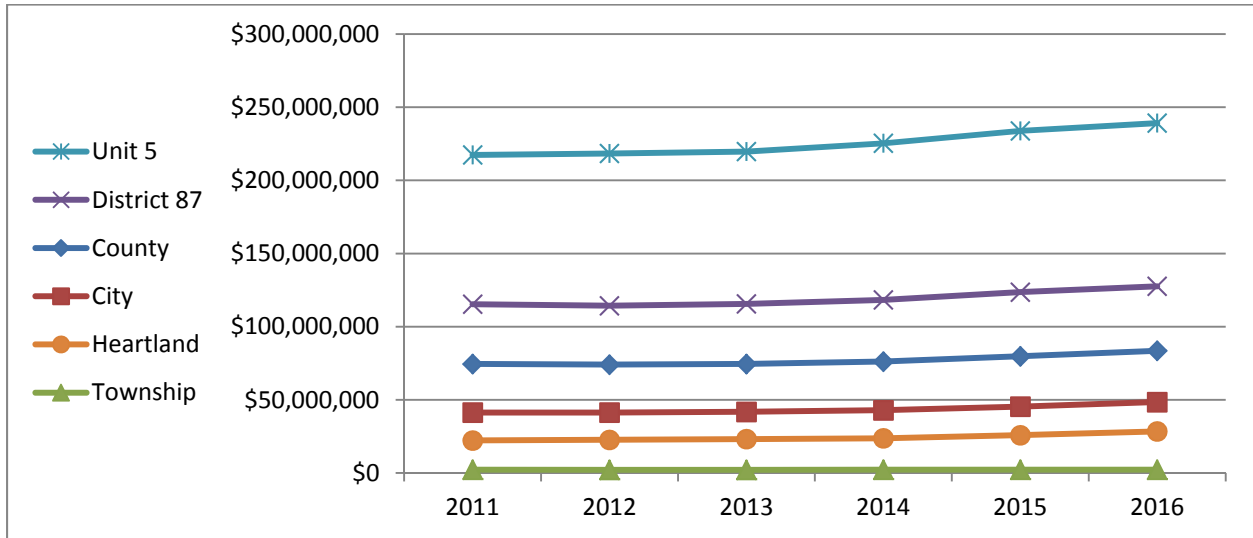
<u>Township</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>
Allin	0.9811	1.0000	1.0000	1.0232	1.0000	0.9856	1.0000	1.0097	1.0390	1.0443	1.0442
Anchor	1.0000	1.0237	1.0000	1.0000	1.0000	0.9811	1.0000	1.0000	1.0321	1.0000	1.0585
Arrowsmith	1.0000	1.0361	1.0000	1.0000	1.0000	0.9831	1.0000	1.0049	1.0381	1.0369	1.0071
Bellflower	1.0000	1.0135	1.0000	1.0110	1.0000	1.0000	1.0000	1.0000	1.0000	1.0377	1.0000
Bloomington	1.0120	1.0000	1.0114	1.0161	1.0000	0.9875	1.0000	1.0000	1.0217	1.0413	1.0301
Blue Mound	1.0088	1.0062	1.0091	1.0000	0.9853	0.9801	1.0000	1.0055	1.0380	1.0218	1.0000
Cheney's Grove	1.0192	1.0619	1.0450	0.9247	1.0000	1.0000	1.0000	1.0000	1.0353	1.0181	1.0480
Chenoa	1.0000	0.9746	1.0000	0.9892	1.0000	0.9803	1.0000	1.0000	1.0494	1.0328	1.0602
City of Bloomington	1.0000	1.0000	1.0000	1.0000	0.9891	0.9924	1.0000	1.0000	1.0078	1.0255	1.0151
Cropsey	1.0000	1.0260	1.0000	1.0000	1.0000	0.9861	1.0000	1.0000	1.0359	1.0000	1.0693
Dale	1.0000	1.0052	1.0312	1.0000	0.9872	0.9936	1.0000	1.0083	1.0000	1.0402	1.0378
Danvers	1.0000	1.0262	1.0000	1.0000	1.0263	1.0000	1.0000	1.0000	1.0000	1.0159	1.0407
Dawson	1.0000	1.0361	1.0176	1.0000	1.0000	0.9817	1.0000	1.0049	1.0357	1.0177	1.0319
Downs	1.0210	1.0125	1.0261	1.0160	1.0000	1.0000	1.0000	1.0086	1.0293	1.0273	1.0329
Dry Grove	1.0266	1.0202	1.0323	1.0000	1.0287	1.0000	1.0000	1.0070	1.0073	1.0284	1.0000
Empire	1.0154	1.0295	1.0135	1.0000	0.9827	0.9750	1.0000	1.0115	1.0270	1.0323	1.0465
Funks Grove	1.0185	1.0322	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0354	1.0409	1.0000
Gridley	1.0345	1.0328	1.0151	0.9690	1.0000	0.9778	1.0000	1.0000	1.0213	1.0177	1.0158
Hudson	0.9934	1.0178	1.0466	1.0188	1.0124	0.9727	1.0000	1.0076	1.0387	1.0000	1.0000
Lawndale	1.0000	1.0199	1.0000	1.0000	1.0000	0.9861	1.0000	1.0000	1.0354	1.0000	1.0000
Lexington	1.0512	1.0079	1.0000	1.0000	1.0167	0.9910	1.0000	1.0000	1.0293	1.0268	1.0118
Martin	1.0119	0.9780	1.0074	0.9461	0.9699	0.9814	1.0000	1.0041	1.0134	1.0529	1.0848
Money Creek	1.0000	1.0154	1.0517	1.0228	1.0000	0.9693	1.0000	1.0000	0.9796	1.0554	1.0000
Mount Hope	1.0185	1.0329	1.0286	1.0099	1.0000	1.0000	1.0000	1.0000	1.0252	1.0237	1.0000
Normal	1.0000	1.0240	1.0000	1.0000	0.9923	1.0000	1.0000	1.0000	1.0351	1.0300	1.0090
Old Town	1.0093	1.0072	1.0211	1.0000	0.9742	0.9580	1.0000	1.0085	1.0539	1.0195	1.0100
Randolph	1.0000	1.0320	1.0000	1.0000	0.9771	1.0000	1.0000	1.0131	1.0250	1.0190	1.0174
Towanda	1.0000	1.0166	1.0136	1.0231	1.0247	0.9721	1.0000	1.0000	1.0000	1.0000	1.0000
West	1.0000	1.0119	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
White Oak	1.0000	1.0133	1.0000	0.9722	1.0000	0.9840	1.0000	1.0059	1.0456	1.0317	1.0642
Yates	1.0000	1.0188	1.0000	1.0000	1.0000	0.9798	1.0000	1.0000	1.0386	1.0000	1.0574
median	1.0000	1.0178	1.0000	1.0000	1.0000	0.9861	1.0000	1.0000	1.0293	1.0255	1.0158
average	1.0071	1.0172	1.0119	0.9981	0.9989	0.9871	1.0000	1.0032	1.0249	1.0238	1.0256
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



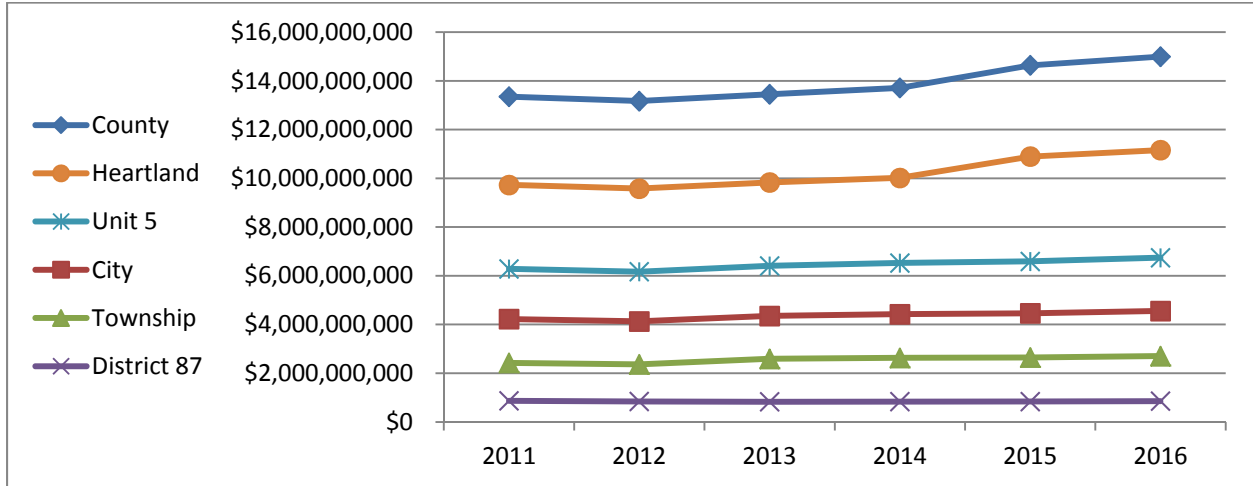
Levy Amounts	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
County	\$33,177,258	\$32,728,084	\$32,698,495	\$33,280,432	\$34,410,310	\$35,079,976
City	\$19,073,386	\$18,672,356	\$18,672,356	\$19,172,356	\$19,516,356	\$20,061,384
Township	\$2,231,469	\$2,156,801	\$2,156,550	\$2,251,600	\$2,251,600	\$2,251,600
District 87	\$40,868,295	\$40,265,470	\$41,071,470	\$42,116,968	\$43,881,906	\$44,054,473
Unit 5	\$102,029,984	\$104,052,965	\$104,096,492	\$107,059,433	\$110,195,813	\$111,558,909
Heartland	\$19,989,245	\$20,486,834	\$20,952,087	\$21,433,078	\$23,545,187	\$26,129,964

Major Users Rate History



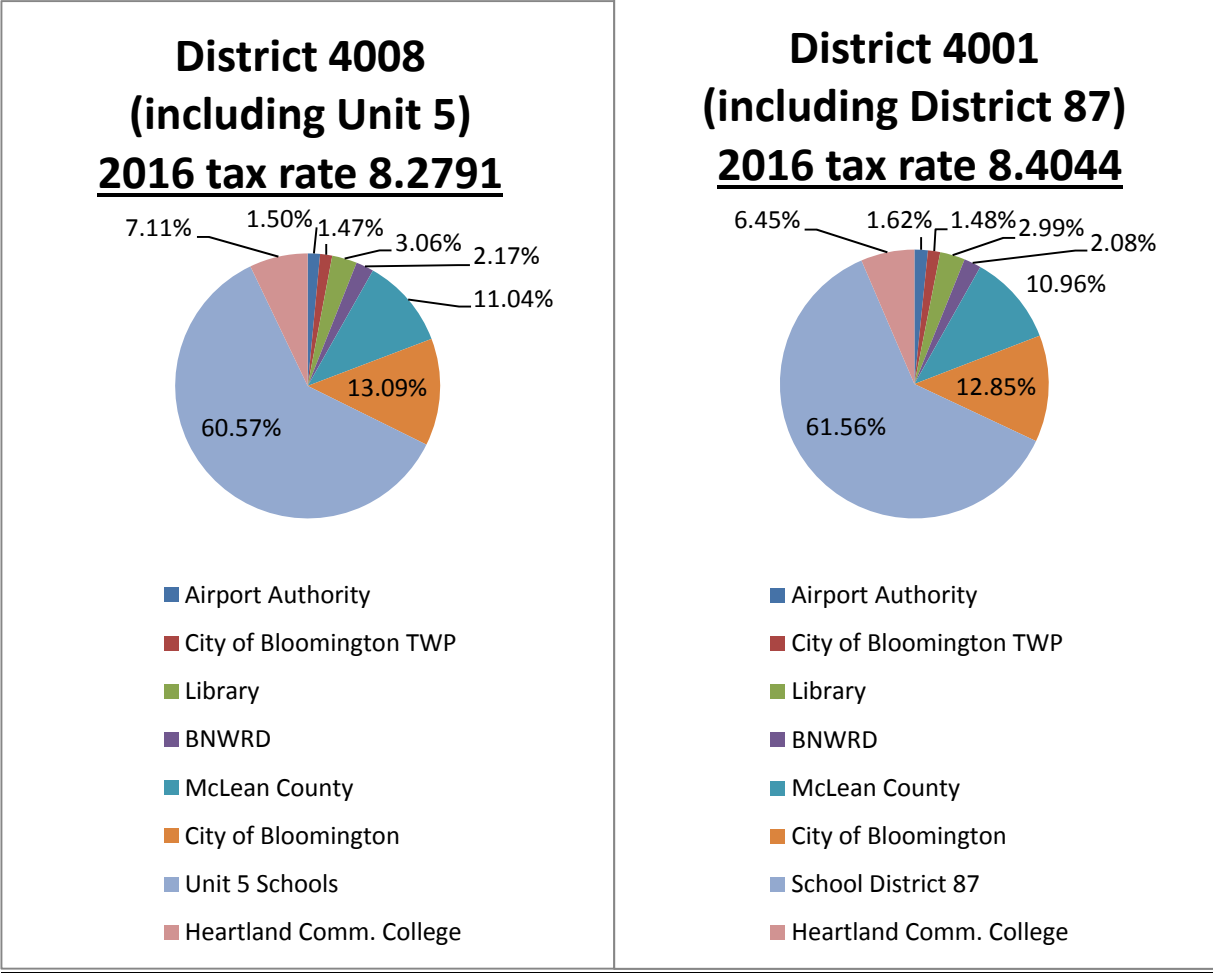
Rate	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
County	\$0.91571	\$0.91165	\$0.90375	\$0.90133	\$0.91836	\$0.91399
City	\$1.05955	\$1.05990	\$1.06121	\$1.06782	\$1.07729	\$1.08363
Township	\$0.14328	\$0.14145	\$0.12243	\$0.12541	\$0.12433	\$0.12166
District 87	\$4.65741	\$4.72322	\$4.83486	\$4.95303	\$5.15877	\$5.13998
Unit 5	\$4.73499	\$4.88412	\$5.00704	\$5.02707	\$5.05827	\$5.01469
Heartland	\$0.47584	\$0.48255	\$0.50667	\$0.50469	\$0.54046	\$0.58840

Major Users EAV Rate Setting Amount



EAV Rate Set	2011	2012	2013	2014	2015	2016
County	\$3,623,145,371	\$3,590,021,929	\$3,618,081,186	\$3,692,308,928	\$3,742,983,059	3,838,116,738
City	\$1,800,134,282	\$1,761,705,365	\$1,761,571,803	\$1,795,475,453	1,811,618,358	1,851,302,062
Township	\$1,557,479,968	\$1,524,822,223	\$1,761,520,835	\$1,795,475,453	1,810,956,798	1,850,628,917
District 87	\$864,680,077	\$839,232,516	\$828,001,854	\$832,499,774	835,844,499	851,296,858
Unit 5	\$2,057,393,029	\$2,040,520,393	\$2,054,497,917	\$2,099,809,506	2,130,809,355	2,186,103,545
Heartland	\$3,447,174,824	\$3,410,957,250	\$3,424,724,043	\$3,494,423,465	4,304,384,601	4,417,240,506

School District Comparison Unit 5 and District 87



Tax Rate History with Unit 5 Schools											
<i>Tax Year</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>2016</i>	<i>% Change</i>
Airport Authority	0.10781	0.11008	0.08546	0.09855	0.15486	0.12745	0.1274	0.1366	0.1357	0.1244	-8.31%
City of Bloomington TWP	0.2208	0.18683	0.18217	0.17309	0.14328	0.14145	0.1224	0.1254	0.1243	0.1217	-2.15%
Library	0.26601	0.26108	0.25467	0.25087	0.25073	0.2562	0.2581	0.2532	0.2509	0.253	0.82%
BNWRD	0.15871	0.16036	0.16476	0.16391	0.1639	0.16402	0.1701	0.1722	0.1744	0.1793	2.82%
McLean County	0.90098	0.89659	0.90687	0.91673	0.91571	0.91165	0.9038	0.9013	0.9183	0.914	-0.47%
City of Bloomington	1.00665	0.99541	1.07616	1.06013	1.05955	1.0599	1.0612	1.0678	1.0772	1.0836	0.60%
Unit 5 Schools	4.53253	4.58932	4.69289	4.76383	4.73499	4.88412	5.007	5.0271	5.0582	5.0147	-0.86%
Heartland Comm. College	0.44423	0.45473	0.4591	0.47361	0.47584	0.48255	0.5067	0.5047	0.5404	0.5884	8.88%
Total Rate Per \$100 assessed value	7.63772	7.654395	7.82208	7.90072	7.89886	8.02734	8.1567	8.1883	8.2798	8.2791	-0.01%

Tax Rate History with District 87 Schools											
<i>Tax Year</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>2016</i>	<i>% Change</i>
Airport Authority	0.1078	0.1101	0.0855	0.0986	0.1549	0.1275	0.1274	0.1366	0.1357	0.1244	-8.31%
City of Bloomington TWP	0.2208	0.1868	0.1822	0.1731	0.1433	0.1415	0.1224	0.1254	0.1243	0.1217	-2.12%
Library	0.266	0.2611	0.2547	0.2509	0.2507	0.2562	0.2581	0.2532	0.2509	0.2530	0.82%
BNWRD	0.1587	0.1604	0.1648	0.1639	0.1639	0.164	0.1701	0.1722	0.1744	0.1793	2.82%
McLean County	0.901	0.8966	0.9069	0.9167	0.9157	0.9117	0.9037	0.9013	0.9183	0.9140	-0.47%
City of Bloomington	1.0067	0.9954	1.0762	1.0601	1.0596	1.0599	1.0612	1.0678	1.0772	1.0836	0.60%
School District 87	4.5146	4.5809	4.6122	4.6568	4.6574	4.7232	4.8349	4.953	5.1587	5.1400	-0.36%
Heartland Comm. College	0.4442	0.4547	0.4591	0.4736	0.4758	0.4826	0.5067	0.5047	0.5404	0.5884	8.88%
Total Rate											
Per \$100 assessed value	7.6198	7.6459	7.7414	7.7937	7.8213	7.8664	7.9845	8.1142	8.3803	8.4044	0.29%

School District Assessed Value Report

<i>Total Assessed Value for the City of Bloomington</i>	<i>\$2,009,428,325</i>
<i>Sum of Exemptions</i>	<i>\$142,103,628</i>
<i>Total Assessed Value less Exemptions</i>	<i>\$1,867,324,697</i>

<i>School District 005</i>		<i>Total Assessed Value</i>	<i>\$1,076,398,833</i>
	<i>Count</i>		
	<i>8553</i>	<i>General Homestead</i>	<i>\$51,704,385</i>
	<i>1544</i>	<i>Senior Citizen</i>	<i>\$8,059,317</i>
	<i>173</i>	<i>Senior Freeze</i>	<i>\$814,046</i>
	<i>174</i>	<i>Home Improvement</i>	<i>\$1,084,239</i>
	<i>13</i>	<i>Model Home</i>	<i>\$515,591</i>
	<i>78</i>	<i>Disabled Vet</i>	<i>\$3,656,632</i>
	<i>2</i>	<i>Returning Vet</i>	<i>\$10,000</i>
	<i>70</i>	<i>Disabled</i>	<i>\$140,000</i>
		<i>Total AV Less Exemptions</i>	<i>1,010,414,623</i>

<i>School District 87</i>		<i>Total Assessed Value</i>	<i>\$933,016,343</i>
	<i>Count</i>		
	<i>10076</i>	<i>General Homestead</i>	<i>\$61,005,895</i>
	<i>2707</i>	<i>Senior Citizen</i>	<i>\$13,985,596</i>
	<i>775</i>	<i>Senior Freeze</i>	<i>\$3,978,431</i>
	<i>175</i>	<i>Home Improvement</i>	<i>\$956,128</i>
	<i>0</i>	<i>Model Home</i>	<i>\$0</i>
	<i>99</i>	<i>Disabled Vet</i>	<i>\$3,163,125</i>
	<i>1</i>	<i>Returning Vet</i>	<i>\$5,000</i>
	<i>179</i>	<i>Disabled</i>	<i>\$358,000</i>
		<i>Total AV Less Exemptions</i>	<i>\$849,564,168</i>

<i>Unit 016</i>	<i>Total Assessed Value</i>	<i>\$0</i>
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<i>Unit 003</i>	<i>Total Assessed Value</i>	<i>\$13,149</i>
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Top Taxpayers in City of Bloomington Township

Rank	NAME	Type	Total
1	STATE FARM MUTUAL	Insurance	\$172,221,745.00
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	Growmark	\$9,179,192.00
6	BROOKRIDGE APARTMENTS	Apartments	\$8,047,911.00
7	BT BLOOMINGTON	Retail	\$7,349,074.00
8	US REIF PARKWAY FEE LLC	Retail	\$6,300,232.00
9	WESTMINSTER VILLAGE	Senior Care	\$6,199,992.00
10	SNYDER BRICKYARD	Apartments	\$5,008,555.00

Acknowledgements

The Assessment staff is increasing in knowledge and experience. I appreciate their efforts as we continue to learn and gain experience working with the public. It is a pleasure to serve the City of Bloomington Township. I am grateful to have this staff to support the mission of the Assessor Office.