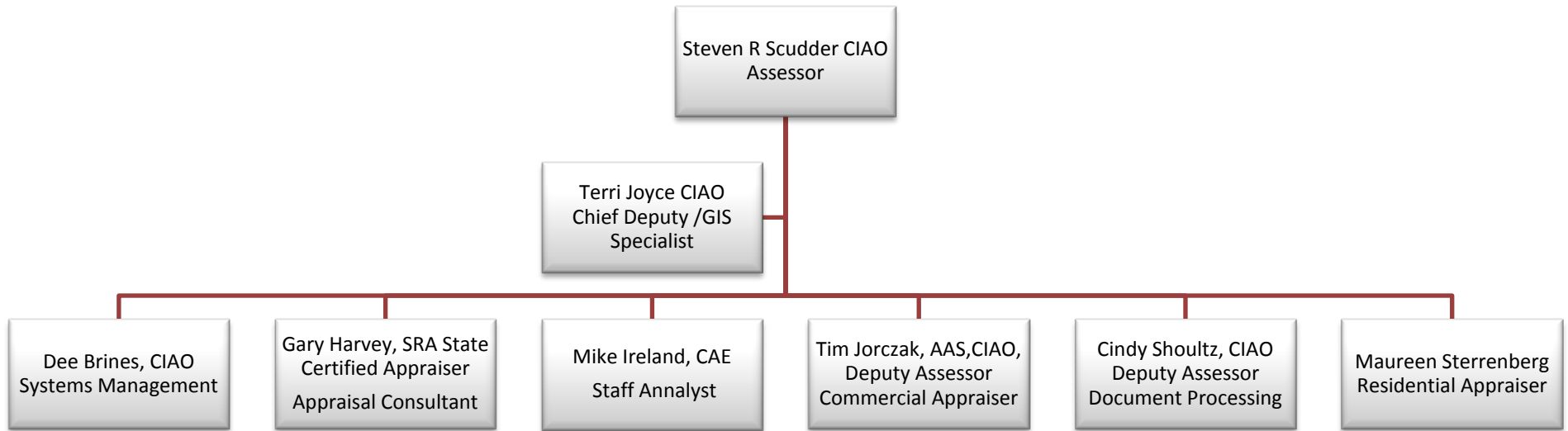


2013 Annual Report on Property Assessments



Steven R Scudder
Assessor
City of Bloomington Township
607 S Gridley St.
Bloomington IL 61701
www.Assessor-blm.com

ORGANIZATIONAL CHART



USES OF THE PROPERTY TAX

The property tax provides nearly as many tax dollars to local government than what is collected by the state with a combination of income and sales tax. Every dollar of the property tax remains in the local area and is used to support local government services. With state tax policies, far less than 100% of taxes are returned for support of local services. Some of the principal users of the property tax are as follows:

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 WEB sites will provide insight into how these taxing authorities provide services for the tax dollars they collect.

UNDERLYING CONCEPTS OF PROPERTY TAXATION

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 is easily accomplished using the web site of the assessor. 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 ASSESSMENT PROCESS

The assessor's office spends a great deal of time and effort monitoring all aspects of the township's economic development and environment. This includes tracking building permits, maintaining records of ownership and tax liability. Maintaining and creating tax maps when a property transfer results in a change of ownership lines, and adding new taxable parcels to the roll like a subdivision. The assessor office is an information center for other units of government, and private industry. Data must be as current as possible, accurate, and available on request in a concise yet comprehensive format. The City of Bloomington Township, Assessor accomplishes through their web site, www.assessor-blm.com.

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

PROPERTY TAXES AT THE LOCAL LEVEL

2013 Summary of Activities:

During the 2013 assessment year, changes were made to over 19,000 individual property assessments. There were some houses destroyed by fire and some new houses added. Other changes for legal description, new subdivision lots and updating of maps via splits or consolidation of parcels were completed. These changes were monitored by our office and records were updated with current data as reviewed.

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 2014 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%. 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 2013 is .9891. This indicates that assessments are within 1% of the required statutory level. Assessed Value (AV) is the final amount subject to reduction for exemptions such as the general homestead, senior citizens, as well as reduction from the senior citizen tax freeze and veteran's exemptions. The result is the finalized 2013 equalized assessed value (EAV) that taxing authorities' levy against to determine the tax rate required to collect the taxes levied.

Board of Review:

There were 310 board of review actions in 2013 down from the 474 cases in 2012. The chart below provides the breakdown of changes made in 2013. In cases seeking a reduction of \$100,000 in assessed value or more, representatives from the Unit 5 and District 87 schools along with Heartland Community College are present for Board of Review hearings.

Board of Review Final Summary Breakdown

<i>Use Code</i>		<i>Count</i>	<i>Sum Of Board Total</i>	<i>Sum Of Change</i>
0000	Exempt	5	0	-57,838
C 0050	Apartments > 6 Units	6	1,745,877	-13,069
C 0060	Commercial Business	53	15,023,203	-2,395,731
C 0070	Commercial Office	11	2,836,973	-380,075
C20062	Commercial Developers	1	16,727	-12,312
I 0080	Industrial	1	241,667	-71,548
R 0030	Residential Vacant Land	2	30,833	-13,861
R 0040	Single Family	152	9,704,510	-1,479,002
R 0041	Condominium	27	994,473	-107,125
R 0042	Conversion	16	324,349	-138,526
R 0043	Apartments <= 6 Units	7	357,946	-27,853
R 0044	Zero Lot Line	29	2,645,629	-190,256
<i>Total</i>		310	\$33,922,187	-4,887,196

Geographic Information System:

Digital parcels maps are a permanent source of information used in the office and made available to the public via the Geographic Information System (GIS). The digital map produced at the township is maintained at the highest level of accuracy by resident GIS specialist Terri Joyce. Our current residential appraiser also has a background in GIS in an effort to expand our capability in GIS. 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 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.

2013 Tax Year Cycle:

The property tax cycle continues into 2014. Tax year 2013 was the first year since the referendum of November 7, 2000 that all the properties in the City of Bloomington will be part of the entire tax base. The real estate market is dynamic and constantly changing requiring continuous monitoring, and analysis. Locally the market is showing some signs of recovering from the affects of unemployment, foreclosures, short sale transaction, and tight financial markets. We have continued to monitor the real estate market comparing and evaluating the effect of changes in market activities for the various types of property and areas of the city. The 2013 assessments will reflect the changes in the economy over the past year including a slower demand for homes and declining prices. As specified earlier, the Illinois Property Tax Code specifically sets January 1st of each year as the date of valuation, except for property subject to pro-rated values.

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.

Acknowledgements:

In 2013 I was elected to the office of the Assessor to take office on January 2, 2014. I want to thank Mike Ireland for his commitment to the community as the Assessor. I especially want to thank him for the time that he spent in his last year to make the transition of the Assessor from him to myself. The Staff went through changes to continue with quality of service far into the future. The staff took on extra responsibilities and continues to grow with continuing education and technology development. It is a team effort and all are commended for their efforts to continue the quality that was set with Mike as the Assessor.

I also would like to thank the transition team that was involved in the past year for their commitment to the community in assisting with the transition of the Assessor. I am honored to be in this position. I am grateful to the community that have entrusted me with the duties of the Assessor for the City of Bloomington Township.

TAX CYCLE - YEAR

PROCESSES & DOCUMENTS

Taxing Authority

Assessing Authority

COUNTY

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

STATE:

- 1.PTAB
- 2.IDOR

LOCAL TAXING DISTRICTS (LTD's)

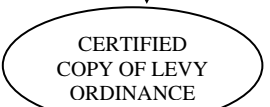
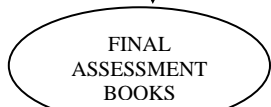
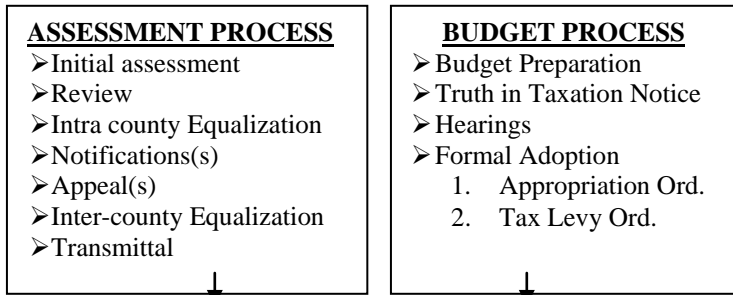
FY BEGIN

➤ MUNICIPALITIES ON MAY 1ST

➤ SCHOOL DISTRICTS ON JULY 1ST

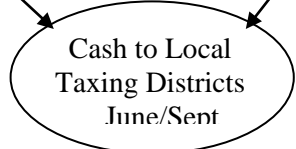
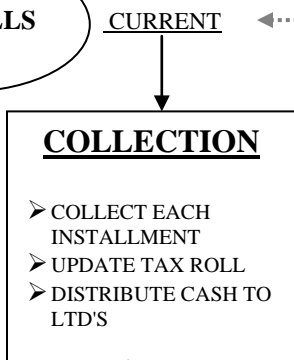
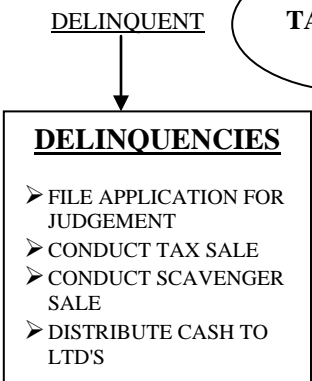
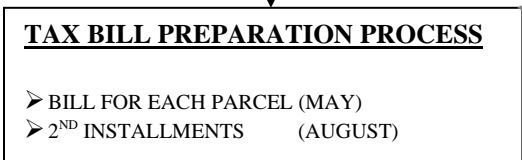
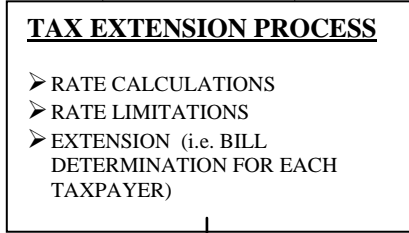
➤ COUNTIES ON DECEMBER 1ST

➤ OTHER



\$ EAV
May

\$ LEVY
December



COUNTY CLERK

COUNTY TREASURER

TAXPAYER

COUNTY COLLECTOR



FINAL ABSTRACT

City of Bloomington Township
ASSESSMENT AS OF JANUARY 1, 2013
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	12	\$0	\$76,938
Vacant Lots	R-0032	617	\$490,055	\$490,055
Vacant Lots	R-0030	606	\$4,281,832	\$4,259,696
Improved Land	R-0040	22,879	\$263,998,364	\$263,809,141
Improvements			\$1,001,463,843	\$998,931,498
TOTAL RESIDENTIAL		24,114	\$1,270,234,094	\$1,267,567,328
FARM				
Home Sites	F1/0011	2	\$74,989	\$74,989
Farm Dwelling	F1/0011	0	\$139,802	\$139,802
Other Land	F0-0020	2	\$7,602	\$7,602
Farmland	F1/0021	84	\$403,540	\$404,217
Farm Bldg.	F1/0011		\$27,521	\$27,521
TOTAL FARM		84	\$653,454	\$654,131
COMMERCIAL				
Vacant Lots	C2-0062	49	\$1,474,732	\$1,462,420
Vacant Lots	C/50/60/70	2,326	\$11,891,588	\$11,556,265
Improved Land		1	\$112,359,032	\$111,685,961
Improvements	C-0050, 0060		\$499,666,807	\$497,101,447
TOTAL COMMERCIAL		2,376	\$625,392,159	\$621,806,093
INDUSTRIAL				
Vacant Lots	I2-0082	4	\$76,490	\$76,490
Vacant Land	I/80	29	\$35,725	\$35,725
Improved Land	I-0080	0	\$1,966,459	\$1,966,459
Improvements		0	\$10,496,062	\$10,424,514
TOTAL INDUSTRIAL		33	\$12,574,736	\$12,503,188
RAILROAD				
		2	\$6,268	\$6,268
TOTAL ALL		26,655	\$1,909,191,567	\$1,901,806,218

City Of Bloomington

2013 BOARD OF REVIEW REPORT SUMMARY

TOTAL NUMBER OF PARCELS INVOLVED IN B/R ACTION		310
Number of Complaints – Lost Equalized Assessed Value	392	\$8,757,092
Parcels with no Change in Value	62	\$0
Parcels with Increase in Value	20	\$ 1,368,743

ABSTRACT

Total Assessed value after equalization (1.0000 multiplier) City of Blm Township		\$1,909,191,567
Assessed Value Added by Board of Review Action		\$1,371,743
Assessed Value Removed by Board of Review Action		\$-8,757,092
NET CHANGE		\$-7,385,349
TOTAL ASSESSED VALUE AFTER BOARD OF REVIEW ACTION		\$1,901,806,218

ASSESSED VALUE SUMMARY

<u>YEAR</u>	<u>ASSESSOR NET INCREASE</u>	<u>TENTATIVE ABSTRACT</u>	<u>AFTER B/R</u>	<u>MULTIPLIER</u>	<u>FINAL ABSTRACT</u>	<u>TOTAL INCREASE</u>	<u>NEW CONST</u>	<u>MULTIPLIER</u>	<u>B/R & OTHER</u>
1991	42,203,541	581,263,906	578,377,607	1.0000	578,377,607	39,317,242	36,569,762	0	2,747,480
1992	23,193,217	601,570,824	600,135,050	1.0297	617,959,061	39,581,454	21,907,043	17,824,011	(1,429,604)
1993	25,288,339	643,247,400	642,308,033	1.0284	660,549,582	42,590,521	23,853,883	18,241,549	939,367
1994	30,685,854	691,196,339	689,944,764	1.0461	721,705,678	61,156,096	29,821,422	31,760,914	(1,251,575)
1995	71,017,961	792,723,639	795,330,020	1.0000	795,330,020	73,624,342	39,127,663	0	2,575,841
1996	41,873,273	837,203,293	834,230,636	1.0652	889,297,257	93,967,237	35,792,054	55,066,621	(2,972,657)
1997	35,216,052	924,676,120	914,005,940	1.0492	958,785,380	69,488,123	33,117,624	44,779,440	10,670,180
1998	(146,661,377) (de-annexation)	812,124,003	807,871,462	1.0221	825,757,217	(133,028,163)	6,810,353	17,885,755	(4,231,648)
1999	27,126,197	852,883,414	849,251,586	S/A 1.0000	849,251,586	23,494,369	10,747,738	0	(3,631,828)
2000	13,492,269	888,647,264	885,044,583	S/A 1.0305	885,044,583	35,792,997	9,735,913	25,903,409	(3,602,681)
2001	8,596,728	935,201,433	931,952,258	S/A 1.0461	931,952,258	46,907,675	12,716,597	41,220,122	(3,249,175)
2002	223,765,998 (re-annexation)	1,203,314,793	1,191,990,787	S/A 1.0412	1,191,990,787	260,038,529	32,591,894	47,596,537	(11,320,370)
2003	66,617,254	1,258,608,041	1,254,349,473	S/A 1.0000	1,254,349,473	62,358,686	36,753,256	0	(2,725,170)
2004 COB	292,673,720	1,547,023,193	1,539,356,485	COBT 1.0406 Blm 1.0000	1,539,356,485	285,007,012	50,417,281	52,774,177	(7,666,708)
2005 COB	47,001,590	1,586,358,075	1,623,001,200	COBT 1.0300 Blm 1.0128	1,623,001,200	83,644,715	53,898,774	45,211,059	(8,567,934)
2006 COB	80,253,393	1,703,254,593	1,696,281,022	COBT 1.0210 Blm 1.0346	1,696,281,022	73,279,822	41,428,748	36,433,663	(6,973,571)
2007 COB	81,269,455	1,777,550,477	1,770,026,952	COBT 1.0151 BLM 1.0301	1,770,026,952	73,745,930	42,075,942	26,827,205	(7,523,525)
2008 COB	115,374,790	1,885,401,742	1,881,573,749	COBT 1.0255 BLM 1.0413	1,881,573,749	111,546,797	51,265,373	43,178,922	(3,827,993)
2009 COB	66,384,239	1,947,957,988	1,945,973,391	COBT 1.0078 BLM 1.0217	1,945,973,391	64,399,642	39,621,7231	17,862,856	(10,694,325)
2010 COB	11,125,468	1,957,098,859	1,946,448,283	COBT 1.0000 BLM 1.0000	1,946,448,283	11,603,210	22,656,634	0	(11,053,424)
2011	6,670,169	1,953,118,452	1,940,775,515	1.0000	1,940,775,515	(5,672,768)	18,218,298	0	(11,266,921)
2012	(31,583,948)	1,909,191,567	1,901,806,218	.9924	1,901,806,218	(38,969,297)	16,964,818	(14,472,194)	0 (7,385,349)

SCHOOL DISTRICT ASSESSED VALUE REPORTS

Total Assessed Value for the City of Bloomington	\$1,904,995,351
Sum of Exemptions	\$146,393,602
Total Assessed Value less Exemptions	\$1,758,601,749

Breakdown of School Districts Assessed Value in City of Bloomington

<u>School District 005</u>	Total Assessed Value	\$994,624,569
Count		
8185	General Homestead	\$49,517,899
1166	Senior Citizen	\$6,228,233
201	Senior Freeze	\$1,166,312
181	Home Improvement	\$886,909
12	Model Home	\$427,034
Total AV Less Exemptions		\$936,398,182

<u>School District 87</u>	Total Assessed Value	\$910,360,197
Count		
10539	General Homestead	\$63,870,000
2691	Senior Citizen	\$13,982,534
1128	Senior Freeze	\$9,431,156
177	Home Improvement	\$883,525
0	Model Home	\$0
Total AV Less Exemptions		\$822,192,982

<u>School District 3</u>	Total Assessed Value	\$10,585
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NOTE:

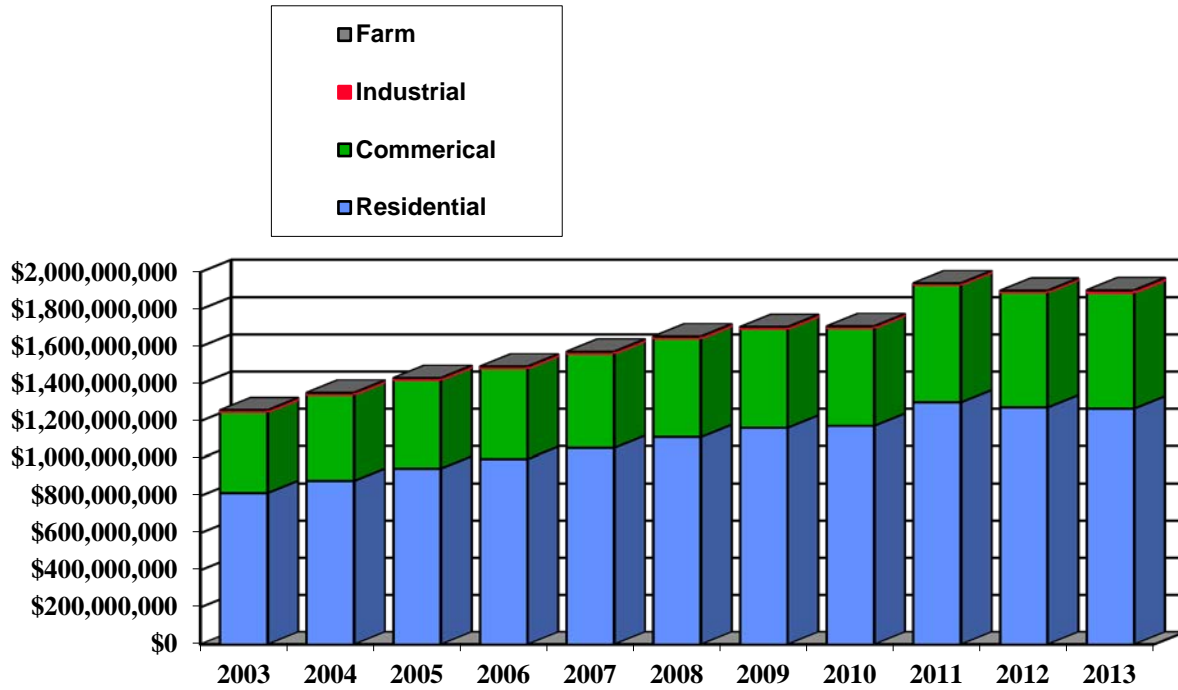
The exemption counts are provided by the McLean County Supervisor of Assessments based on final assessed values. Model Home exemptions are not part of the assessed value reported on the Final Abstract of Values, page 11 Actual amounts can be verified at the McLean County Clerk's Office.

City of Bloomington Principal Taxpayers for 2013

<u>Name of Company</u>	<u>Type of Buisness</u>	<u>Assessed Value</u>	<u>% of Ass'd Value</u>
STATE FARM MUTUAL	Insurance Office	\$171,994,562.00	9.03%
EASTLAND MALL LLC	Eastland Mall	\$16,951,118.00	0.89%
COUNTRY LIFE INSURANCE CO	Subsidiary of IAA	\$12,956,762.00	0.68%
WINGOVER	Apartments	\$9,275,859.00	0.49%
ILLINOIS AGRICULTURAL ASSN	Insurance-Farm Services	\$9,179,192.00	0.48%
BROMENN HEALTHCARE	Medical Offices	\$7,119,161.00	0.37%
BROOKRIDGE APARTMENTS	Apartments	\$6,770,930.00	0.36%
WESTMINSTER VILLAGE	Extended Living	\$5,963,773.00	0.31%
US REIF PARKWAY FEE LLC	Parkway Strip Mall	\$5,166,557.00	0.27%
WAL MART STORES INC	Walmart and K's Retail Store	\$5,118,816.00	0.27%
	Total	\$250,496,730.00	13.15%
Other Taxpayers over One Million Assessed Value			
SNYDER BRICKYARD	Apartments	\$5,002,490.00	
TURNBERRY VILLAGE	Apartments	\$4,385,128.00	
KIMCO REALTY CORPORATION	Schnuck's Strip Mall	\$4,300,647.00	
APARTMENT INVESTORS	Apartments	\$4,189,072.00	
CULLINAN MEDICAL 4, LLC	Medical Offices (Old Carle Bldg)	\$4,030,475.00	
BT BLOOMINGTON	Colonial Plaza, Kmart	\$3,471,365.00	
BRICKYARD APARTMENTS BY SNYDER LLC	Apartments	\$3,411,866.00	
MIMG LII ARBORS AT EASTLAND LLC	Apartments	\$3,260,165.00	
LOWE'S COMPANIES INC	Lumber Yard Retail Store	\$3,121,897.00	
ILLINOIS WESLEYAN UNIVERSITY	University	\$2,909,766.00	
BLOOMINGTON CHATEAU	Hotel	\$2,801,154.00	
OSF HEALTHCARE SYSTEM	Medical Offices	\$2,725,538.00	
LINKS AT IRELAND GROVE ROAD	Apartments	\$2,693,267.00	
HI BLOOMINGTON LLC	Hotel	\$2,614,621.00	
TRINITY LUTHERAN CHURCH	Seinor Assisted Living	\$2,543,196.00	
THE PONDS OF BLOOMINGTON	Apartments	\$2,473,589.00	
BT LAND TR	Commercial	\$2,407,522.00	
NATIONAL CITY BANK	Financial Institution	\$2,399,360.00	
MOORE LIVING TRUST, JAMES A & MARION	Mobile Home Park	\$2,369,084.00	
PEDCOR INVESTMENTS	Apartments	\$2,281,696.00	
LAKEWOOD PLAZA INVESTORS LLC	Lakewood Strip mall	\$2,265,516.00	
BLOOMINGTON IL CINE LLC	Galaxy Theater	\$2,218,927.00	
FRONTIER COMMUNICATIONS CORP	Utility	\$2,213,357.00	
MAY DEPARTMENT STORE CO	Macy's	\$1,982,440.00	
PHOENIX TOWERS PRESERVATION LP	Apartments	\$1,813,350.00	
STORTZ, G BARRY-TRUSTEE	Apartments	\$1,758,527.00	
OAKLAND COMMONS SC LLC	Jewel Osco	\$1,754,053.00	
CARGILL INC	Industrial	\$1,552,559.00	
PAUL F BEICH CO	Industrial	\$1,513,000.00	
BRG LLC	Afni	\$1,471,247.00	
ORIGINAL SMITH PRINTING	Warehouse/Office	\$1,363,293.00	
BEER NUTS INC	Manufacturing Warehouse	\$1,362,935.00	
MCLT #293	Towanda Plaza	\$1,342,677.00	
CENTRAL ILL NEUROSCIENCE	Medical Offices	\$1,312,341.00	
CD PRYZ LLC	Warehouses	\$1,308,894.00	
CORPORATE COMMONS INVESTMENTS LL	Community Shopping Center	\$1,296,610.00	
BELL FAMILY LLC	Cub Foods	\$1,287,335.00	
AUCTUS LLC	Hotel	\$1,275,031.00	
BLOOMINGTON BICKFORD HOUSE	Seinor Assisted Living	\$1,251,164.00	
TJL LIMITED PARTNERSHIP	Automotive Dealership	\$1,248,940.00	
MCLT #H-290	Medical Offices	\$1,221,982.00	
MHP LLC	South Gate Estates	\$1,181,995.00	
BLOOMINGTON IL REALTY LLC	Oakland Krogers Shopping Center	\$1,151,397.00	
GENERAL ELECTRIC CO	Industrial	\$1,126,160.00	
LT BLOOMINGTON SENIOR HOUSING LLC	Lincoln Towers Apartments	\$1,119,400.00	
NU WAY TRANSPORTATION	Warehouse	\$1,083,984.00	
RHB MID AMERICA HOLDINGS LLC	Oakbrook Apartments	\$1,079,741.00	
ANGLERSBLOOM, LP	Seinor Assisted Living	\$1,066,049.00	
HERITAGE MANOR REAL ESTATE, LLC BLO	Nursing Home	\$1,050,911.00	
RAINBOW LUXURY APARTMENTS LLC	Apartments	\$1,047,022.00	
GKC THEATRES INC	Theater	\$1,038,554.00	
MCLT H-313	Warehouse Distribution	\$1,033,879.00	
MAIN & VETERANS	Parkway Complex	\$1,024,269.00	
TR 99-8304	Motel	\$1,011,876.00	
BEDI, SHAN	Apartments	\$1,004,406.00	
	Sub total Above	\$366,841,265.00	19.26%
	Total All	\$617,337,995.00	32.41%
Total Assessed Value for the City of Bloomington for 2013		\$1,904,995,351	

GROWTH IN ASSESSED VALUE

City of Bloomington Township



The above graph shows the growth in assessed valuation for the City of Bloomington Township for years 2003 to 2013. No new claimed parcel were added in 2013 from previous annexations from the rural townships.

ESTIMATED TAX BILLS AND EFFECTIVE TAX RATES on a \$250,000 home in Selected Illinois cities (collected in 2009)

City	County	Median EAV Adj EAV (Taxable EAV)	Aggregate Tax Rate	Effective tax rate (ETR)	Tax bill	State Rank
Rockford	Winnebago	31.58	9.44	2.980	\$7,449	14
Galesburg	Knox	30.45	10.16	3.093	\$7,732	11
Pontiac	Livingston	29.82	8.35	2.490	\$6,224	40
Macomb	McDonough	30.22	9.33	2.821	\$7,052	19
Decatur	Macon	30.92	8.86	2.739	\$6,846	22
Danville	Vermillion	35.10	9.69	3.401	\$8,503	6
Lincoln	Logan	32.44	8.68	2.814	\$7,036	20
Peoria	Peoria	30.02	8.41	2.523	\$6,309	37
Urbana	Champaign	30.83	8.22	2.535	\$6,339	34
LaSalle	LaSalle	31.79	8.46	2.689	\$6,722	28
East Peoria	Tazewell	29.98	8.08	2.423	\$6,057	48
Carbondale	Jackson	30.94	8.05	2.492	\$6,230	39
Bloomington	McLean	30.16	7.64	2.305	\$5,762	58
Normal	McLean	29.70	7.53	2.237	\$5,592	64
Springfield	Sangamon	30.27	7.56	2.287	\$5,718	60
Pekin	Tazewell	29.87	7.30	2.179	\$5,448	67
Champaign	Champaign	31.31	7.30	2.284	\$5,710	61

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	$\$250,000 * .02179 = \$5,447.50$
for a similar home in Galesburg change the ETR	
Galesburg Home	$\$250,000 * .03093 = \$7,732.50$

Note: The above list is a partial list reprinted from the Tax Facts, published by the [Taxpayers' Federation of Illinois](http://www.taxpayers.org/), July/August 2011.

The National Association of Home Builders has a slightly different study based on taxes paid per \$1000 of a home's value.

Metropolitan Statistical Area	Real Estate Taxes		Median Home Value		Median Taxes Per \$1000 of Value	
	Amount	National Rank	Value	National Rank	Rate per \$1000	National Rank
Rockford, IL Metro Area	\$3,231	44	\$137,000	245	\$23.60	7
Champaign-Urbana, IL Metro Area	\$2,779	66	\$139,100	239	\$20.00	18
Bloomington-Normal, IL Metro Area	\$3,049	51	\$154,500	194	\$19.70	19
Decatur, IL Metro Area	\$1,810	159	\$93,800	364	\$19.30	23
Peoria, IL Metro Area	\$2,382	104	\$124,100	283	\$19.20	24
Springfield, IL Metro Area	\$ 2,183	117	\$123,100	290	\$17.70	43
Danville, IL Metro Area	\$1,295	247	\$78,300	381	\$16.50	64

<http://eyeonhousing.wordpress.com/2012/03/22/property-taxes-remain-historically-high/>

MAJOR USERS of the PROPERTY TAX

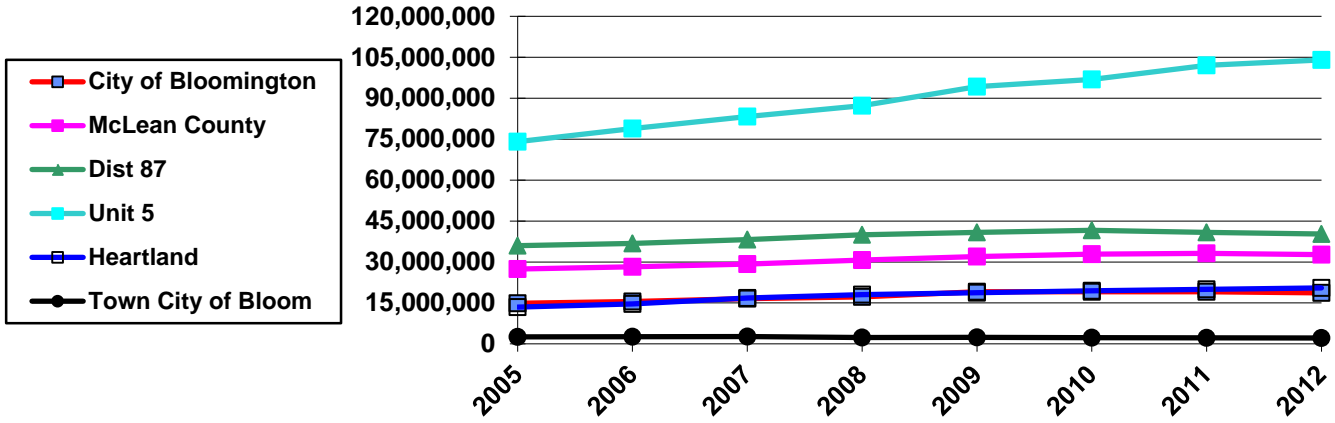
with Levies and Rate Setting Assessed Value

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>% Change</u>
City of Blooming								
Levv	\$15,552,170	\$16,592,348	\$17,208,527	\$19,073,156	\$19,073,483	\$19,073,386	\$18,672,356	-2.10%
EAV	\$1,559,440,896	\$1,648,273,644	\$1,728,787,894	\$1,772,326,819	\$1,799,164,559	\$1,800,134,282	\$1,761,705,365	-2.13%
Rate	\$.99730	\$1.00665	\$0.99541	\$1.07616	\$1.06013	\$1.05955	\$1.05990	
McLean								
Levv	\$28,234,104	\$29,268,483	\$30,723,987	\$31,989,690	\$32,849,119	\$33,177,258	\$32,728,084	-1.35%
EAV	\$3,071,283,531	\$3,248,544,091	\$3,426,850,406	\$3,527,528,520	\$3,642,352,060	\$3,623,145,371	\$3,590,021,929	-0.91%
Rate per \$100	\$0.91927	\$0.900098	\$0.89659	\$0.90687	\$0.91673	\$0.91571	\$0.91165	
District 87								
Levv	\$36,816,147	\$38,194,234	\$39,988,142	\$40,846,736	\$41,607,243	\$40,868,295	\$40,265,470	-1.48%
EAV	\$801,194,645	\$829,836,070	\$842,317,387	\$853,699,973	\$866,675,375	\$864,680,077	\$839,232,516	-2.94%
Rate per	\$4.48221	\$4.51459	\$4.58085	\$4.61222	\$4.65682	\$4.65741	\$4.72322	
Unit 5								
Levv	\$78,916,991	\$83,274,105	\$87,288,766	\$94,277,828	\$96,878,648	\$102,029,984	\$104,052,965	1.98%
EAV	\$1,725,856,749	\$1,830,912,144	\$1,941,951,450	\$2,007,575,457	\$2,049,686,230	\$2,057,393,029	\$2,040,520,393	-0.82%
Rate	\$4.44755	\$4.53253	\$4.58932	\$4.69289	\$4.76383	\$4.73499	\$4.88412	
Heartland								
Levv	\$14,626,473	\$16,802,979	\$18,022,374	\$18,775,469	\$19,452,705	\$19,989,245	\$20,486,834	2.49%
EAV	\$2,952,989,453	\$3,177,253,117	\$3,263,561,033	\$3,417,639,050	\$3,456,993,227	\$3,447,174,824	\$3,410,957,250	-1.05%
Rate	\$.40655	\$0.44423	\$0.45473	\$0.45910	\$0.47361	\$0.47584	\$0.48255	
Town City of								
Levv	\$2,622,505	\$2,666,929	\$2,364,584	\$2,377,534	\$2,304,216	\$2,231,469	\$2,156,801	-3.35%
EAV	\$1,141,612,558	\$1,207,887,380	\$1,265,590,988	\$1,305,122,637	\$1,331,224,372	\$1,557,479,968	\$1,524,821,530	-2.10%
Rate	\$0.22972	\$0.22080	\$0.18683	\$0.18217	\$0.17309	\$0.14328	\$0.14145	

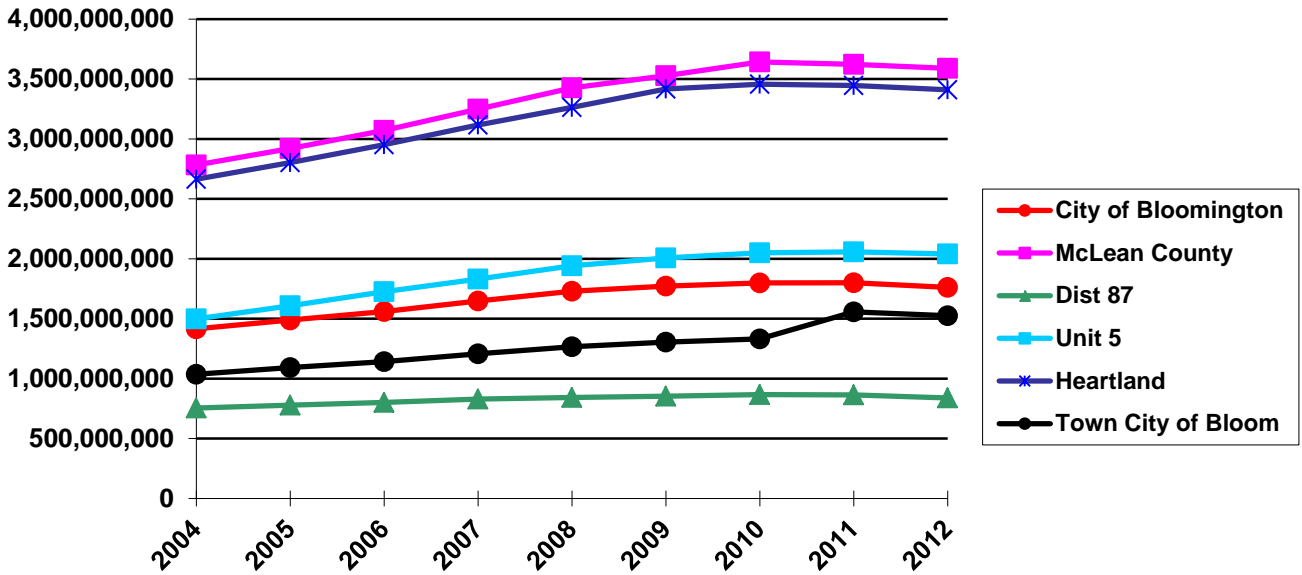
MAJOR USERS GRAPHS

City of Bloomington Township

Levy Amounts



Rate Setting Assessed Value



City of Bloomington Township

TAX RATE CHART

<i>Tax Rate History with District 87 Schools</i>								
<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>% Change</i>
Airport Authority	0.11621	0.10781	0.11008	0.08546	0.09855	0.15486	.12745	-17.70%
City of Bloomington TWP	0.22972	0.22080	0.18683	0.18217	0.17309	0.14328	.14145	-1.28%
Library	0.27099	0.26601	0.26108	0.25467	0.25087	0.25073	.25620	2.18%
BNWRD	0.15303	0.15871	0.16036	0.16476	0.16391	0.16390	.16402	0.07%
McLean County	0.91927	0.90098	0.89659	0.90687	0.91673	0.91571	.91165	-0.44%
City of Bloomington	0.99730	1.00665	0.99541	1.07616	1.06013	1.05955	1.05990	0.03%
School District 87	4.48221	4.51459	4.58085	4.61222	4.65682	4.65741	4.72322	1.41%
Heartland Comm. College	0.40655	0.44423	0.45473	0.45910	0.47361	0.47584	.48255	1.41%
Total Rate								
Per \$100 assessed value	7.57528	7.61978	7.64593	7.74141	7.79371	7.82128	7.86644	0.58%

The above chart gives a seven-year history of changes in tax rates for taxing authorities. The year pertains to the year of the tax value not the year the tax was paid. This years report includes a breakdown for taxpayers in the City of Bloomington who pay taxes to Unit 5 Schools. This is an important comparison as schools represent nearly \$0.60 of every dollar paid in property taxes.

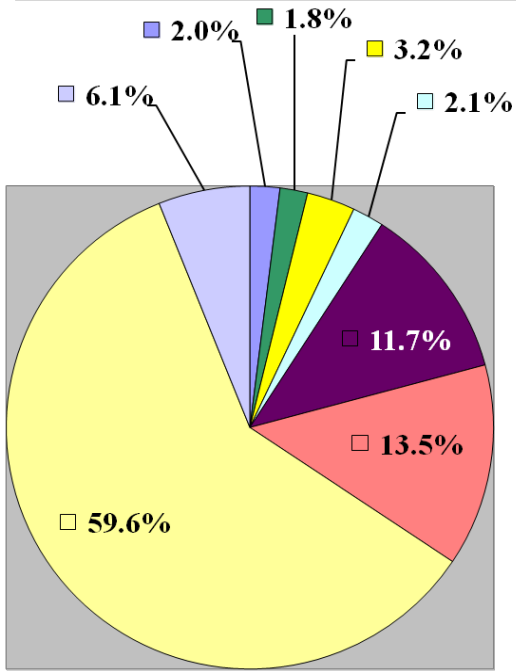
City of Bloomington Township with Unit 5 Schools

Tax Rate History with Unit 5 Schools

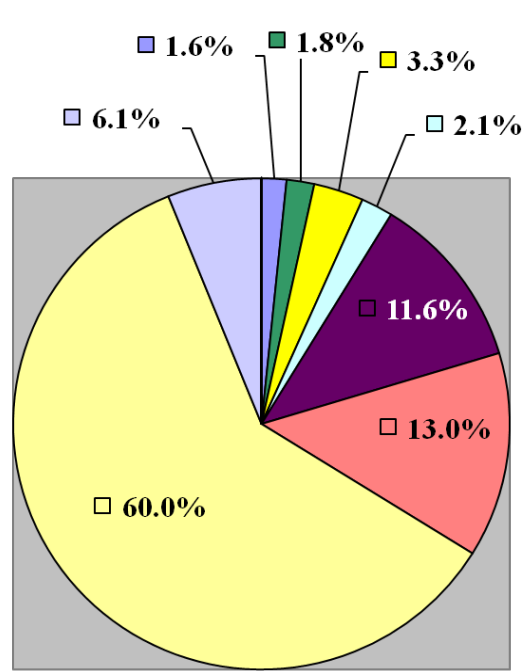
<i>YEAR</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>% Change</i>
Airport Authority	0.05202	0.11621	0.10781	0.11008	0.08546	0.09855	0.15486	0.12745	-17.70%
City of Bloomington TWP	0.23680	0.22972	0.22080	0.18683	0.18217	0.17309	0.14328	0.14145	-1.28%
Library	0.27284	0.27099	0.26601	0.26108	0.25467	0.25087	0.25073	0.25620	2.18%
BNWRD	0.14835	0.15303	0.15871	0.160355	0.16476	0.16391	0.16390	0.16402	0.07%
McLean County	0.93885	0.91927	0.90098	0.89659	0.90687	0.91673	0.91571	0.91165	-0.44%
City of Bloomington	0.99901	0.99730	1.00665	0.99541	1.07616	1.06013	1.05955	1.05990	0.03%
Unit 5 Schools	4.47579	4.44755	4.53253	4.58932	4.69289	4.76383	4.73499	4.88412	3.15%
Heartland Comm. College	0.39291	0.40655	0.44423	0.45473	0.45910	0.47361	0.47584	0.48255	1.41%
Total Rate Per \$100 assessed value	7.51657	7.54062	7.63772	7.654395	7.82208	7.90072	7.89886	8.02734	1.63%

Tax Portion Comparison Using District 87 Schools

2011 Tax Rate \$7.82096



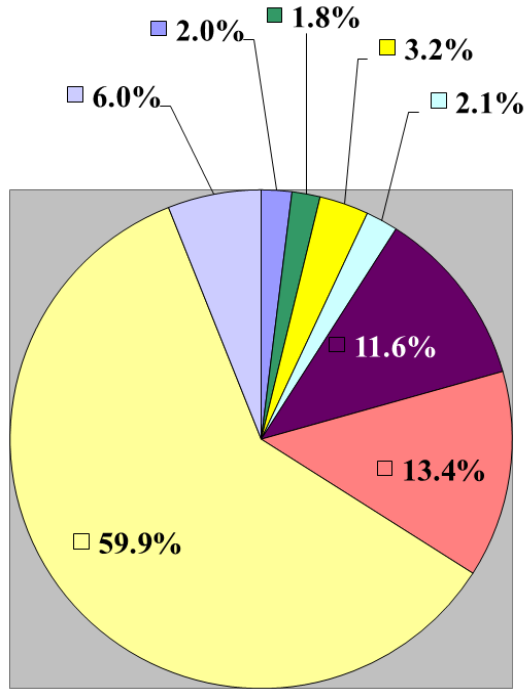
2012 Tax Rate \$7.86644



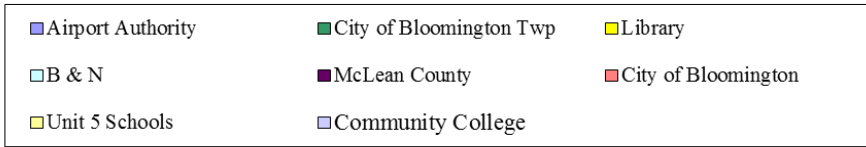
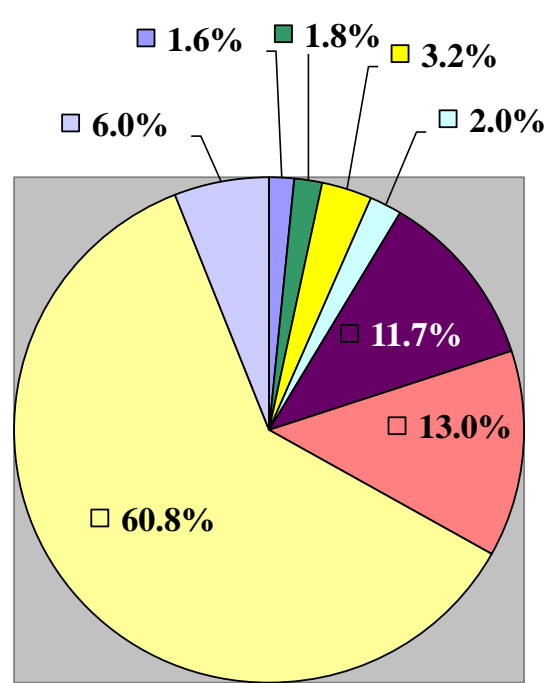
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|----------------------|---------------------------|-----------------------|
| ■ Airport Authority | ■ City of Bloomington Twp | ■ Library |
| ■ B & N | ■ McLean County | ■ City of Bloomington |
| ■ School District 87 | ■ Community College | |

Tax Portion Comparison Using Unit 5 Schools

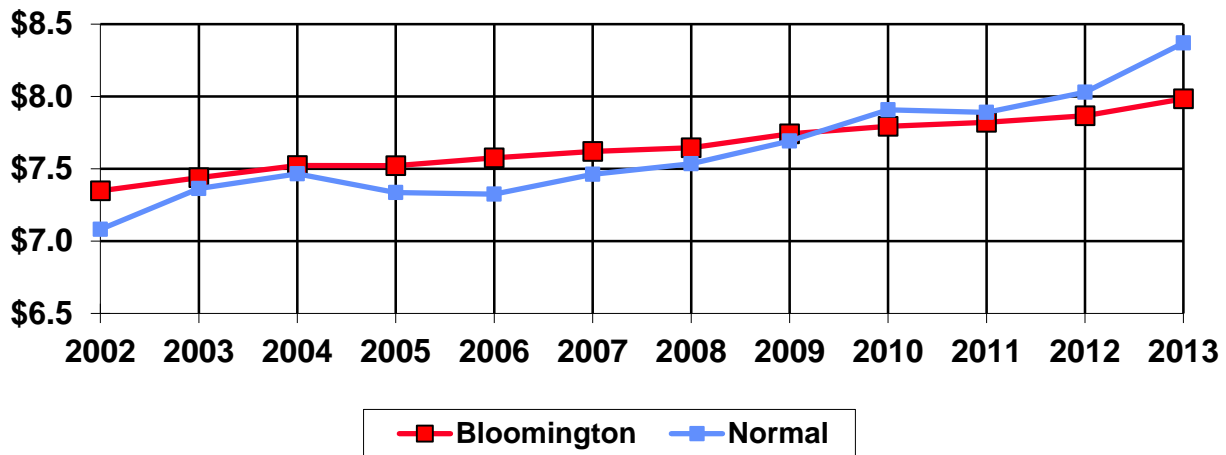
2011 Tax Rate \$7.89886



2012 Tax Rate \$8.02734



TAX RATE CHANGES
Bloomington vs. Normal

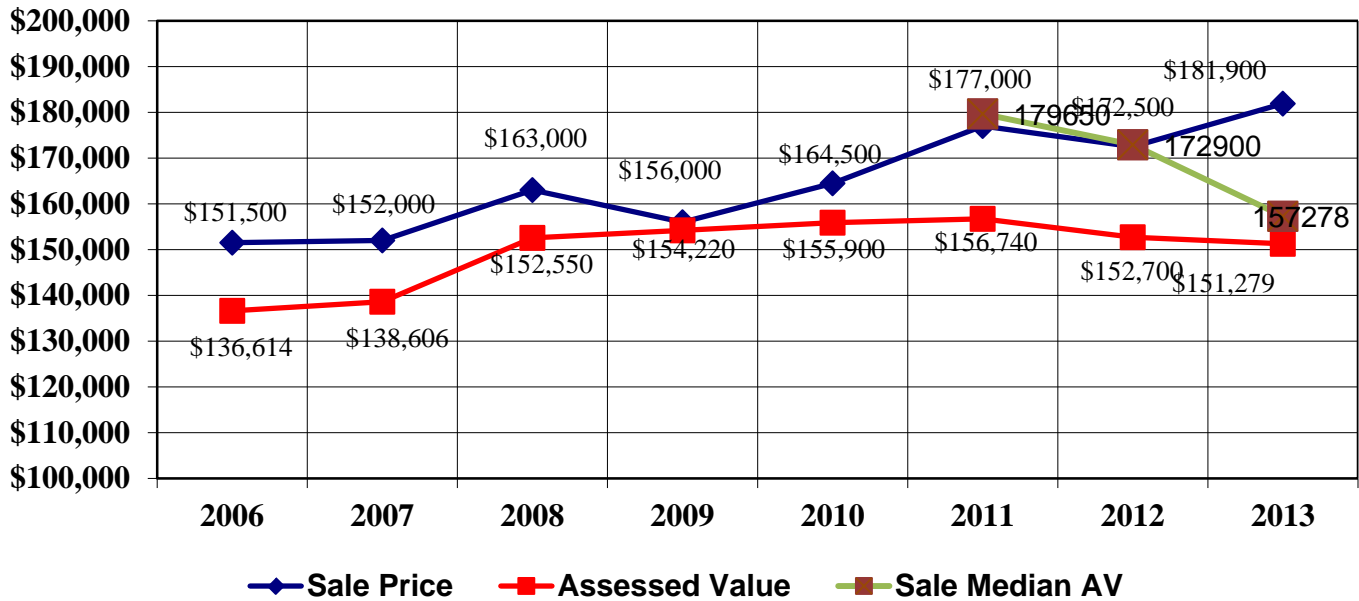


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Composite COB Rate per \$100 assessed value	\$7.5226	\$7.521	\$7.575	\$7.620	\$7.64593	\$7.74141	\$7.79371	\$7.82128	\$7.86644	7.9845
Composite Normal Rate per \$100 assessed value	\$7.4647	\$7.335	\$7.324	\$7.462	\$7.5315	\$7.692	\$7.9072	\$7.88968	\$8.02984	8.36963

For comparison of how composite tax rates form similar services between the **City of Bloomington and Town of Normal** have changed.

MEDIAN SALE PRICE CHART

Median Sale Price VS Median Assessed Value

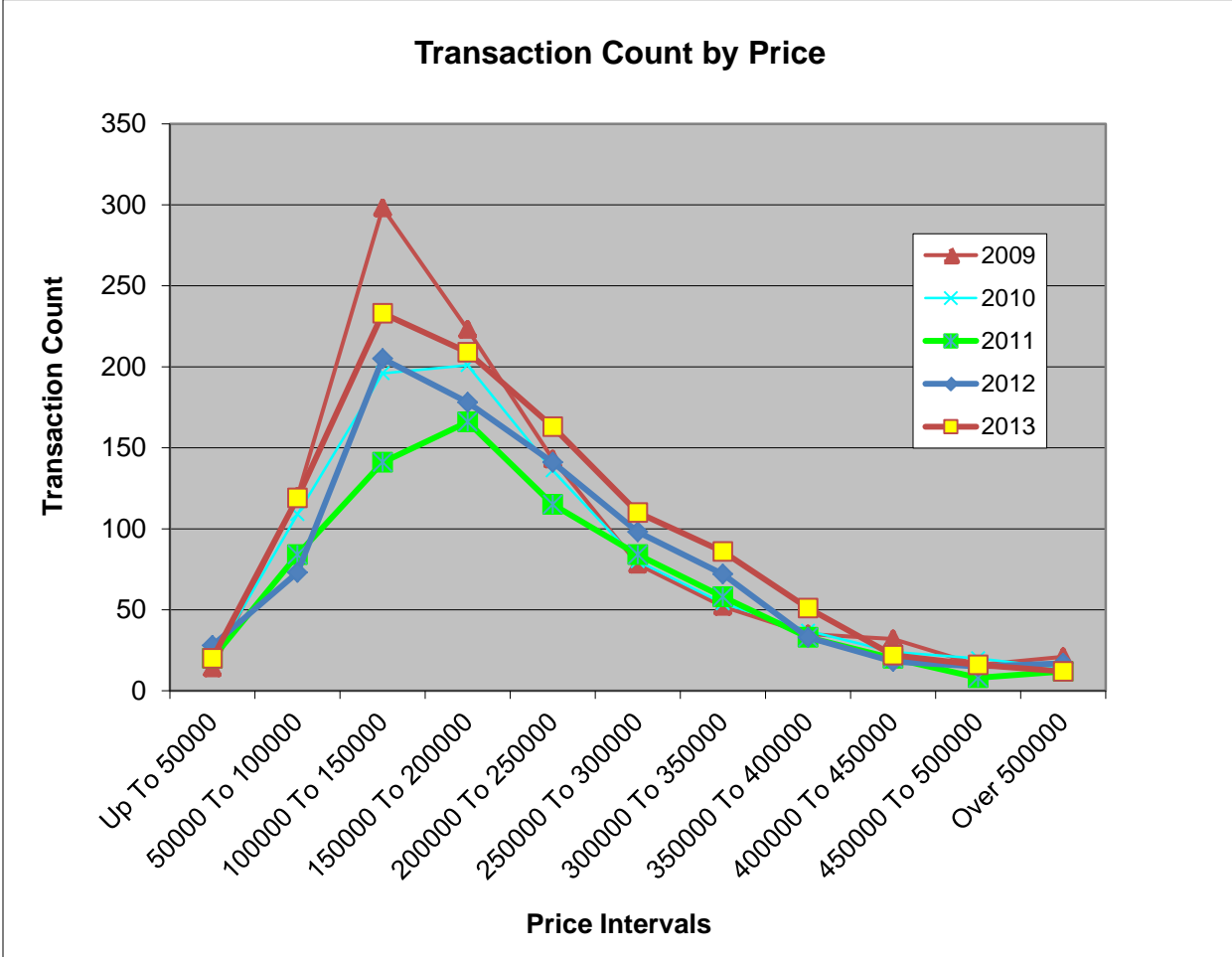


Comparison of Change in Sale Price and Assessed Value

The chart above tracks the median value property assessments compared to the median sales price from year to year. The symbol ■ marks the median appraised value of the sales.

In 2010 and 2011 the number of residential transactions declined. As seen in 2010 the transaction between the price ranges of \$100,000 to \$200,000 dropped by one-third and again in 2011 by twenty-five percent. The affect of this is what appears to be a raising median price level in a market. The fact is resales are actually showing decline. For 2012 sales in the \$100,000 to \$150,000 range recovered back to slightly above the 2010, while the \$150,000 to \$200,000 recovered above year 2011 but is lower than 2010. In 2013 the median has increased above the 2012 level.

The following chart provide a visual look:



10 YEAR HISTORY OF MCLEAN COUNTY TOWNSHIP MULTIPLIERS

Township	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
	S/A	S/A	S/A	S/A	S/A	S/A	S/A	S/A	S/A	S/A
McLean County	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
			Quad				Quad			
Allin Twp.	1.0000	0.9856	1.0000	1.0097	1.0390	1.0443	1.0442	1.0000	1.0341	1.0000
Anchor Twp.	1.0000	0.9811	1.0000	1.0000	1.0321	1.0000	1.0585	1.0000	1.0491	1.0322
Arrowsmith Twp.	1.0000	0.9831	1.0000	1.0049	1.0381	1.0369	1.0071	1.0000	1.0000	1.1189
Bellflower Twp.	1.0000	1.0000	1.0000	1.0000	1.0000	1.0377	1.0000	1.0000	1.0000	1.0000
Bloomington Twp.	1.0000	0.9875	1.0000	1.0000	1.0217	1.0413	1.0301	1.0346	1.0128	1.0000
Blue Mound Twp.	0.9853	0.9801	1.0000	1.0055	1.0380	1.0218	1.0000	1.0000	1.1040	1.0704
Cheney's Grove Twp.	1.0000	1.0000	1.0000	1.0000	1.0353	1.0181	1.0480	1.0581	1.0000	1.0417
Chenoa Twp.	1.0000	0.9803	1.0000	1.0000	1.0494	1.0328	1.0602	1.0000	1.0297	1.0000
City of Bloomington Twp.	0.9891	0.9924	1.0000	1.0000	1.0078	1.0255	1.0151	1.0210	1.0300	1.0406
Cropsey Twp.	1.0000	0.9861	1.0000	1.0000	1.0359	1.0000	1.0693	1.0800	1.1033	1.0000
Dale Twp.	0.9872	0.9936	1.0000	1.0083	1.0000	1.0402	1.0378	1.0691	1.0158	1.0514
Danvers Twp.	1.0263	1.0000	1.0000	1.0000	1.0000	1.0159	1.0407	1.0426	1.0044	1.0420
Dawson Twp.	1.0000	0.9817	1.0000	1.0490	1.0357	1.0177	1.0319	1.0000	1.0732	1.1189
Downs Twp.	1.0000	1.0000	1.0000	1.0086	1.0293	1.0273	1.0329	1.0080	1.0000	1.0498
Dry Grove Twp.	1.0287	1.0000	1.0000	1.0070	1.0073	1.0284	1.0000	1.0092	1.0000	1.0729
Empire Twp.	0.9827	0.9750	1.0000	1.0115	1.0270	1.0323	1.0465	1.0247	1.0210	1.0286
Funks Grove Twp.	1.0000	1.0000	1.0000	1.0000	1.0354	1.0409	1.0000	1.0370	1.0000	1.0000
Gridley Twp.	1.0000	0.9778	1.0000	1.0000	1.0213	1.0177	1.0158	1.0000	1.0590	1.0432
Hudson Twp.	1.0124	0.9727	1.0000	1.0076	1.0387	1.0000	1.0000	1.0599	1.0603	1.0248
Lawndale Twp.	1.0000	0.9861	1.0000	1.0000	1.0354	1.0000	1.0000	1.0000	1.0157	1.0450
Lexington Twp.	1.0167	0.9910	1.0000	1.0000	1.0293	1.0268	1.0118	1.0377	1.0315	1.0405
Martin Twp.	0.9699	0.9814	1.0000	1.0041	1.0134	1.0529	1.0848	1.0000	1.0000	1.0000
Money Creek Twp.	1.0000	0.9693	1.0000	1.0000	0.9796	1.0554	1.0000	1.0946	1.0815	1.0057
Mt. Hope Twp.	1.0000	1.0000	1.0000	1.0000	1.0252	1.0237	1.0000	1.0083	1.0277	1.0151
Normal Twp.	0.9923	1.0000	1.0000	1.0000	1.0351	1.0300	1.0090	1.0398	1.0422	1.0122
Old Town Twp.	0.9742	0.9580	1.0000	1.0088	1.0539	1.0195	1.0100	1.0271	1.0327	1.0432
Randolph Twp.	0.9771	1.0000	1.0000	1.0131	1.0250	1.0190	1.0174	1.0589	1.0073	1.0400
Towanda Twp.	1.0247	0.9721	1.0000	1.0000	1.0000	1.0000	1.0000	1.0495	1.0350	1.0361
West Twp.	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0380	1.1036	1.1160
White Oak Twp.	1.0000	0.9840	1.0000	1.0059	1.0456	1.0317	1.0642	1.0370	1.0731	1.0538
Yates Twp.	1.0000	0.9798	1.0000	1.0000	1.0386	1.0000	1.0574	1.0900	1.0319	1.0377

Only 18 townships received an equalization factor of 1.0000 for 2013. You can see that we have several townships that were above and below the adjustment of 1.000 for 2013.