Parcel Weighted Adjustment Sheet: Downers Grove

Aggregate Level of Assessment Change from 2015 BOR Through 2016 Assessor Revisions

Change in Assessed Value Effected by Township Assessor's Revisions

	2015 BOR Parcel Count	2015 BOR EAV	2016 TWP EAV	Actual Net Change	Effective Net Change
Gross Residential	**54,430**	6,416,428,003	6,458,709,222		
Model Home:	17	1,132,450	1,282,780		
Subdivision:	328	2,002,330	1,978,410		
Re-Classified **From** Res.:		333,252			
Re-Classified **To** Res.:			2,935,740		
From Exempt:			0		
To Exempt:		0			
Destruction:		9,751,980			
New Const./Omitted:			65,299,915		
Net Residential	**54,085**	**6,403,207,991**	**6,387,212,377**	-15,995,614	**0**
Gross Commercial	**2,352**	707,669,926	726,422,819		
Subdivision:	0	0	0		
Re-Classified **From** Com.:		1,011,120			
Re-Classified **To** Com.:			432,560		
From Exempt:			440,430		
To Exempt:		0			
Destruction:		392,430			
New Construction:			4,935,320		
Net Commercial	**2,352**	**706,266,376**	**720,614,509**	14,348,133	**0**
Gross Industrial	**447**	247,164,908	254,229,670		
Subdivision:	0	0	0		
Re-Classified **From** Ind.:		0			
Re-Classified **To** Ind.:			578,260		
From Exempt:			0		
To Exempt:		0			
Destruction:		0			
New Construction:			2,409,460		
Net Industrial	**447**	**247,164,908**	**251,241,950**	4,077,042	**0**

Parcel/Class-Weighted Assessment Change

	Class Weight	Class Re-Assessment Factor	Class Re-Assessment Percent	Class Contribution
Residential:	95.1%	0.9975	-0.25%	0.9486
Commercial:	4.1%	1.0203	2.03%	0.0418
Industrial:	0.8%	1.0165	1.65%	0.0081

	Actual	Effective
Township Re-Assessment Factor:	0.9985	**1.0000**
	Actual	**Effective**
Township Re-Assessment Percentage:	-0.15%	0.00%

Level of Assessment through Township Assessor Revisions

	Prior	Ratio Study Year	Actual	Effective
Single-Year Medians:	33.23%	2013	33.18%	33.23%
	31.03%	2014	30.98%	31.03%
	29.81%	2015	29.77%	29.81%

	Prior	Actual	Effective
Three-Year Average:	**31.36%**	31.31%	**31.36%**