Parcel Weighted Adjustment Sheet: Winfield

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	**15,285**	909,358,054	920,901,623		
Model Home:	0	0	0		
Subdivision:	59	1,463,520	1,322,570		
Re-Classified **From** Res.:		6,521			
Re-Classified **To** Res.:			700,400		
From Exempt:			15		
To Exempt:		0			
Destruction:		304,180			
New Const./Omitted:			11,575,390		
Net Residential	**15,226**	**907,583,833**	**907,303,248**	-280,585	**0**
Gross Commercial	**637**	138,756,039	147,658,311		
Subdivision:	0	0	0		
Re-Classified **From** Com.:		9,660			
Re-Classified **To** Com.:			15,933		
From Exempt:			0		
To Exempt:		0			
Destruction:		64,840			
New Construction:			0		
Net Commercial	**637**	**138,681,539**	**147,642,378**	8,960,839	**0**
Gross Industrial	**220**	74,983,570	87,708,740		
Subdivision:	0	0	0		
Re-Classified **From** Ind.:		0			
Re-Classified **To** Ind.:			1,200		
From Exempt:			0		
To Exempt:		0			
Destruction:		0			
New Construction:			3,501,090		
Net Industrial	**220**	**74,983,570**	**84,206,450**	9,222,880	**0**

Parcel/Class-Weighted Assessment Change

	Class Weight	Class Re-Assessment Factor	Class Re-Assessment Percent	Class Contribution
Residential:	94.7%	0.9997	-0.03%	0.9467
Commercial:	3.9%	1.0646	6.46%	0.0415
Industrial:	1.4%	1.1230	12.30%	0.0157

	Actual	Effective
Township Re-Assessment Factor:	1.0039	**1.0000**

	Actual	Effective
Township Re-Assessment Percentage:	0.39%	0.00%

Level of Assessment through Township Assessor Revisions

	Prior	Ratio Study Year	Actual	Effective
Single-Year Medians:	33.47%	2013	33.60%	33.47%
	30.13%	2014	30.25%	30.13%
	28.96%	2015	29.07%	28.96%

	Prior	Actual	Effective
Three-Year Average:	**30.85%**	30.97%	**30.85%**