Parcel Weighted Adjustment Sheet: Downers Grove

Aggregate Level of Assessment Change from 2016 BOR Through 2017 Assessor Revisions

Change in Assessed Value Effected by Township Assessor's Revisions

	2016 BOR Parcel Count	2016 BOR EAV	2017 TWP EAV	Actual Net Change	Effective Net Change
Gross Residential	**54,454**	6,851,947,013	6,930,635,549		
Model Home:	21	1,140,490	1,434,370		
Subdivision:	296	2,011,770	2,091,540		
Re-Classified **From** Res.:		14,620,120			
Re-Classified **To** Res.:			2,424,871		
From Exempt:			87,990		
To Exempt:		0			
Destruction:		8,798,430			
New Const./Omitted:			73,934,686		
Net Residential	**54,137**	**6,825,376,203**	**6,850,662,092**	25,285,889	**0**
Gross Commercial	**2,362**	747,949,229	799,439,799		
Subdivision:	0	0	0		
Re-Classified **From** Com.:		827,190			
Re-Classified **To** Com.:			18,083,540		
From Exempt:			808,880		
To Exempt:		0			
Destruction:		1,949,540			
New Construction:			13,987,000		
Net Commercial	**2,362**	**745,172,499**	**766,560,379**	21,387,880	**0**
Gross Industrial	**446**	262,619,520	271,435,675		
Subdivision:	0	0	0		
Re-Classified **From** Ind.:		3,576,610			
Re-Classified **To** Ind.:			1,789,610		
From Exempt:			0		
To Exempt:		0			
Destruction:		95,220			
New Construction:			4,259,150		
Net Industrial	**446**	**258,947,690**	**265,386,915**	6,439,225	**0**

Parcel/Class-Weighted Assessment Change

	Class Weight	Class Re-Assessment Factor	Class Re-Assessment Percent	Class Contribution
Residential:	95.1%	1.0037	0.37%	0.9545
Commercial:	4.1%	1.0287	2.87%	0.0422
Industrial:	0.8%	1.0249	2.49%	0.0082

	Actual	Effective
Township Re-Assessment Factor:	1.0049	**1.0000**
	Actual	**Effective**
Township Re-Assessment Percentage:	0.49%	0.00%

Level of Assessment through Township Assessor Revisions

	Prior	Ratio Study Year	Actual	Effective
Single-Year Medians:	32.98%	2014	33.14%	32.98%
	31.68%	2015	31.84%	31.68%
	30.77%	2016	30.92%	30.77%
	Prior		**Actual**	**Effective**
Three-Year Average:	**31.81%**		31.97%	**31.81%**