Parcel Weighted Adjustment Sheet: Winfield

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	**15,264**	991,499,067	994,820,581		
Model Home:	2	34,260	36,730		
Subdivision:	49	1,277,640	1,277,640		
Re-Classified **From** Res.:		1,580,440			
Re-Classified **To** Res.:			899,321		
From Exempt:			79,550		
To Exempt:		0			
Destruction:		409,745			
New Const./Omitted:			6,170,765		
Net Residential	**15,213**	**988,196,982**	**986,356,575**	-1,840,407	**0**
Gross Commercial	**643**	148,703,159	169,838,499		
Subdivision:	0	0	0		
Re-Classified **From** Com.:		1,477,390			
Re-Classified **To** Com.:			4,273,570		
From Exempt:			0		
To Exempt:		0			
Destruction:		51,790			
New Construction:			14,356,340		
Net Commercial	**643**	**147,173,979**	**151,208,589**	4,034,610	**0**
Gross Industrial	**238**	85,674,340	109,629,980		
Subdivision:	0	0	0		
Re-Classified **From** Ind.:		0			
Re-Classified **To** Ind.:			3,207,700		
From Exempt:			0		
To Exempt:		0			
Destruction:		0			
New Construction:			8,654,090		
Net Industrial	**238**	**85,674,340**	**97,768,190**	12,093,850	**0**

Parcel/Class-Weighted Assessment Change

	Class Weight	Class Re-Assessment Factor	Class Re-Assessment Percent	Class Contribution
Residential:	94.5%	0.9981	-0.19%	0.9432
Commercial:	4.0%	1.0274	2.74%	0.0411
Industrial:	1.5%	1.1412	14.12%	0.0171

	Actual	Effective
Township Re-Assessment Factor:	1.0014	**1.0000**

	Actual	Effective
Township Re-Assessment Percentage:	0.14%	0.00%

Level of Assessment through Township Assessor Revisions

	Prior	Ratio Study Year	Actual	Effective
Single-Year Medians:	32.55%	2014	32.60%	32.55%
	31.29%	2015	31.33%	31.29%
	29.39%	2016	29.43%	29.39%

	Prior	Actual	Effective
Three-Year Average:	**31.08%**	31.12%	**31.08%**