Parcel Weighted Adjustment Sheet: Winfield

Aggregate Level of Assessment Change from 2018 BOR Through 2019 Assessor Revisions

Change in Assessed Value Effected by Township Assessor's Revisions

	2018 BOR Parcel Count	2018 BOR EAV	2019 TWP EAV	Actual Net Change	Effective Net Change
Gross Residential	**15,308**	1,124,486,251	1,190,144,893		
Model Home:	1	140	32,310		
Subdivision:	63	1,278,083	2,621,850		
Re-Classified **From** Res.:		399,590			
Re-Classified **To** Res.:			776,560		
From Exempt:			205		
To Exempt:		0			
Destruction:		813,250			
New Const./Omitted:			5,297,475		
Net Residential	**15,244**	**1,121,995,188**	**1,181,416,493**	59,421,305	**59,421,305**
Gross Commercial	**620**	161,626,359	176,225,550		
Subdivision:	0	0	0		
Re-Classified **From** Com.:		1,179,020			
Re-Classified **To** Com.:			356,820		
From Exempt:			0		
To Exempt:		0			
Destruction:		348,350			
New Construction:			545,890		
Net Commercial	**620**	**160,098,989**	**175,322,840**	15,223,851	**15,223,851**
Gross Industrial	**290**	139,700,850	160,574,770		
Subdivision:	0	0	0		
Re-Classified **From** Ind.:		130			
Re-Classified **To** Ind.:			8,664,790		
From Exempt:			0		
To Exempt:		0			
Destruction:		0			
New Construction:			1,037,410		
Net Industrial	**290**	**139,700,720**	**150,872,570**	11,171,850	**11,171,850**

Parcel/Class-Weighted Assessment Change

	Class Weight	Class Re-Assessment Factor	Class Re-Assessment Percent	Class Contribution
Residential:	94.4%	1.0530	5.30%	0.9940
Commercial:	3.8%	1.0951	9.51%	0.0416
Industrial:	1.8%	1.0800	8.00%	0.0194

	Actual	Effective
Township Re-Assessment Factor:	1.0550	**1.0550**

	Actual	Effective
Township Re-Assessment Percentage:	5.50%	5.50%

Level of Assessment through Township Assessor Revisions

	Prior	Ratio Study Year	Actual	Effective
	33.31%	2016	35.14%	35.14%
Single-Year Medians:	31.62%	2017	33.36%	33.36%
	29.76%	2018	31.40%	31.40%

	Prior	Actual	Effective
Three-Year Average:	**31.56%**	33.30%	**33.30%**