Parcel Weighted Adjustment Sheet: Downers Grove

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	**54,545**	7,484,075,644	7,768,175,883		
Model Home:	16	860,020	1,139,650		
Subdivision:	163	1,300,760	1,162,070		
Re-Classified **From** Res.:		27,720			
Re-Classified **To** Res.:			1,083,782		
From Exempt:			0		
To Exempt:		0			
Destruction:		9,391,636			
New Const./Omitted:			54,160,197		
Net Residential	**54,366**	**7,472,495,508**	**7,710,630,184**	238,134,676	**238,134,676**
Gross Commercial	**2,359**	831,097,832	920,685,110		
Subdivision:	0	0	0		
Re-Classified **From** Com.:		20			
Re-Classified **To** Com.:			27,720		
From Exempt:			92,590		
To Exempt:		0			
Destruction:		416,990			
New Construction:			23,614,710		
Net Commercial	**2,359**	**830,680,822**	**896,950,090**	66,269,268	**66,269,268**
Gross Industrial	**452**	288,241,840	313,642,330		
Subdivision:	0	0	0		
Re-Classified **From** Ind.:		0			
Re-Classified **To** Ind.:			0		
From Exempt:			0		
To Exempt:		0			
Destruction:		0			
New Construction:			350,310		
Net Industrial	**452**	**288,241,840**	**313,292,020**	25,050,180	**25,050,180**

Parcel/Class-Weighted Assessment Change

	Class Weight	Class Re-Assessment Factor	Class Re-Assessment Percent	Class Contribution
Residential:	95.1%	1.0319	3.19%	0.9813
Commercial:	4.1%	1.0798	7.98%	0.0443
Industrial:	0.8%	1.0869	8.69%	0.0087

	Actual	Effective
Township Re-Assessment Factor:	1.0343	**1.0343**

	Actual	Effective
Township Re-Assessment Percentage:	3.43%	3.43%

Level of Assessment through Township Assessor Revisions

	Prior	Ratio Study Year	Actual	Effective
	33.28%	2016	34.42%	34.42%
Single-Year Medians:	31.78%	2017	32.87%	32.87%
	31.03%	2018	32.09%	32.09%

	Prior	Actual	Effective
Three-Year Average:	**32.03%**	33.13%	**33.13%**