

# TOWN OF THE CITY OF BLOOMINGTON

*Michael Ireland, C.A.E., Assessor*

*607 S Gridley, Ste A*

*Bloomington, Illinois 61701*

*Telephone 309/828-6016*  
[WWW.Assessor-BLM.com](http://WWW.Assessor-BLM.com)

*Fax 309/829-0663*  
*Email: [mwi@assessor-blm.com](mailto:mwi@assessor-blm.com)*

**To:** Town Trustees  
**From:** Michael Ireland  
**Date:** April 27, 2011  
**Subject:** Monthly Report – Updated with Unit 5 Schools.

---

1. The 2010 annual report posted on our web site it provides many of the monthly reports in context of how we go about completing our assessment roll each year. Go to [www.assessor-blm.com](http://www.assessor-blm.com), and click on the Annual Report link on the left-hand panel of tabs.
2. The county assessor has informed me that 2010 tax bills payable in 2011 are in process at the county treasurer's office and should be in the mail the first week in May with due date of June 1, and September 1. I'm providing my annual update of tax rates.
3. The following information is new regarding tax rates, levies, and equalization assessed valuation since the Annual Meeting held on April 12<sup>th</sup>. The information pertains to how the work of the assessor and the budgets of the taxing authorities convert into the tax bill. The county released the data at the end of last week.
4. I've added some additional charts and graphs based on Trustee questions. These include analysis of the impact Unit 5 schools have on City of Bloomington property owners. Also on the last page's 11 and 12 is the comparison of taxes for similar services comparing Bloomington and Normal tax rates.

If you have any questions feel free to contact me.

Mwi



## Tax Rate changes for City of Bloomington with District 87 Schools

### Tax Rate History with District 87 Schools

<i>Tax Year</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>% Change</i>
Township Cemetery	0	0	0	0	0	0		0%
Airport Authority	.10680	.05202	.11621	.10781	.11008	0.08546	0.09855	15.32%
City of Bloomington TWP	.18862	.23686	.22972	.22080	.18683	0.18217	0.17309	-4.98%
Library	.27359	.27284	.27099	.26601	.26108	0.25467	0.25087	-1.49%
BNWRD	.15014	.14835	.15303	.15871	.16036	0.16476	0.16391	-0.52%
McLean County	.93874	.93885	.91927	.90098	.89659	0.90687	0.91673	1.09%
City of Bloomington	1.00710	.99901	.99730	1.00665	.99541	1.07616	1.06013	-1.49%
<b>School District 87</b>	4.47014	4.48075	4.48221	4.51459	4.58085	4.61222	4.65682	0.97%
Heartland Comm. College	.38752	.39291	.40655	.44423	.45473	0.45910	0.47361	3.16%
<b>Total Rate</b>								
Per \$100 assessed value	7.52265	7.52159	7.57528	7.61978	7.64593	7.74141	7.79371	0.68%

The above chart gives a seven-year history of changes in tax rates for taxing authorities. The year pertains to the year the tax was levied not the year the tax is paid. Tax rates are expressed for each \$100 of equalized assessed value. A rate of \$7.79371 is used as .0779371 for the tax bill calculation.

**Tax bill Comparison Across Value Range  
District 87 Schools in Composite Rate**

Property Value	Composite Rate 2009	Composite Rate 2010	\$ Change	% Change	Tax as % of Value
		\$7.74141	\$7.79371		0.676%
					Effective Tax Rate
\$75,000	\$1,470.87	\$1,480.80	\$9.94	0.676%	1.9744%
\$100,000	\$2,115.99	\$2,130.28	\$14.30	0.676%	2.1303%
\$150,000	\$3,406.22	\$3,429.23	\$23.01	0.676%	2.2862%
\$200,000	\$4,696.46	\$4,728.18	\$31.73	0.676%	2.3641%
\$300,000	\$7,276.93	\$7,326.09	\$49.16	0.676%	2.4420%
\$500,000	\$12,437.87	\$12,521.89	\$84.03	0.676%	2.5044%

The Table above, "Tax bill Comparison Across Value Range" provides for a year to year comparison of taxes using incremental values. With the assessment remaining constant for both 2009 and 2010 actual tax changes are easily measured. Declining tax rates actually mean a decline in taxes paid to a specific entity by a prior year taxpayer see the following table for examples.

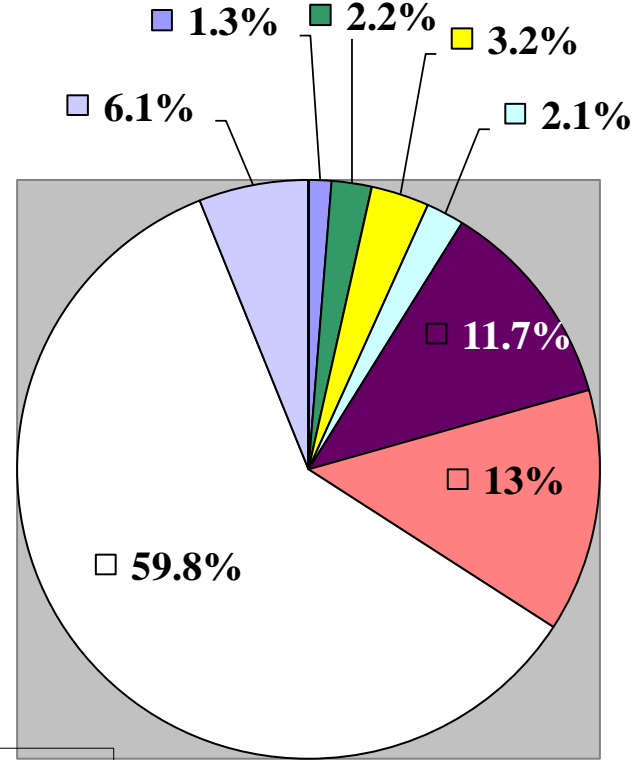
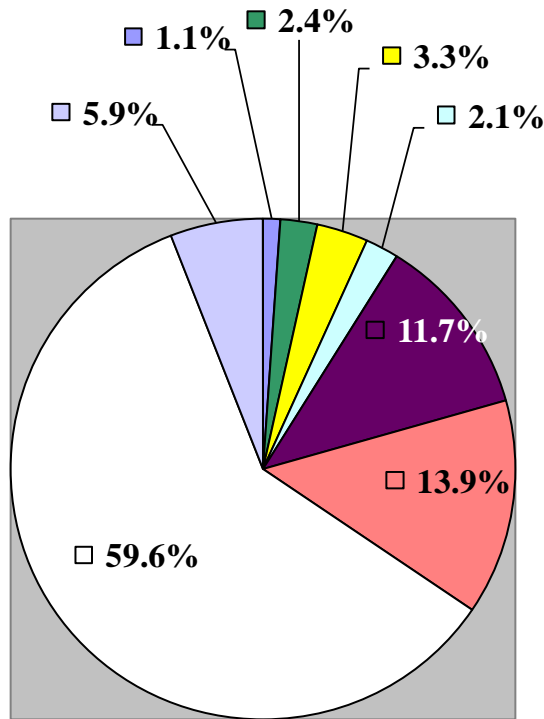
<b>2009 vs. 2010 Tax bill Comparison by Taxing Entity with District 87 Schools</b>										
Multiplier		MCLEAN COUNTY	COBT	CITY of BLM	B/N WATER DIST.	B/N APA	<b>DIST.87 SCHOOL</b>	CITY LIBRARY	HCC #540	Totals
\$75,000	<b>2009</b>	\$172.31	\$34.61	\$204.47	\$31.30	\$16.24	\$876.32	\$48.39	\$87.23	\$1,470.87
\$75,000	<b>Equalized 2010</b>	\$174.18	\$32.89	\$201.42	\$31.14	\$18.72	\$884.80	\$47.67	\$89.99	\$1,480.80
	Difference	\$1.87	(\$1.73)	(\$3.05)	(\$0.16)	\$2.49	\$8.47	(\$0.72)	\$2.76	\$9.94
	<b>Percent Change</b>	<b>1.087%</b>	<b>-4.984%</b>	<b>-1.490%</b>	<b>-0.516%</b>	<b>15.317%</b>	<b>0.967%</b>	<b>-1.492%</b>	<b>3.161%</b>	0.676%
\$150,000	<b>2009</b>	\$399.02	\$80.15	\$473.51	\$72.49	\$37.60	\$2,029.38	\$112.05	\$202.00	\$3,406.22
\$150,000	<b>Equalized 2010</b>	\$403.36	\$76.16	\$466.46	\$72.12	\$43.36	\$2,049.00	\$110.38	\$208.39	\$3,429.23
	Difference	\$4.34	(\$4.00)	(\$7.05)	(\$0.37)	\$5.76	\$19.62	(\$1.67)	\$6.38	\$23.01
	<b>Percent Change</b>	<b>1.087%</b>	<b>-4.984%</b>	<b>-1.490%</b>	<b>-0.516%</b>	<b>15.317%</b>	<b>0.967%</b>	<b>-1.492%</b>	<b>3.161%</b>	0.676%
\$300,000	<b>2009</b>	\$852.46	\$171.24	\$1,011.59	\$154.87	\$80.33	\$4,335.49	\$239.39	\$431.55	\$7,276.93
\$300,000	<b>Equalized 2010</b>	\$861.73	\$162.70	\$996.52	\$154.08	\$92.64	\$4,377.41	\$235.82	\$445.19	\$7,326.09
	Difference	\$9.27	(\$8.54)	(\$15.07)	(\$0.80)	\$12.30	\$41.92	(\$3.57)	\$13.64	\$49.16
	<b>Percent Change</b>	<b>1.087%</b>	<b>-4.984%</b>	<b>-1.490%</b>	<b>-0.516%</b>	<b>15.317%</b>	<b>0.967%</b>	<b>-1.492%</b>	<b>3.161%</b>	0.676%

The table above, "2009 vs. 2010 Tax bill Comparison by Taxing Entity" examines how taxes changed from year over year. The "Difference" is expressed as dollars, while the "Percent Change" expresses the dollar change as a percentage of change from the previous year for each entity. Amounts in red indicate a true reduction in the actual taxes for a prior year taxpayer going to that specific entity.

# Tax Portion Comparison Using District 87 Schools

**2009 Tax Rate \$7.74141**

**2010 Tax Rate \$7.79371**



- Airport Authority
- City of Bloomington Twp
- Library
- B & N
- McLean County
- City of Bloomington
- School District 87
- Community College

The graphs above show the proportion of each dollar going to specific taxing entity. A 59.8% means the \$0.598 cents of each dollar paid is received by the specific taxing boding.

**Tax Rate History for City of Bloomington with Unit 5 School District**

<b>Tax Rate History with Unit 5 Schools</b>										
<b>YEAR</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>% Change</b>
Township Cemetery	0.02269	0.02194	0	0	0			0		NC
Airport Authority	0.08324	0.1092	0.1068	0.05202	0.11621	0.10781	0.11008	0.08546	0.09855	15.317%
City of Bloomington TWP	0.13441	0.1562	0.18862	0.2368	0.22972	0.2208	0.18683	0.18217	0.17309	-4.98%
Library	0.27621	0.27325	0.27359	0.27284	0.27099	0.26601	0.26108	0.25467	0.25087	-1.49%
BNWRD	0.10767	0.14314	0.15014	0.14835	0.15303	0.15871	0.160355	0.16476	0.16391	-0.52%
McLean County	0.93064	0.93685	0.93874	0.93885	0.91927	0.90098	0.89659	0.90687	0.91673	1.087%
City of Bloomington	1.01732	1.01064	1.0071	0.99901	0.9973	1.00665	0.99541	1.07616	1.06013	-1.49%
<b>Unit 5 Schools</b>	4.34413	4.43031	4.50786	4.47579	4.44755	4.53253	4.58932	4.69289	4.76383	1.512%
Heartland Comm. College	0.33852	0.35256	0.38752	0.39291	0.40655	0.44423	0.45473	0.4591	0.47361	3.161%
<b>Total Rate Per \$100 assessed value</b>	7.25483	7.43409	7.56037	7.51657	7.54062	7.63772	7.654395	7.82208	7.90072	<b>1.005%</b>

Tax rates are expressed for each \$100 of equalized assessed value. The rate of \$7.90072 is actually used as .0790072 for a tax bill calculation.

## Tax bill Comparison Across Value Range Unit 5 Schools

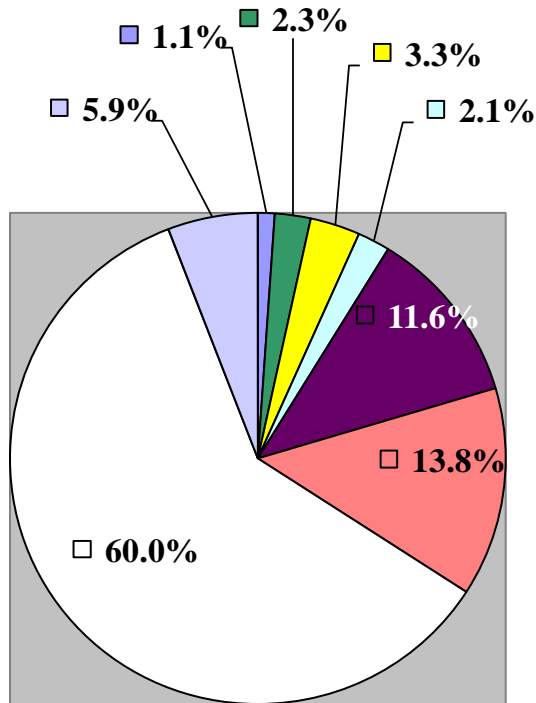
Property Value	2009 Rate	2010Rate	\$ Change	% Change	Tax as % of Value
	\$7.82210	\$7.90072		1.005%	
					Effective Tax Rate
\$75,000	\$1,486.20	\$1,501.14	\$14.94	1.005%	2.0015%
\$100,000	\$2,138.04	\$2,159.53	\$21.49	1.005%	2.1595%
\$150,000	\$3,441.72	\$3,476.32	\$34.59	1.005%	2.3175%
\$200,000	\$4,745.41	\$4,793.10	\$47.70	1.005%	2.3966%
\$300,000	\$7,352.77	\$7,426.68	\$73.90	1.005%	2.4756%
\$500,000	\$12,567.51	\$12,693.82	\$126.32	1.005%	2.5388%

## 2009 vs. 2010 Tax bill Comparison by Taxing Entity With Unit 5 Schools

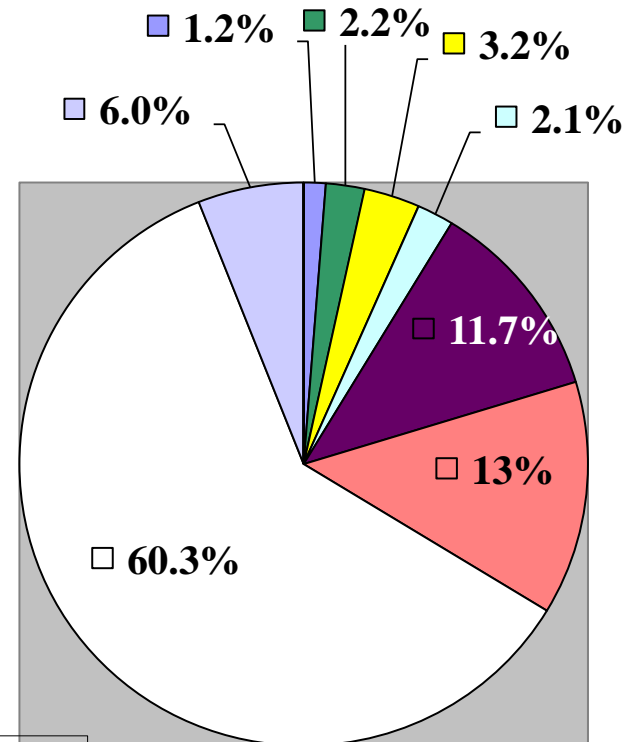
Multiplier		MCLEAN COUNTY	COBT	CITY of BLM	B/N WATER.	B/N APA	Unit 5	CITY LIBRARY	HCC #540	Totals
<b>\$75,000</b>	2009	\$172.31	\$34.61	\$204.47	\$31.30	\$16.24	\$891.65	\$48.39	\$87.23	\$1,486.20
<b>\$75,000</b>	Equalized 2010	\$174.18	\$32.89	\$201.42	\$31.14	\$18.72	\$905.13	\$47.67	\$89.99	\$1,501.14
	Difference	\$1.87	(\$1.73)	(\$3.05)	(\$0.16)	\$2.49	\$13.48	(\$0.72)	\$2.76	\$14.94
	Percent Change	<b>1.087%</b>	<b>-4.984%</b>	<b>-1.490%</b>	<b>-0.516%</b>	<b>15.317%</b>	<b>1.512%</b>	<b>-1.492%</b>	<b>3.161%</b>	1.005%
<b>\$150,000</b>	2009	\$399.02	\$80.15	\$473.51	\$72.49	\$37.60	\$2,064.87	\$112.05	\$202.00	\$3,441.72
<b>\$150,000</b>	Equalized 2010	\$403.36	\$76.16	\$466.46	\$72.12	\$43.36	\$2,096.09	\$110.38	\$208.39	\$3,476.32
	Difference	\$4.34	(\$4.00)	(\$7.05)	(\$0.37)	\$5.76	\$31.21	(\$1.67)	\$6.38	\$34.60
	Percent Change	<b>1.087%</b>	<b>-4.984%</b>	<b>-1.490%</b>	<b>-0.516%</b>	<b>15.317%</b>	<b>1.512%</b>	<b>-1.492%</b>	<b>3.161%</b>	1.005%
<b>\$300,000</b>	2009	\$852.46	\$171.24	\$1,011.59	\$154.87	\$80.33	\$4,411.32	\$239.39	\$431.55	\$7,352.76
<b>\$300,000</b>	Equalized 2010	\$861.73	\$162.70	\$996.52	\$154.08	\$92.64	\$4,478.00	\$235.82	\$445.19	\$7,426.68
	Difference	\$9.27	(\$8.54)	(\$15.07)	(\$0.80)	\$12.30	\$66.68	(\$3.57)	\$13.64	\$73.92
	Percent Change	<b>1.087%</b>	<b>-4.984%</b>	<b>-1.490%</b>	<b>-0.516%</b>	<b>15.317%</b>	<b>1.512%</b>	<b>-1.492%</b>	<b>3.161%</b>	1.005%
<b>\$500,000</b>	2009	\$1,457.04	\$292.69	\$1,729.03	\$264.71	\$137.31	\$7,539.91	\$409.17	\$737.62	\$12,567.48
<b>\$500,000</b>	Equalized 2010	\$1,472.88	\$278.10	\$1,703.28	\$263.35	\$158.34	\$7,653.89	\$403.06	\$760.93	\$12,693.82
	Difference	\$15.84	(\$14.59)	(\$25.75)	(\$1.37)	\$21.03	\$113.98	(\$6.11)	\$23.31	\$126.35
	Percent Change	<b>1.087%</b>	<b>-4.984%</b>	<b>-1.490%</b>	<b>-0.516%</b>	<b>15.317%</b>	<b>1.512%</b>	<b>-1.492%</b>	<b>3.161%</b>	1.005%

# Tax Portion Comparison Using Unit 5 Schools

**2009 Tax Rate \$7.8221**



**2010 Tax Rate \$7.90072**



- |                     |                           |                       |
|---------------------|---------------------------|-----------------------|
| ■ Airport Authority | ■ City of Bloomington Twp | ■ Library             |
| ■ B & N             | ■ McLean County           | ■ City of Bloomington |
| ■ Unit 5 Schools    | ■ Community College       |                       |

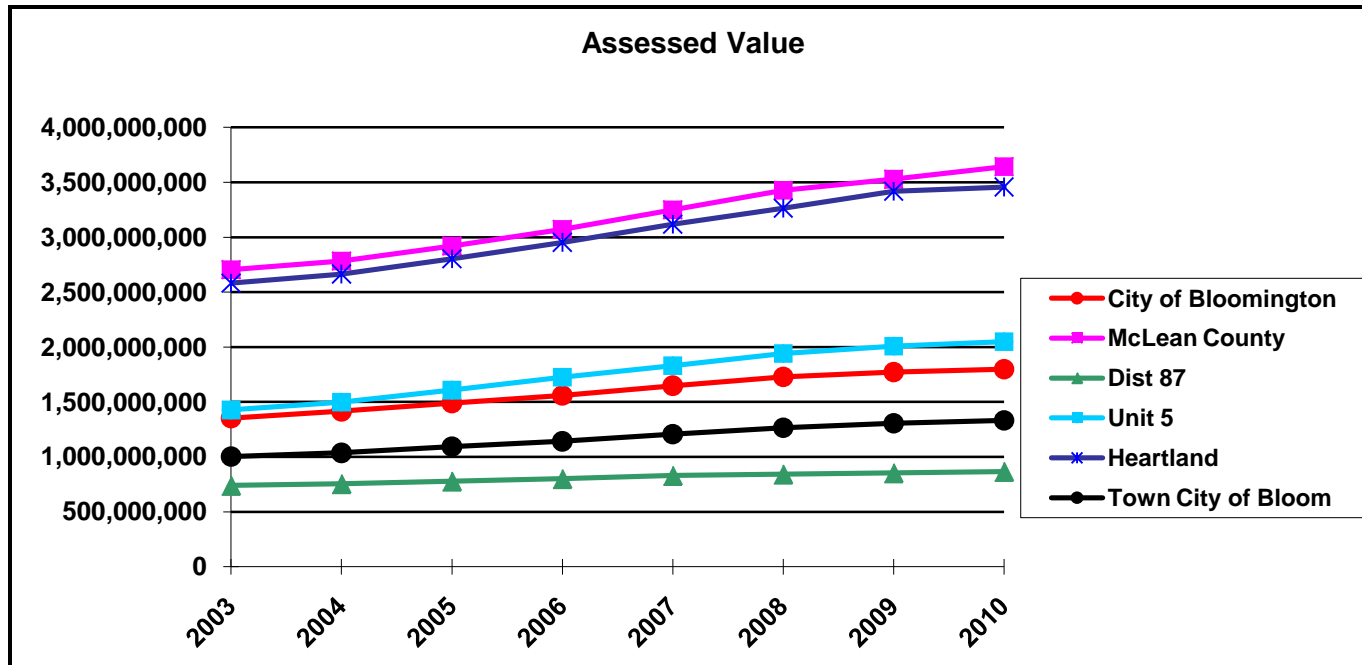
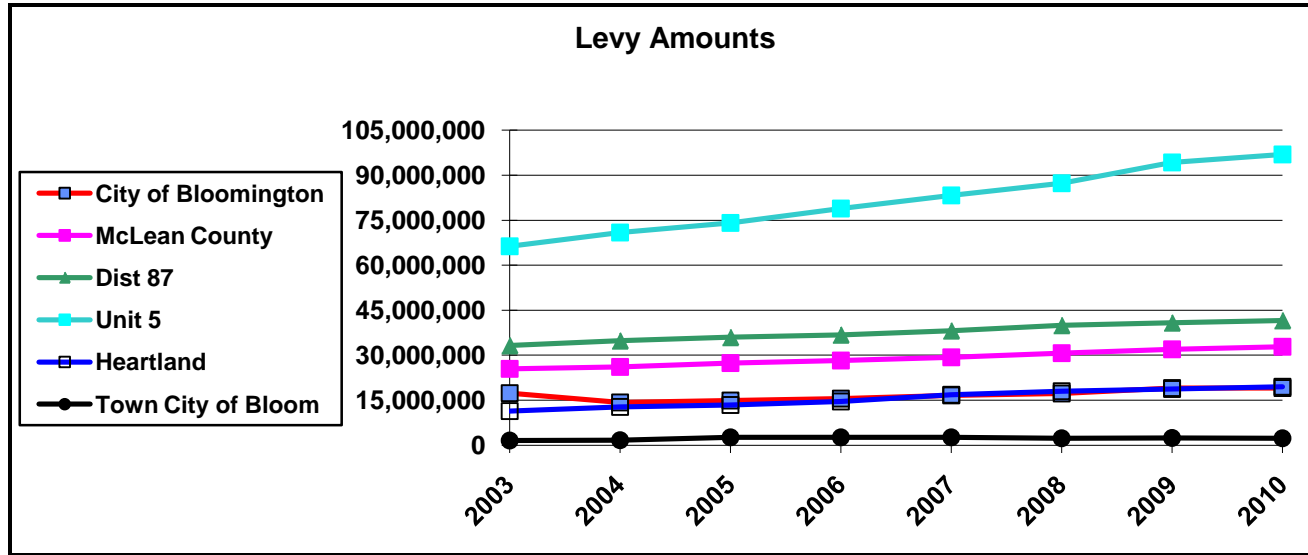
The graphs above show the proportion of each dollar going to specific taxing entity. A 59.8% means the \$0.598 cents of each dollar paid is received by the specific taxing boding.

**MAJOR USERS of the PROPERTY TAX**  
with Levies and Equalized Assessed Value

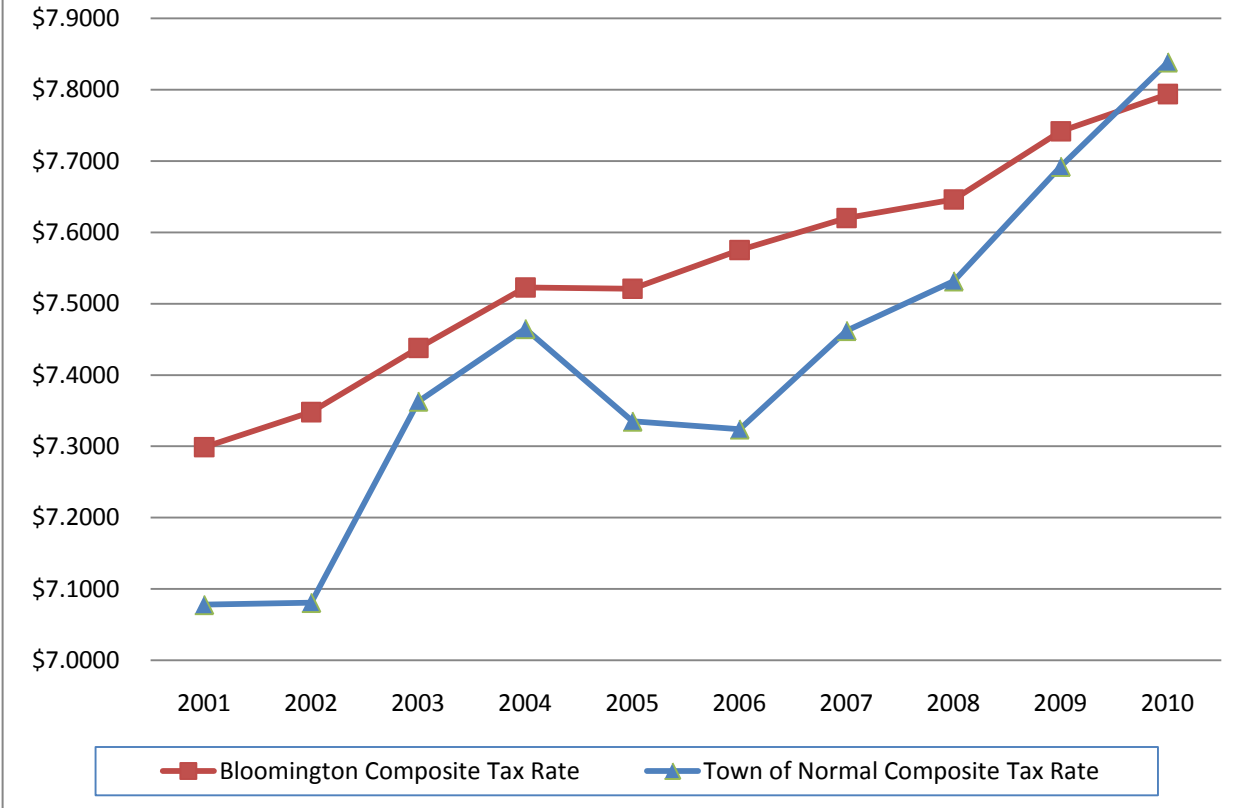
	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>% Change</u>
City of Bloomington								
Levy	<b>\$14,256,807</b>	<b>\$14,878,483</b>	<b>\$15,552,170</b>	<b>\$16,592,348</b>	<b>\$17,208,527</b>	<b>\$19,073,156</b>	<b>\$19,073,483</b>	<b>0.00%</b>
EAV	\$1,415,670,679	\$1,489,321,602	\$1,559,440,896	\$1,648,273,644	\$1,728,787,894	\$1,772,326,819	\$1,799,164,559	1.51%
Rate	\$1.007100	\$.99901	\$.99730	\$1.00665	\$0.99541	\$1.07616	\$1.06013	
McLean County								
Levy	<b>\$26,122,618</b>	<b>\$27,418,621</b>	<b>\$28,234,104</b>	<b>\$29,268,483</b>	<b>\$30,723,987</b>	<b>\$31,989,690</b>	<b>\$32,849,119</b>	<b>2.69%</b>
EAV	\$2,782,765,456	\$2,920,446,010	\$3,071,283,531	\$3,248,544,091	\$3,426,850,406	\$3,527,528,520	\$3,642,352,060	2.94%
Rate	\$0.938740	\$0.93885	\$0.91927	\$0.900098	\$0.89659	\$0.90687	\$0.91673	
District 87								
Levy	<b>\$34,843,963</b>	<b>\$35,981,806</b>	<b>\$36,816,147</b>	<b>\$38,194,234</b>	<b>\$39,988,142</b>	<b>\$40,846,736</b>	<b>\$41,607,243</b>	<b>1.86%</b>
EAV	\$755,250,867	\$778,548,179	\$801,194,645	\$829,836,070	\$842,317,387	\$853,699,973	\$866,675,375	1.52%
Rate	\$4.470140	\$4.48075	\$4.48221	\$4.51459	\$4.58085	\$4.61222	\$4.65682	
Unit 5								
Levy	<b>\$70,873,007</b>	<b>\$74,062,277</b>	<b>\$78,916,991</b>	<b>\$83,274,105</b>	<b>\$87,288,766</b>	<b>\$94,277,828</b>	<b>\$96,878,648</b>	<b>2.76%</b>
EAV	\$1,498,481,854	\$1,607,744,285	\$1,725,856,749	\$1,830,912,144	\$1,941,951,450	\$2,007,575,457	\$2,049,686,230	2.10%
Rate	\$4.507860	\$4.47579	\$4.44755	\$4.53253	\$4.58932	\$4.69289	\$4.76383	
Heartland College								
Levy	<b>\$12,716,809</b>	<b>\$14,075,958</b>	<b>\$14,626,473</b>	<b>\$16,802,979</b>	<b>\$18,022,374</b>	<b>\$18,775,469</b>	<b>\$19,452,705</b>	<b>3.61%</b>
EAV	\$2,664,626,139	\$2,803,013,163	\$2,952,989,453	\$3,177,253,117	\$3,263,561,033	\$3,417,639,050	\$3,456,993,227	1.15%
Rate	\$0.387520	\$0.39291	\$.40655	\$0.44423	\$0.45473	\$0.45910	\$0.47361	
Town City of Bloom								
Levy	<b>\$1,644,095</b>	<b>\$2,587,760</b>	<b>\$2,622,505</b>	<b>\$2,666,929</b>	<b>\$2,364,584</b>	<b>\$2,377,534</b>	<b>\$2,304,216</b>	<b>-3.08%</b>
EAV	\$1,036,726,325	\$1,092,557,791	\$1,141,612,558	\$1,207,887,380	\$1,265,590,988	\$1,305,122,637	\$1,331,224,372	2.00%
Rate	\$0.188620	\$0.23686	\$0.22972	\$0.22080	\$0.18683	\$0.18217	\$0.17309	

## MAJOR USERS GRAPHS

City of Bloomington Township



### Tax Rate Comparison Bloomington - Normal



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Composite COB Rate per \$100 assessed value	\$7.2990	\$7.3480	\$7.4380	\$7.5226	\$7.5210	\$7.5750	\$7.6200	\$7.6459	\$7.7414	\$7.7937
Composite Normal Rate per \$100 assessed value	\$7.0780	\$7.0810	\$7.3630	\$7.4647	\$7.3350	\$7.3240	\$7.4620	\$7.5315	\$7.6920	\$7.8383

<b>Taxing Entities in Town of Normal</b>	<b>Rate</b>	<b>Rate</b>	<b>Taxing Entities in City of Bloomington</b>
<b>MCLEAN COUNTY</b>	0.91673	0.91673	<b>MCLEAN COUNTY</b>
<b>NORMAL TOWNSHIP</b>	0.15807	<b>0.17309</b>	<b>CITY OF BLOOMINGTON TOWNSHIP</b>
<b>TOWN OF NORMAL</b>	0.78259	<b>1.06013</b>	<b>CITY OF BLOOMINGTON</b>
<b>NORMAL TWP ROAD DIST</b>	<b>0.08589</b>	0	<b>NOT APPLICABLE</b>
<b>B-N WATER RECLAMATION DIST</b>	0.16391	0.16391	<b>B-N WATER RECLAMATION DIST</b>
<b>BLM-NRM AIRPORT AUTH</b>	0.09855	0.09855	<b>BLM-NRM AIRPORT AUTH</b>
<b>CUSD 5 NORMAL</b>	<b>4.76383</b>	4.65682	<b>CUSD 87 BLOOMINGTON</b>
<b>NORMAL PUBLIC LIBRARY</b>	<b>0.39507</b>	0.25087	<b>CITY OF BLOOMINGTON LIBRARY</b>
<b>HEARTLAND COMM COLLEGE 540</b>	0.47361	0.47361	<b>HEARTLAND COMM COLLEGE 540</b>
<b>Total Composite Tax Rate</b>	7.83825	7.79371	<b>Total Composite Tax Rate</b>

Rates in bold indicate the higher rate by comparison. The City of Bloomington is a coterminous township so there is no “Road District” tax as all roads are maintained by the City of Bloomington.\*\*

\*\* (Except for parts of Dale, Dry Grove, Old Town and Towanda Townships that are located in disputed City of Bloomington Township boundaries, taxpayers in those areas pay a township road tax to the rural township.)