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**NEW, MORE DETAILED CIVIC FEDERATION STUDY CONFIRMS
EFFICACY AND NECESSITY OF 7% HOMESTEAD CAP**
CF Urges General Assembly, Governor to Approve Extension with \$20,000 Exemption

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CHICAGO – In its most comprehensive property tax study to date, the Civic Federation reaffirmed its stance in support of the extension of the Alternative General Homestead Exemption (“7% cap”) with a limit of \$20,000. The new report, released Monday on www.civicfed.org, includes more detailed analysis and the most recent data available.

The purpose of the homestead exemption is to mitigate the impact of rapid appreciation in the residential real estate market and the resulting higher property taxes on rapidly-appreciating owner-occupied homes. Although it is **not a replacement for comprehensive property tax reform**, the Federation found that the “7% cap” has contributed to residential stability in the Cook County property tax system by both limiting and smoothing annual increases in the taxable value of homestead properties.

In comparison to previous Federation studies of the “7% cap,” the new report breaks out more categories of property, such as residential properties subject to the “senior freeze,” and studies the effect of the cap on selected Chicago neighborhoods as well as individual suburban municipalities. “The level of detail included in this analysis is unprecedented among studies of its kind,” said Laurence Msall, President of the Civic Federation. “The separation of the data allows us to show how the ‘7% cap’ affects communities differently throughout Cook County.” The Federation’s analysis examines changes in tax bills as compared to the previous year if the “7% cap” is extended, eliminated, or extended with an increase in the exemption limit to \$60,000. For the first time, the report also separates these numbers further by properties with ranges of different tax change percentages for each triad, neighborhood, and municipality studied, giving a better perspective of the distribution of tax increases or decreases by location.

Eliminating the homestead exemption would create a median property tax increase of 43.6% over the previous year for Chicago homeowners in 2006, 25.8% for north suburban homeowners in 2007, and 19.8% for south suburban homeowners in 2008. In contrast, if the exemption were renewed at the current maximum of \$20,000, the median tax increase over the previous year would be 18.4% in Chicago in 2006, 14.2% in the north suburbs in 2007, and median taxes in the south suburbs for homeowners would increase by 3.5% in 2008. The effect of the elimination of the “7% cap” on individual neighborhoods or municipalities is even more striking. If the exemption is not renewed, residents of Chicago’s Englewood neighborhood would see their tax bills increase by a median of 162.2% in 2006, north suburban Schaumburg homeowners would face a median property tax increase of 30.9% in the 2007 tax year, and homeowners in the south suburb of Harvey would see a median increase in 2008 of 45.9%.

The effects of the “7% cap” on non-homeowner properties vary by class of property. However, the Civic Federation’s analysis found that the average effect of an extension of the homestead exemption on most other classes of property including commercial

- more -

The Civic Federation – Alternative Homestead Exemption Analysis

properties is to **reduce their median property tax cut**. In other words, properties in those classes will pay more than if the exemption were eliminated, but they will still pay on average **less in property taxes than they did the previous year**. This occurs both because commercial properties in Cook County have been appreciating at a slower rate than residential properties and because the total taxable value of all properties grows faster than the local governments' tax levies, thus driving down tax rates. The exception is commercial and industrial properties in the south suburbs, which would pay 3-5% more in property taxes if the "7% cap" is renewed with a limit of \$20,000.

The Civic Federation does not support raising the maximum exemption level to \$60,000, as proposed in SB2691, because this would create too large of a shift of the tax burden on to other classes of properties. "The Federation urges the General Assembly and Governor Blagojevich to renew the '7% cap' for another three years with a \$20,000 exemption," said Msall. "The positive aspects of the exemption, that it serves as a 'shock absorber' and contributes stability to the property tax system, far outweigh its drawbacks in terms of tax burden shift. However, if in three years property values have stabilized in Cook County, this short-term fix should be allowed to sunset."

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The Civic Federation is an independent, non-partisan government research organization founded in 1894. The Federation's membership includes business and professional leaders from a wide range of Chicago area corporations, professional service firms and institutions.



**THE EFFECTS OF THE “7% CAP” ON
PROPERTY TAXES PAID IN COOK COUNTY: 2002-2008**

*Including the Projected Effects of Eliminating, Renewing, or
Expanding the Homeowner Exemption for 2006-2008*

**Prepared By
The Civic Federation**

March 26, 2007

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EXECUTIVE SUMMARY

The Civic Federation has recently completed an updated, comprehensive analysis of the effects of the Alternative General Homestead Exemption (also known as the “7% cap”) on the 1.7 million parcels in Cook County. Based upon our analysis, **the Federation maintains its support for extending the exemption through tax years 2006-2008 at the current maximum exemption level of \$20,000 in taxable value** (equalized assessed value). The Federation does **not** support increasing the maximum exemption level to \$60,000. Expanding the exemption to \$60,000 would afford many homeowners a tax cut, while creating a significant tax burden shift onto other properties, particularly Class 2 non-homeowners.

The “7% cap” has contributed residential stability to the Cook County property tax system by both limiting and smoothing annual increases in the taxable value of homestead properties. It has effectively served as a shock absorber, mitigating the effects of rapid appreciation in the residential real estate market on the taxable value and resultant taxes of rapidly appreciating owner-occupied homes. The Civic Federation believes that the benefits of the Alternative General Homestead Exemption outweigh its costs in terms of tax burden shifted to non-homestead properties and homestead properties that are appreciating slowly.

However, the “7% cap” is **not a replacement for comprehensive reform** of the labyrinthine Cook County property tax system. Furthermore, property valuation is only one factor affecting property taxes. Of even greater significance is the demand that local governments, particularly school districts, place on property tax payers to fund their operating costs.

Major Findings

The Civic Federation’s position is based on three principal findings:

1. **Eliminating** the “7% cap” would create a median property tax increase of 43.6% over the previous year for Chicago homeowners (excluding Senior Freeze homeowners) in tax year 2006, 25.8% for North suburban homeowners in 2007, and 19.8% for South suburban homeowners in 2008.
 - Commercial median taxes would fall by -7.6% in Chicago, -11.0% in the North suburbs, and -2.7% in the South suburbs.

Median Estimated Change in Taxes Owed Compared to the Previous Year: All Triads, 7% is Eliminated				
Class		City 2006	North 2007	South 2008
2--Homeowner		43.6%	25.8%	19.8%
2--Senior Freeze Homeowner		-17.9%	-20.2%	-14.4%
2--Non-Homeowner		14.5%	7.4%	0.0%
3--Apartment		-11.7%	-18.2%	-10.8%
5a--Commercial		-7.6%	-11.0%	-2.7%
5b--Industrial		-14.1%	-9.5%	-4.2%

Results are for those properties that were the same class from 2002-2005.

2. **Renewing** the “7% cap” at the current maximum exemption of **\$20,000** would create a median tax increase of 18.4% for Chicago homeowners in 2006, 14.2% for North suburban homeowners in 2007, and 3.5% for South suburban homeowners in 2008.

- Commercial median taxes would fall by -2.5% in Chicago, -5.0% in the North suburbs, and would rise by 5.6% in the South suburbs.

Median Estimated Change in Taxes Owed Compared to the Previous Year: All Triads, 7% is Renewed at \$20,000 Maximum				
		City 2006	North 2007	South 2008
Class	2--Homeowner	18.4%	14.2%	3.5%
	2--Senior Freeze Homeowner	-13.3%	-14.8%	-6.7%
	2--Non-Homeowner	20.8%	15.3%	8.9%
	3--Apartment	-6.8%	-13.0%	-2.6%
	5a--Commercial	-2.5%	-5.0%	5.6%
	5b--Industrial	-9.4%	-4.2%	3.1%

Results are for those properties that were the same class from 2002-2005.

3. **Expanding** the maximum exemption to **\$60,000** in EAV would create a median property tax decrease of -1.9% for Chicago homeowners in 2006, increase of 0.5% for North suburban homeowners in 2007, and increase of 2.7% for South suburban homeowners in 2008.
 - Expanding the maximum exemption to \$60,000 in EAV would create median tax increases of 3.2% to 8.5% for commercial properties and 11.9% to 27.8% for non-homeowner residential properties throughout Cook County from 2006-2008.

Median Estimated Change in Taxes Owed Compared to the Previous Year: All Triads, 7% is Renewed at \$60,000 Maximum				
		City 2006	North 2007	South 2008
Class	2--Homeowner	-1.9%	0.5%	2.7%
	2--Senior Freeze Homeowner	-8.3%	-6.3%	-4.0%
	2--Non-Homeowner	27.8%	25.3%	11.9%
	3--Apartment	-1.4%	-2.9%	0.0%
	5a--Commercial	3.2%	3.9%	8.5%
	5b--Industrial	-4.2%	2.9%	5.3%

Results are for those properties that were the same class from 2002-2005.

Based on the figures above and the wealth of data presented in this report, the Civic Federation believes that renewing the “7% cap” at the current maximum exemption of \$20,000 continues to offer many homeowners important protection against the shock of dramatic tax increases caused by rapid appreciation of their homes. The tax burden shift onto other classes of property and slowly appreciating homes is not overly burdensome, and many properties in other classes will still see reductions in their tax liabilities from the previous year.

It is worth noting, however, that most residential properties that are not eligible for the homeowner exemption have experienced substantial property tax increases and will continue to do so especially if the “7% cap” is expanded to \$60,000. The owners of these rental properties and second homes have felt the effects of the housing market’s rapid appreciation without the mitigation of an exemption. Non-eligible residential properties constitute 31.1% of Class 2 and 26.1% of all properties in Cook County.

The purpose of the “7% cap” was to provide a “shock absorber” for escalating home values, not to create absolute reductions in residential taxes. It has achieved that goal. Expanding the exemption to \$60,000 is not essential and, indeed, may be excessive because it would afford many homeowners a tax cut and create a significant tax burden shift onto other properties, particularly Class 2 non-homeowners.

What’s New

This report builds on previous Civic Federation analyses of the effects of the “7% cap” by providing extensive detail on the property tax liabilities of specific classes of property in each Cook County triad as well as in selected suburban municipalities and Chicago neighborhoods. These results differ in some cases from the preliminary results released in November 2006 because this more precise analysis separates out Senior Freeze homeowners from other Class 2 homeowners. Additional information received in the interim also led to revised and improved tax rate projections.

HOW THE “7% CAP” WORKS

This section describes what the “7% cap” is and how it functions. The explanation is divided into a discussion of the effect on homeowner taxable values and the effect on tax rates, which is the source of the tax burden shift.

On July 12, 2004, Governor Blagojevich signed into law Senate Bill 2112 (Public Act 093-0715). The new law made a number of changes to residential property tax exemptions, including authorization for counties to enact an expanded homeowner exemption that caps increases in the taxable value of many homes at 7% per year. Shortly thereafter, the Cook County Board of Commissioners enacted an ordinance implementing the “7% cap”. Under the previous law, the taxable value of an owner-occupied Cook County property was reduced by a flat \$4,500. The “7% cap”, which took effect in tax year 2003 (payable in 2004), allowed for an exemption of \$4,500 to \$20,000, depending on the property’s base value and increase taxable value. The issue currently before the Illinois General Assembly is whether or not to renew and/or expand the “7% cap”.

Effects on Homeowner Taxable Value

The “7% cap” is a modification of the property tax exemption for homeowners. The intent of the law was to limit increases in taxable value (Equalized Assessed Value) to 7% a year, thus buffering homeowners against the shock of a major tax increase following a reassessment during a period of rapidly escalating home values. However, the imposition of a \$20,000 maximum exemption amount meant that some homeowners still saw their taxable value increase by more than 7% in a single year.

Rather than giving all eligible homeowners a fixed reduction in taxable value as under the previous law, the “7% cap” allows for a range of reductions that vary according to the base assessed value and appreciation rate of the home. For example, consider three Chicago homes of different values that each experienced assessment increases of 33.3% in 2003:

- The home with a 2002 assessed value of \$10,000 (appreciating to \$13,333 in 2003) would have received a 2003 homeowner exemption of \$11,187, thus reducing taxable value from \$32,789 to \$21,602.¹
- The home with a 2002 assessed value of \$20,000 (appreciating to \$26,666 in 2003) would have received a 2003 homeowner exemption of \$17,559, reducing taxable value from \$65,578 to \$48,019.
- The home with a 2002 assessed value of \$30,000 (appreciating to \$39,999 in 2003) would have hit the 2003 exemption limit of \$20,000, reducing taxable value from \$98,367 to \$78,367.

It is worth emphasizing that the “7% cap” affects only the taxable value, not the assessed value of a home. The assessed value is meant to reflect a fraction (16% in the case of homes) of the full value of the property, whereas the Equalized Assessed Value (EAV) represents the taxable value to which a property tax rate will be applied. By operating only on the taxable value, the

¹ Recall that taxable value (or “Equalized Assessed Value”) = (assessed value * multiplier) – any exemptions. The multiplier (or “equalizer”) is a number computed by the State of Illinois that is meant to bring the total assessed value of all Cook County properties to 33.3% of market value. The 2003 multiplier was 2.4598.

exemption allows assessed values to continue to rise along with appreciation in the housing market while still limiting increases in taxable value.

The fact that the “7% cap” affects only taxable value also means that the percentage increase of assessed value does not precisely correspond to the percentage increase in EAV (even before exemptions), due to changes in the multiplier. For example, a slight drop in the multiplier in 2003 meant that a 33.3% assessed value increase created a 32.8% gross EAV increase before exemptions.

A prominent feature of the “7% cap” is its ability to spread the “sticker shock” of triennial assessments over three years. Because Cook County properties are only reassessed every three years, the reassessment captures three years of property appreciation (or depreciation) in a single year. By limiting increases in taxable value to 7% a year (up to the \$20,000 maximum exemption), the “7% cap” can spread the effects of a substantial assessment increase over three years.

Effects on Tax Rates

The homeowner exemption removes taxable value from individual homes, and thus removes taxable value from the community tax base. That is to say, there is less total EAV than there would have been without the exemption. There are a number of other factors that also influence the total EAV of a community. In most communities, EAV increases dramatically in a reassessment year due to three years of property appreciation being captured in one year. Also, changes in legal assessment levels such as the ordinance gradually reducing large apartment building assessment levels from 33% in 2002 to 20% in 2008 removes EAV from the tax base. New construction adds to EAV. The granting of exempt status to charitable organizations, churches, and government property has the effect of removing real estate value from the EAV. Tax Increment Financing (TIF) districts also remove EAV from the tax base on which tax rates are based.²

Anything that removes EAV causes property tax rates to be higher than they otherwise would have been because a property tax rate is the product of the following simple quotient:

$$\frac{\text{TaxLevy}}{\text{EAV}} = \text{TaxRate}$$

The tax levy (the amount of money requested by all the taxing governments) in a given year can be assumed to remain constant.³ That is, the governments are assumed to request the same amount of tax revenue regardless of any changes to EAV that might reduce or boost the tax base.

The homeowner exemption, like any other reduction in the tax base, makes the tax rate higher than it otherwise would have been in a given year. For most homeowners receiving more than the minimum exemption, the higher tax rate is offset by the lower EAV of their home. However,

² TIFs increase the property tax rate by removing EAV from the taxing agencies’ base, but the resulting tax rate is then applied back to the TIF value and paid by the property owners.

³ The tax extensions of many governments were previously limited by maximum tax rates on certain funds. However, the Property Tax Extension Limitation Law now limits *extensions* to an increase of no more than 5% or inflation over the prior year, thus the tax *rate* limit is effective for only a very small number of governments in property-poor areas.

for homeowners receiving the minimum exemption and for all other properties, the higher tax rate results in a higher tax liability than they otherwise would have had. **The higher tax rate is the source of the tax burden “shift” from homeowners receiving more than the minimum exemption to all other properties.** Total tax burden is a zero-sum game in which one taxpayer’s relief is another taxpayer’s increase.

While a homeowner exemption (or TIF, or other removal of EAV from the tax base) may cause the tax rate to be higher than it otherwise would have been, the tax rate may still be *lower* than it was the previous year. This happens when the increase in EAV over the previous year is proportionately higher than the increase in the tax levy. This commonly occurs in reassessment years. As we will see in the analysis that follows, many property owners still see a reduction in their tax liability from the previous year despite the tax burden shift resulting from the “7% cap”. The reduction is simply less than it otherwise would have been.

Examples

This section provides a number of hypothetical examples which illustrate how the “7% cap” works on homeowner and commercial properties in a number of scenarios.

2003: Minimum and Maximum Homeowner Exemptions and Commercial Property

The figure below illustrates how the “7% cap” operates on a hypothetical home in Chicago.⁴ This example was constructed in order to show a home that would receive the minimum homeowner exemption in 2003. For a home valued by the Assessor’s office at \$150,000 in full value for 2002, the maximum appreciation rate required to produce the minimum exemption in both 2003 and 2006 is 6.8%. With the “7% cap”, the homeowner owed \$3,738 in property taxes for 2003. If the “7% cap” had not been in place, the tax bill would have been \$3,570 or -4.5% less.⁵

Homeowner, minimum exemption			
Chicago 2003			
General City Tax Rate (tax code 77001--Avondale)			
2002 Full Property Value = \$150,000	7%		No 7%
2003 Full Property Value (6.8% appreciation)	\$	160,200	\$ 160,200
Assessment Level: Residential 2 *		16%	16%
Assessed Value =	\$	25,632	\$ 25,632
Equalization Factor *		2.4598	2.4598
	= \$	63,050	\$ 63,050
Homeowner Exemption -	\$	4,500	\$ 4,500
Final Taxable Equalized Assessed Value	\$	58,550	\$ 58,550
Composite Tax Rate *		6.384%	6.097%
Tax Bill	\$	3,738	\$ 3,570
			Difference
			-\$168
			-4.5%

⁴ Tax code 77001 was selected because it is one of the biggest tax codes in Chicago, with 10.3% of all parcels. A tax code is a unique combination of taxing agencies. The same basic taxing agencies are in all Chicago tax codes: County of Cook, Forest Preserve District of Cook County, Metropolitan Water Reclamation District, City of Chicago, Chicago Board of Education, Chicago Park District, Chicago School Finance Authority, and City Colleges of Chicago. The variety in Chicago tax codes is primarily due to Special Service Areas and other small agencies.

⁵ The example tax rates are estimated by the Civic Federation according to the Methodology described beginning on page 32.

The next example shows a hypothetical home with the same 2002 value receiving the maximum exemption in 2003. The minimum appreciation rate required to produce the maximum exemption in both 2003 and 2006 is 42.1%.⁶ With the “7% cap”, the homeowner owed \$4,079 in property taxes for 2003. If the “7% cap” had not been in place, the tax bill would have been \$4,840 or 18.7% more.

Homeowner, maximum exemption			
Chicago 2003			
General City Tax Rate (tax code 77001--Avondale)			
2002 Full Property Value = \$150,000	7%	No 7%	
Full Property Value (42.1% appreciation)	\$ 213,150	\$	213,150
Assessment Level: Residential 2 *	16%		16%
Assessed Value =	\$ 34,104	\$	34,104
Equalization Factor *	2.4598		2.4598
=	\$ 83,889	\$	83,889
Homeowner Exemption -	\$ 20,000	\$	4,500
Final Taxable Equalized Assessed Value	\$ 63,889	\$	79,389
Composite Tax Rate *	<u>6.384%</u>		<u>6.097%</u>
Tax Bill	\$ 4,079	\$	4,840
			Difference
			\$762
			18.7%

The figure below is an example of a hypothetical commercial property with a 2003 value of \$500,000. Cook County ordinance requires that commercial properties be assessed at 38% of full value as determined by the Assessor. With the “7% cap”, the owner owed \$29,836 in property taxes for 2003. If the “7% cap” had not been in place, the tax bill would have been \$28,495 or -4.5% less.

Commercial Property			
Chicago 2003			
General City Tax Rate (tax code 77001--Avondale)			
	7%	No 7%	
Full Property Value	\$ 500,000	\$	500,000
Assessment Level: Commercial 5a *	38%		38%
Assessed Value =	\$ 190,000	\$	190,000
Equalization Factor *	2.4598		2.4598
Final Taxable Equalized Assessed Value	\$ 467,362	\$	467,362
Composite Tax Rate *	<u>6.384%</u>		<u>6.097%</u>
Tax Bill	\$ 29,836	\$	28,495
			Difference
			-\$1,341
			-4.5%

2006: Minimum and Maximum Homeowner Exemptions and Commercial Property

The next three examples show what would happen to the same properties under three scenarios in 2006 if the homes appreciate at the same rate as in 2003.⁷ The slowly appreciating home

⁶ As is shown in Appendix B, the median Chicago assessment increase in 2003 was 33.1%.

⁷ Assessment projections provided by the Cook County Assessor’s Office indicate that many Chicago 2006 assessment increases are projected to be at least as high as in 2003.

would owe \$3,599 in 2006 if the “7% cap” is continued with a \$20,000 exemption maximum. If the “7% cap” were eliminated, that home would owe \$3,411 or -5.2% less. If the “7% cap” were expanded to a maximum exemption of \$60,000, that home would owe \$3,808 or 5.8% more than if the “7% cap” were renewed with a \$20,000 maximum.

Homeowner, minimum exemption				
Chicago 2006				
General City Tax Rate (tax code 77001--Avondale)				
2002 Full Property Value = \$150,000	7%	No 7%	\$60k	
2006 Full Property Value (6.8% appreciation)	\$ 171,094	\$ 171,094	\$ 171,094	
Assessment Level: Residential 2 *	16%	16%	16%	
Assessed Value =	\$ 27,375	\$ 27,375	\$ 27,375	
Equalization Factor *	2.72	2.72	2.72	
=	\$ 74,460	\$ 74,460	\$ 74,460	
Homeowner Exemption -	\$ 5,000	\$ 5,000	\$ 5,000	
Final Taxable Equalized Assessed Value	\$ 69,460	\$ 69,460	\$ 69,460	
Composite Tax Rate *	<u>5.182%</u>	<u>4.911%</u>	<u>5.482%</u>	
Tax Bill	\$ 3,599	\$ 3,411	\$ 3,808	
		Difference	Difference	
		-\$188	\$208	
		-5.2%	5.8%	

The rapidly appreciating home would owe \$5,794 in 2006 if the “7% cap” were continued with a \$20,000 exemption. If the “7% cap” were eliminated, that home would owe \$6,228 or 7.5% more. If the “7% cap” were expanded to a maximum exemption of \$60,000, that home would owe \$3,937 or -32.1% less than if the “7% cap” were renewed with a \$20,000 maximum.

Homeowner, maximum exemption				
Chicago 2006				
General City Tax Rate (tax code 77001--Avondale)				
2002 Full Property Value = \$150,000	7%	No 7%	\$60k	
Full Property Value (42.1% appreciation)	\$ 302,886	\$ 302,886	\$ 302,886	
Assessment Level: Residential 2 *	16%	16%	16%	
Assessed Value =	\$ 48,462	\$ 48,462	\$ 48,462	
Equalization Factor *	2.72	2.72	2.72	
=	\$ 131,816	\$ 131,816	\$ 131,816	
Homeowner Exemption -	\$ 20,000	\$ 5,000	\$ 60,000	
Final Taxable Equalized Assessed Value	\$ 111,816	\$ 126,816	\$ 71,816	
Composite Tax Rate *	<u>5.182%</u>	<u>4.911%</u>	<u>5.482%</u>	
Tax Bill	\$ 5,794	\$ 6,228	\$ 3,937	
		Difference	Difference	
		\$434	-\$1,857	
		7.5%	-32.1%	

A commercial property valued at \$500,000 in 2006 would owe \$26,781 if the “7% cap” were continued with a \$20,000 exemption. If the “7% cap” were eliminated, that property would owe \$25,380 or -5.2% less. If the “7% cap” were expanded to a maximum exemption of \$60,000, that property would owe \$28,331 or 5.8% more than if the “7% cap” were renewed with a \$20,000 maximum.

Commercial Property			
Chicago 2006			
General City Tax Rate (tax code 77001--Avondale)			
	7%	No 7%	\$60k
Full Property Value	\$ 500,000	\$ 500,000	\$ 500,000
Assessment Level: Commercial 5a *	38%	38%	38%
Assessed Value =	\$ 190,000	\$ 190,000	\$ 190,000
Equalization Factor *	2.72	2.72	2.72
Final Taxable Equalized Assessed Value	\$ 516,800	\$ 516,800	\$ 516,800
Composite Tax Rate *	<u>5.182%</u>	<u>4.911%</u>	<u>5.482%</u>
Tax Bill	\$ 26,781	\$ 25,380	\$ 28,331
		Difference	Difference
		-\$1,401	\$1,550
		-5.2%	5.8%

2002-2008: Year-to-Year Changes for a Rapidly Appreciating Home

The final three figures in this section show year-to-year changes for the rapidly appreciating home introduced above. The first figure illustrates what would happen to this property with the “7% cap” in place for 2003-2008 and a maximum exemption of \$20,000. Tax liabilities grow by 3.3% to 3.9% from 2003-2005, then jump 32.4% in 2006 due to the 42.1% assessment increase. In total, this property appreciates 101.6% from 2002-2008, while the tax liability grows 62.1% in the same time period.

Homeowner, maximum exemption							
Chicago 2002-2008 (7%)							
General City Tax Rate (tax code 77001--Avondale)							
2002 Full Property Value = \$150,000	2002	2003	2004	2005	2006	2007	2008
Full Property Value (42.1% appreciation)	\$ 150,000	\$ 213,150	\$ 213,000	\$ 213,000	\$ 302,886	\$ 302,460	\$ 302,460
Assessment Level: Residential 2 *	16%	16%	16%	16%	16%	16%	16%
Assessed Value =	\$ 24,000	\$ 34,104	\$ 34,104	\$ 34,104	\$ 48,462	\$ 48,462	\$ 48,462
Equalization Factor *	2.4598	2.4598	2.5757	2.732	2.72	2.83	2.95
	= \$ 59,035	\$ 83,889	\$ 87,842	\$ 93,172	\$ 131,816	\$ 137,147	\$ 142,962
Homeowner Exemption -	\$ 4,500	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Final Taxable Equalized Assessed Value	\$ 54,535	\$ 63,889	\$ 67,842	\$ 73,172	\$ 111,816	\$ 117,147	\$ 122,962
Composite Tax Rate *	<u>7.214%</u>	<u>6.384%</u>	<u>6.208%</u>	<u>5.979%</u>	<u>5.182%</u>	<u>5.164%</u>	<u>5.185%</u>
Tax Bill	\$ 3,934	\$ 4,079	\$ 4,212	\$ 4,375	\$ 5,794	\$ 6,049	\$ 6,376
% increase in Tax Bill		3.7%	3.3%	3.9%	32.4%	4.4%	5.4%
							Full Property Value Change 2002-2008: 101.6%
							Tax Liability Change 2002-2008: 62.1%

The next figure illustrates what would have happened to this property if the “7% cap” had never been introduced. Tax liabilities jump 23% in both reassessment years, and grow at 2.1% to 4.8% rates in the intervening years. Total tax liability grows 72.0% from 2002-2008.

Homeowner, maximum exemption							
Chicago 2002-2008 (No 7%)							
General City Tax Rate (tax code 77001--Avondale)							
2002 Full Property Value = \$150,000	2002	2003	2004	2005	2006	2007	2008
Full Property Value (42.1% appreciation)	\$ 150,000	\$ 213,150	\$ 213,000	\$ 213,000	\$ 302,886	\$ 302,460	\$ 302,460
Assessment Level: Residential 2 *	16%	16%	16%	16%	16%	16%	16%
Assessed Value =	\$ 24,000	\$ 34,104	\$ 34,104	\$ 34,104	\$ 48,462	\$ 48,462	\$ 48,462
Equalization Factor *	2.4598	2.4598	2.5757	2.732	2.72	2.83	2.95
	= \$ 59,035	\$ 83,889	\$ 87,842	\$ 93,172	\$ 131,816	\$ 137,147	\$ 142,962
Homeowner Exemption -	\$ 4,500	\$ 4,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Final Taxable Equalized Assessed Value	\$ 54,535	\$ 79,389	\$ 82,842	\$ 88,172	\$ 126,816	\$ 132,147	\$ 137,962
Composite Tax Rate *	<u>7.214%</u>	<u>6.097%</u>	<u>5.966%</u>	<u>5.732%</u>	<u>4.911%</u>	<u>4.884%</u>	<u>4.904%</u>
Tax Bill	\$ 3,934	\$ 4,840	\$ 4,942	\$ 5,054	\$ 6,228	\$ 6,454	\$ 6,766
% increase in Tax Bill		23.0%	2.1%	2.3%	23.2%	3.6%	4.8%
							Full Property Value Change 2002-2008: 101.6%
							Tax Liability Change 2002-2008: 72.0%

The final figure illustrates what would happen to this property if the “7% cap” were expanded to a maximum exemption of \$60,000 in 2006. Tax liabilities grow by 3.3% to 3.9% from 2003-2005, then fall by 10.0% in 2006, and grow again by 7.4% to 7.9% in 2007 and 2008. In total, this property appreciates 101.6% from 2002-2008, while the tax liability grows only 16.0% in the same time period.

Homeowner, maximum exemption								
Chicago 2002-2008 (\$60k)								
General City Tax Rate (tax code 77001--Avondale)								
2002 Full Property Value = \$150,000	2002	2003	2004	2005	2006	2007	2008	
Full Property Value (42.1% appreciation)	\$ 150,000	\$ 213,150	\$ 213,000	\$ 213,000	\$ 302,886	\$ 302,460	\$ 302,460	
Assessment Level: Residential 2 *	16%	16%	16%	16%	16%	16%	16%	16%
Assessed Value =	\$ 24,000	\$ 34,104	\$ 34,104	\$ 34,104	\$ 48,462	\$ 48,462	\$ 48,462	
Equalization Factor *	2.4598	2.4598	2.5757	2.732	2.72	2.83	2.95	
=	\$ 59,035	\$ 83,889	\$ 87,842	\$ 93,172	\$ 131,816	\$ 137,147	\$ 142,962	
Homeowner Exemption -	\$ 4,500	\$ 20,000	\$ 20,000	\$ 20,000	\$ 60,000	\$ 60,000	\$ 60,000	
Final Taxable Equalized Assessed Value	\$ 54,535	\$ 63,889	\$ 67,842	\$ 73,172	\$ 71,816	\$ 77,147	\$ 82,962	
Composite Tax Rate *	<u>7.214%</u>	<u>6.384%</u>	<u>6.208%</u>	<u>5.979%</u>	<u>5.482%</u>	<u>5.482%</u>	<u>5.502%</u>	
Tax Bill	\$ 3,934	\$ 4,079	\$ 4,212	\$ 4,375	\$ 3,937	\$ 4,229	\$ 4,565	
% increase in Tax Bill		3.7%	3.3%	3.9%	-10.0%	7.4%	7.9%	
								Full Property Value Change 2002-2008: 101.6%
								Tax Liability Change 2002-2008: 16.0%

ANALYSIS

In order to present a concise, yet comprehensive, analysis of the data provided in the appendices to this report, this section is organized to answer four questions:

1. What were the effects of the “7% cap” in 2003-2005?
2. What will happen if the “7% cap” is not renewed?
3. What will happen if the “7% cap” is renewed at the current exemption maximum of \$20,000?
4. What will happen if the “7% cap” is renewed with a maximum exemption of \$60,000?

First, we provide a framework for the analysis that describes the basic approach. For a fuller description of methodology, limitations, and accuracy, see page 32. We also note special issues related to the results for Class 2 Senior Freeze recipients and Class 3 apartment buildings.

Framework for Analysis

The property tax system is complicated by a large number of simultaneously moving parts. Changes to one part echo throughout the system and can produce non-obvious effects, making the property tax system quite opaque to the casual observer (or taxpayer). The effects of the “7% cap” on a given community depend on the proportion of homeowners, the overall property wealth of the area, appreciation rates, tax levies, and assessment levels. Furthermore, one must consider all these factors relative not only to other properties within the community, but also other properties in neighboring communities sharing common taxing agencies. There are also effects caused by the timing of implementation, since the “7% cap” took effect first in Chicago for tax year 2003, then for the North suburbs in 2004, and finally for the South suburbs in 2005.

The interactions of these moving parts can create sometimes surprising effects. For this reason, the Civic Federation has examined the effects not just on each Cook County triad, but also on twelve community areas in the City of Chicago and twelve suburban municipalities:⁸

⁸ The “North triad” includes all of suburban Cook County north of North Avenue. The “South triad” includes all of suburban Cook County south of North Avenue.

City of Chicago Selected Community Areas

- Austin
- Bridgeport
- Englewood
- Humboldt Park
- Jefferson Park
- Kenwood
- Lincoln Park
- Loop
- Rogers Park
- Roseland
- South Shore
- West Lawn

North Triad Selected Municipalities

- Evanston
- Niles
- Palatine
- Park Ridge
- Schaumburg
- Wilmette

South Triad Selected Municipalities

- Berwyn
- Harvey
- Maywood
- Oak Park
- Orland Park
- South Holland

These twenty-four areas were selected in order to show the effects of the “7% cap” on a range of communities representing different base values, appreciation rates, and geographic locations. Time and space considerations limited our analysis to 24 of the 214 Chicago community areas and suburban municipalities.

The Civic Federation’s analysis measures what we believe is the most relevant metric for taxpayers: the change in individual properties’ tax liability from one year to the next. We then compare these changes under different scenarios.

The two scenarios for past tax years (2003-2005) are:

- with the “7% cap” (actual); and
- without the “7% cap” (hypothetical).⁹

Projections of future tax years include three possible scenarios, each of which is compared to “with 7% cap” for 2005 in order to make a comparison with the existing tax law. The three projected scenarios are:

- with the “7% cap” (at the current exemption maximum of \$20,000);
- without the “7% cap”; and
- with the “7% cap at \$60k” (exemption maximum of \$60,000).

Although the mathematical relationships governing the property tax system are complicated, they are arithmetic and not exponential. Thus, the results for projections of a \$40,000 maximum exemption, for example, could reasonably be expected to be roughly midway between the results for \$20,000 and \$60,000 exemption maximums.

In order to make consistent year-to-year comparisons of tax liability, the Civic Federation’s analysis is limited to those properties that remained the same class from tax year 2002 to 2005. This represented 75.6% of properties in the City of Chicago triad, 79.4% of properties in the North triad, and 81.3% of properties in the South triad. For more details on the methodology, see page 32.

⁹ All references to years mean “tax years”, for which taxes are paid in the following year. For example, tax year 2003 reflects the assessed value as of January 1, 2003 and the taxing agency levies for 2003, with tax bills payable in 2004. For the sake of simplicity, we refer to tax liabilities for a given tax year and do not always note that those liabilities are payable the following year.

It is important to note that the analysis splits Class 2 residential properties into Homeowners, Senior Freeze Homeowners, and Non-Homeowners.¹⁰ Homeowner properties are those properties that qualify for the Homeowner Exemption because they are the primary residence of the owner. Senior Freeze Homeowners also qualify for the Homeowner Exemption but are separated out because they all receive only the minimum exemption due to the fact that their Equalized Assessed Value is already frozen at a fixed level. Separating them from Homeowners gives a better perspective on the effects of the “7% cap” on those properties where exemptions can fall within the range between minimum and maximum. Non-Homeowners are not eligible for Homeowner Exemptions because their properties are rentals or second homes. However, many Non-Homeowner properties have experienced the same high property appreciation rates and assessment increases as other Class 2 properties.

The results in this report differ in some cases from the preliminary results released by The Civic Federation in November 2006 due to additional information received in the interim that led to revised tax rate projections. However, differences are primarily matters of degree, not direction. Any projection of tax rates in future years requires making a large number of assumptions. The Civic Federation strives to make reasonable assumptions given the limitations of the available data, with the goal of constructing models that reliably demonstrate the aggregate effects of tax law changes, thus providing the public and policymakers with useful information. Please consult page 32 for more details on the assumptions and limitations of these models.

Special Issues: Class 2 Senior Freeze and Class 3 Apartments

Class 2 Senior Freeze Exemption recipients and Class 3 apartment buildings have unique issues affecting their property tax liabilities throughout 2003-2008.

Class 2 Senior Freeze Exemption

Class 2 Senior Freeze recipients have their Equalized Assessed Value frozen at the level of the first year they receive the exemption. For example, a Senior Freeze homeowner first receiving the exemption in 1995 would have their taxable value frozen at the 1995 EAV thereafter. Senior Freeze homeowners are also eligible for the Homeowner Exemption (and the Senior Citizens’ Exemption). They receive the minimum Homeowner Exemption under the “7% cap” because their EAV is frozen. However, the frozen value is the value *before* other exemptions are applied. Thus, in 2004 when the minimum Homeowner Exemption increased from \$4,500 to \$5,000 and the Senior Citizens Exemption increased from \$2,500 to \$3,000, many Senior Freeze recipients saw their taxable value decrease by \$1,000 as they benefited from the increased exemption amounts. This, like the “7% cap”, removed some EAV from the tax base and can be considered to have made the tax rate higher than it otherwise would have been.

Because Class 2 Senior Freeze EAVs are fixed (with the exception of the 2004 drop due to minimum exemption increases), their tax liabilities have a direct relationship with tax rates. Tax rates generally fall substantially in a reassessment year due to the influx of EAV outpacing increases in levies, then rise or fall to a lesser extent in each of the non-reassessment years. Senior Freeze recipients thus overwhelmingly experience tax cuts in reassessment years. As we will see in the results below, **the effect of the “7% cap” on Senior Freeze recipients was to give them a smaller tax cut than they otherwise would have had.**

¹⁰ Class 2 includes single family homes, condos, co-ops, and rentals with six units or less.

Class 3 Apartments

Cook County ordinance has reduced the level of assessment for Class 3 apartment buildings as follows:

Tax Year	Assessment Level
2002	33%
2003	30%
2004	26%
2005	26%
2006	24%
2007	22%
2008	20%

In general, this reduction creates a decline in apartment building EAV except for rapidly-appreciating properties. This contributes to a reduction in the tax base and can be considered to make tax rates higher than they otherwise would be. In the results below, we will see that **Class 3 tax liabilities are relatively flat or falling over time regardless of the “7% cap”**, although results vary considerably for specific areas depending on appreciation rates.

What were the effects of the “7% cap” in 2003-2005?

This section summarizes key results for the City of Chicago triad, North triad, and South triad from 2003-2005 found in the appendices.

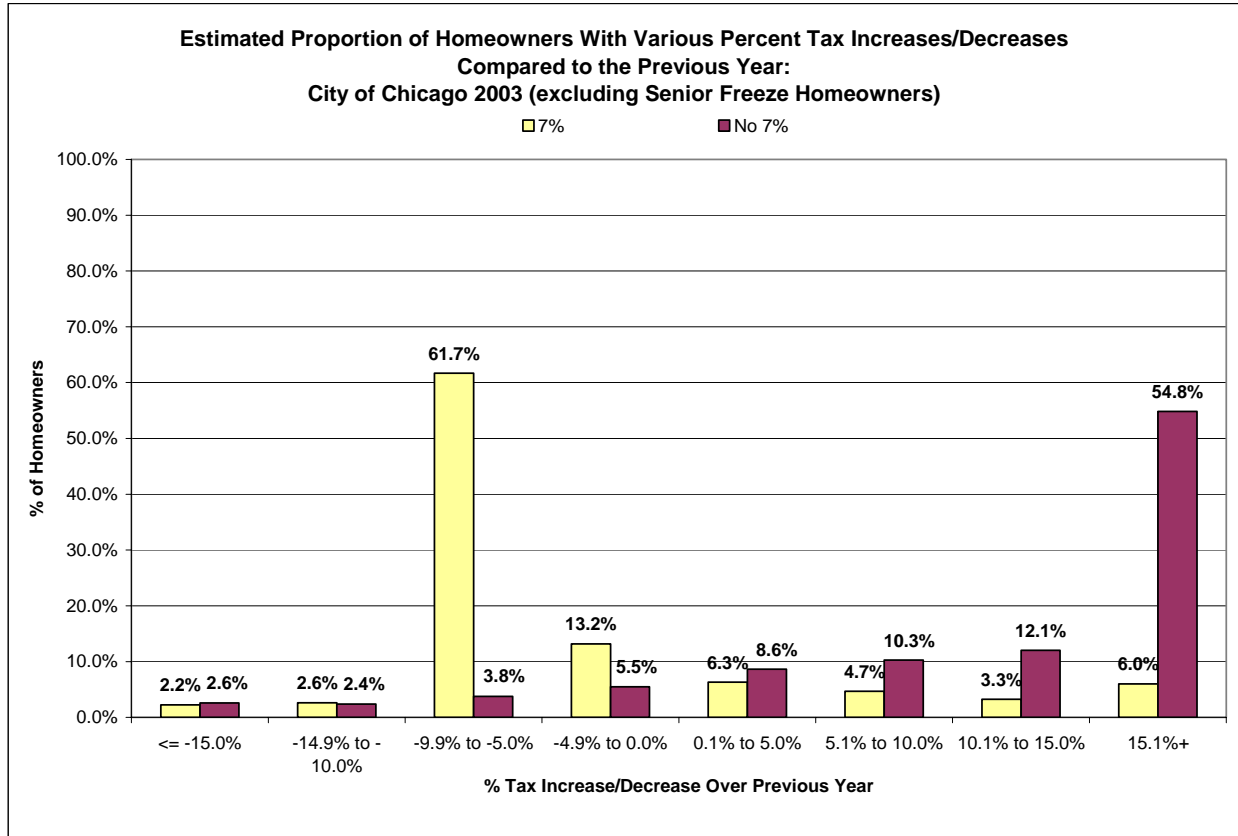
City of Chicago Triad

The “7% cap” first took effect in the City of Chicago triad for tax year 2003, a reassessment year for the City. The Civic Federation estimates that City homeowners experienced a median -5.3% decrease in their tax liabilities from 2002 and that without the “7% cap”, they would have seen a median 17.0% tax increase. Class 2 non-homeowner properties saw 18.1% median tax increases, and would have seen 12.7% increases without the “7% cap”. Median tax liabilities for commercial and industrial properties dropped in both the 7% and No 7% scenarios.

Median Estimated Change in Taxes Owed Compared to the Previous Year: City Triad				
Class		2003		
		7%	No 7%	
	2--Homeowner	-5.3%	17.0%	
	2--Senior Freeze Homeowner	-11.5%	-15.5%	
	2--Non-Homeowner	18.1%	12.7%	
	3--Apartment	3.1%	-1.5%	
	5a--Commercial	-0.1%	-4.6%	
	5b--Industrial	-5.5%	-9.7%	

Results are for those properties that were the same class from 2002-2005.

An examination of the ranges of percent changes further illuminates these medians. The following graph illustrates the proportion of homeowners that received various percentage increases and decreases in their 2003 property tax liabilities, as compared to 2002. With the “7% cap” in place, 79.7% of Chicago homeowners (excluding Senior Freeze recipients) had a tax cut, and 61.7% specifically experienced a -5.0% to -9.9% decrease in their tax liabilities. In contrast, 85.8% would have had tax increases if the “7% cap” had not been in place, and 54.8% would have seen tax increases of 15.1% or more.



The tables in Appendix F provide ranges for other classes of property. It is estimated that 50.3% of Chicago commercial properties experienced a tax cut in 2003 with the “7% cap” in place, while 58.1% would have had a tax cut without the “7% cap”. Similarly, 74.0% of industrial properties saw a tax decrease with the “7% cap”, and 86.7% would have had one without the “7% cap”.

As shown in Appendix F, the results for many Chicago community areas followed the same basic contours as the citywide results. Deviations from the citywide results primarily reflected differences in appreciation rates by class. For example, homeowner properties in Englewood had higher appreciation rates than the City (median of 53.7% AV increase in 2003, compared to median 33.1% citywide—see Appendix B), and also showed more dramatic effects from the “7% cap”. With the “7% cap” in place, 90.2% of Englewood homeowners saw a tax cut in 2003. Without the “7% cap”, 97.1% would have had a tax increase, with 86.8% seeing tax increases of 15.1% or more over 2002. Commercial and industrial properties in Englewood also appreciated more rapidly than citywide averages, thus greater percentages of them saw tax increases. However, the percentage of these properties with tax increases was similar for the 7% and No 7% scenarios: 64.4% of commercial and 58.1% of industrial with the “7% cap”, vs. 56.4% of commercial and 55.8% of industrial without the “7% cap”. Tax rates were roughly 4.5% higher with the “7% cap” than they otherwise would have been, but this had a much smaller on tax bills than did high appreciation rates.

North Triad

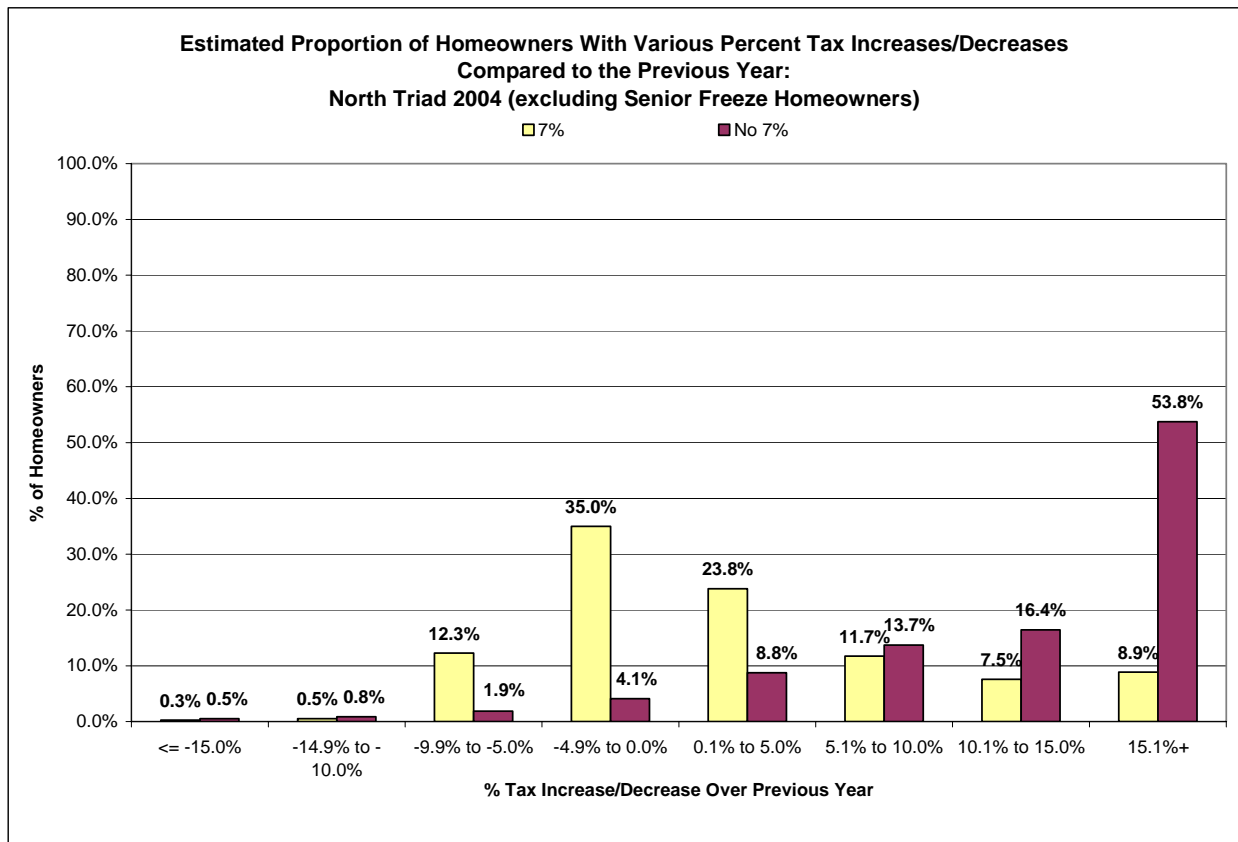
The introduction of the “7% cap” in 2003 for the City of Chicago triad had a small effect on tax rates in the North and South triads because the “7% cap” increased tax rates by roughly 4.5% for governments that levy taxes in all triads: Cook County, Forest Preserve District of Cook County, and the Metropolitan Water Reclamation District of Greater Chicago. In the North triad this created a median tax rate roughly 0.3% higher than it would have been in 2003 if the “7% cap” had not been introduced in Chicago.

The “7% cap” took effect in the North triad with its 2004 reassessment. Minimum homeowner exemptions were also increased from \$4,500 to \$5,000 for all triads in that year. North triad homeowners were estimated to have experienced a median 0.0% change in their tax liabilities as compared with 2003. Without the “7% cap”, they would have seen a median 16.1% increase. Class 2 non-homeowner properties saw 22.7% median tax increases, and would have seen 14.4% increases without the “7% cap”. Median tax liabilities for commercial and industrial properties were estimated to increase by 2.4% with the “7% cap”, but would have decreased by -4.4% for commercial and -3.8% for industrial without the “7% cap”.

Median Estimated Change in Taxes Owed Compared to the Previous Year: North Triad					
		2004			
		7%	No 7%	7%	No 7%
Class	2--Homeowner	0.0%	16.1%	\$1	\$610
	2--Senior Freeze Homeowner	-12.6%	-18.7%	-\$212	-\$319
	2--Non-Homeowner	22.7%	14.4%	\$613	\$367
	3--Apartment	-3.4%	-10.1%	-\$188	-\$800
	5a--Commercial	2.4%	-4.4%	\$183	-\$342
	5b--Industrial	2.4%	-3.8%	\$398	-\$632

Results are for those properties that were the same class from 2002-2005.

The following graph illustrates the proportion of North triad homeowners that received various percentage increases and decreases in their 2004 property tax bills, as compared to 2003 bills. With the “7% cap” in place, 48.1% of North triad homeowners received a tax cut, and 35.0% specifically experienced a 0.0% to -4.9% decrease in their tax bills. In contrast, 92.7% would have had tax increases if the “7% cap” had not been in place, and 53.8% would have seen tax increases of 15.1% or more.



The tables in Appendix F provide ranges for other classes of property. It is estimated that 39.8% of North triad commercial properties experienced a tax cut in 2004 with the “7% cap” in place, while 64.8% would have had a tax cut without the “7% cap”. Similarly, 37.7% of industrial properties saw a tax decrease with the “7% cap”, and 66.0% would have had one without the “7% cap”.

As shown in Appendix F, the results for many North triad municipalities followed the same basic contours as the triad-wide results. Deviations from the triad-wide results reflect differences in local tax rates, appreciation rates, base values, and property mix. For example, 62.7% of Wilmette homeowners saw tax increases in 2004, and 82.7% would have had tax increases without the “7% cap” in 2004. The appreciation rates in Wilmette were very close to the triad-wide median rates. However, the property mix is more concentrated in homeowners. Over 72% of Wilmette parcels are homeowner properties, compared to 65.3% across the North triad. Those properties had a 2004 median AV of \$57,460—nearly double that of the \$28,799 triad-wide median, so the expanded exemption (limited to \$20,000) did less to limit these homes to increases of 7% in taxable value than it did for less valuable homes.

South Triad

The introduction of the “7% cap” in 2003 for the City of Chicago triad and 2004 for the North triad had a small effect on tax rates in the South triad because the “7% cap” increased tax rates by roughly 4.5% for governments that levy taxes in all triads: Cook County, Forest Preserve District of Cook County, and the Metropolitan Water Reclamation District of Greater Chicago. In the South triad this created a median tax rate roughly 0.2% higher than it would have been in

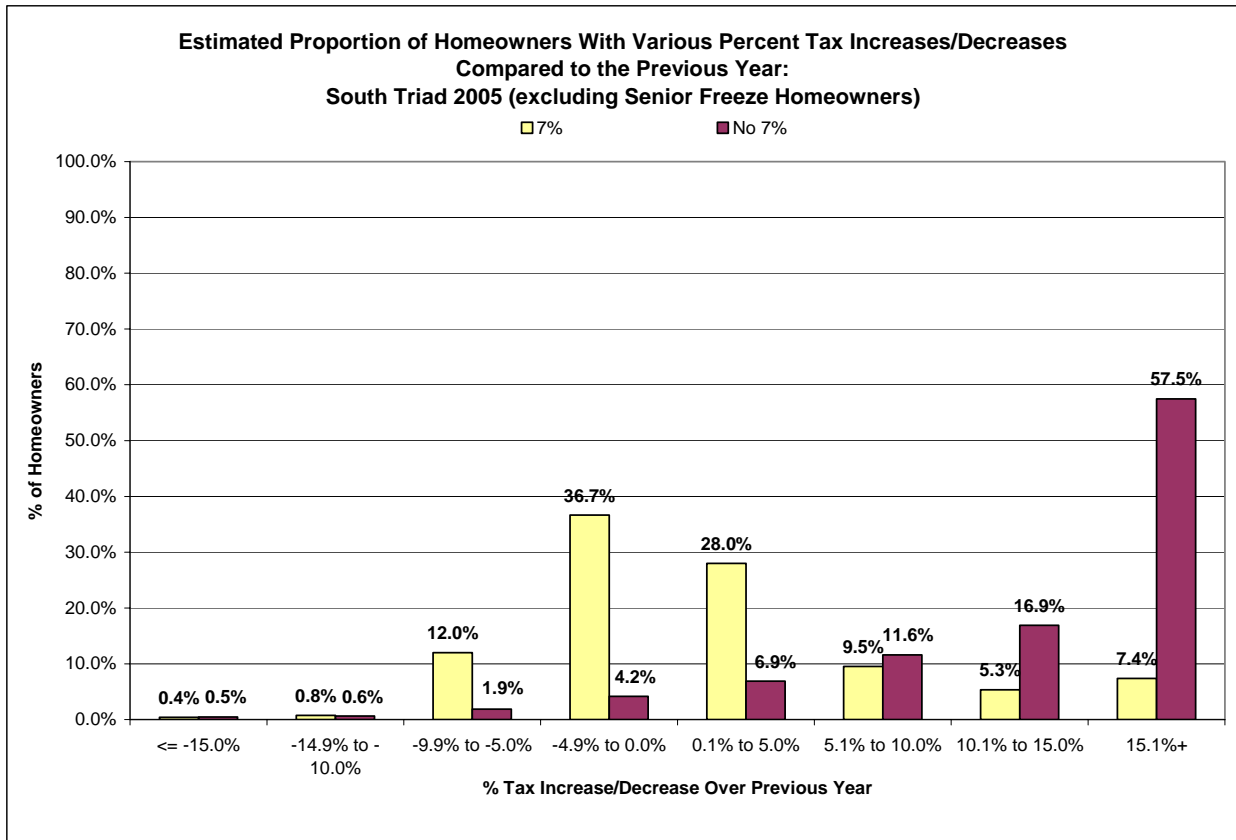
2003 if the “7% cap” had not been introduced in Chicago, and roughly 0.4% higher than it would have been in 2004 if the “7% cap” had not been in effect for the Chicago and North triads.

The “7% cap” took effect in the South triad with its 2005 reassessment. South triad homeowners were estimated to have experienced a median 0.0% change in their tax liabilities as compared with 2004. Without the “7% cap”, they would have seen a median 17.1% increase. Class 2 non-homeowner properties saw 18.4% median tax increases, and would have seen 8.6% increases without the “7% cap”. Median tax liabilities for commercial and industrial properties were estimated to increase by 5.6% and 3.6%, respectively with the “7% cap”, but would have decreased by -2.7% for commercial and -3.7% for industrial without the “7% cap”.

Median Estimated Percent Change in Taxes Owed Compared to the Previous Year: South Triad					
Class		2005			
		7%	No 7%	7%	No 7%
2--Homeowner		0.0%	17.1%	\$1	\$558
2--Senior Freeze Homeowner		-9.4%	-16.8%	-\$111	-\$221
2--Non-Homeowner		18.4%	8.6%	\$499	\$223
3--Apartment		9.8%	0.7%	\$684	\$28
5a--Commercial		5.6%	-2.7%	\$283	-\$124
5b--Industrial		3.6%	-3.7%	\$270	-\$222

Results are for those properties that were the same class from 2002-2005.

The following graph illustrates the proportion of South triad homeowners that received various percentage increases and decreases in their 2005 property tax liabilities, as compared to 2003. With the “7% cap” in place, 49.9% of South triad homeowners received a tax cut, and 36.7% specifically experienced a 0.0% to -4.9% decrease in their tax liabilities. In contrast, 92.9% would have had tax increases if the “7% cap” had not been in place, and 57.7% would have seen tax increases of 15.1% or more.



The tables in Appendix F provide ranges for other classes of property. It is estimated that 30.1% of South triad commercial properties experienced a tax cut in 2005 with the “7% cap” in place, while 58.4% would have had a tax cut without the “7% cap”. Similarly, 35.1% of industrial properties saw a tax decrease with the “7% cap”, and 63.3% would have had one without the “7% cap”.

As shown in Appendix F, the results for many South triad municipalities followed the same basic trends as the triad-wide results. Deviations from the triad-wide results reflect differences in local tax rates, appreciation rates, base values, and property mix. For example, 96.7% of Harvey homeowners saw tax *decreases* in 2005, while 96.5% would have had tax *increases* without the “7% cap” in 2005 and 79.3% would have had tax increases of 15.1% or more over 2004. The median homeowner tax increase without the “7% cap” would have been 33.3%. While the median home appreciation rates in Harvey were only a few percentage points higher than the triad-wide median (33.1% vs. 27.5% triad-wide), Harvey assessed home values are less than half the triad-wide value (\$7,624 vs. \$19,794 triad-wide).¹¹ These low base values meant that the “7% cap” was very effective in limiting Harvey homeowners’ taxable value increases to 7% a year. As we will see in the following section, only 1.6% of Harvey homeowners hit the \$20,000 cap in 2005 and the median homeowner exemption was \$9,788.

Exemptions

The following tables show median homeowner exemptions and the percentage of homeowners that hit the \$20,000 maximum in each triad and selected communities. In general, communities

¹¹ The low property values in Harvey create high tax rates, with some tax codes reaching composite rates of 15-16% or more.

with high base values and medium or high appreciation rates “maxed out” the \$20,000 expanded exemption, while communities with low values and/or low appreciation had smaller exemptions. The exemption differences illustrate how varied the effects of the “7% cap” were on different communities in Cook County.

The median exemption in the City of Chicago for 2003 was \$13,463, with 25.1% of homeowners hitting the \$20,000 maximum. The highest median exemption was in Lincoln Park, while the lowest was in Roseland, where less than 1% of homeowners hit the maximum.

Median Homeowner Exemption: City Triad 2003 to 2005 (with 7%)			
	2003	2004	2005
CITY OF CHICAGO	\$13,463	\$13,020	\$13,078
AUSTIN	\$12,283	\$12,189	\$12,539
BRIDGEPORT	\$14,432	\$14,260	\$14,626
ENGLEWOOD	\$10,374	\$10,545	\$11,105
HUMBOLDT PARK	\$15,448	\$15,538	\$16,145
JEFFERSON PARK	\$17,467	\$17,141	\$17,513
KENWOOD	\$11,505	\$11,142	\$10,385
LINCOLN PARK	\$20,000	\$19,875	\$19,717
LOOP	\$16,555	\$16,214	\$16,359
ROGERS PARK	\$17,385	\$17,232	\$17,671
ROSELAND	\$8,199	\$8,121	\$8,424
SOUTH SHORE	\$9,546	\$9,322	\$9,554
WEST LAWN	\$13,148	\$13,058	\$13,506

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2005			
	2003	2004	2005
CITY OF CHICAGO	25.1%	23.5%	24.8%
AUSTIN	5.5%	5.4%	7.3%
BRIDGEPORT	13.9%	14.9%	18.7%
ENGLEWOOD	0.6%	0.4%	1.2%
HUMBOLDT PARK	16.0%	16.0%	17.9%
JEFFERSON PARK	28.7%	26.4%	30.3%
KENWOOD	33.3%	32.2%	32.9%
LINCOLN PARK	53.4%	50.4%	49.8%
LOOP	32.6%	29.9%	30.1%
ROGERS PARK	38.9%	38.2%	39.2%
ROSELAND	0.6%	0.2%	0.4%
SOUTH SHORE	8.6%	8.0%	8.4%
WEST LAWN	2.0%	1.1%	1.4%

Results are for those properties that were the same class from 2002-2005.

The North triad median exemption was the highest of the three triads at \$19,521 for 2004. The medians for Evanston, Niles, Park Ridge, and Wilmette were the \$20,000 limit, and Wilmette had the highest percentage of homeowners hitting the maximum in the first year, at 82.7%. The lowest exemption median was in Schaumburg, with \$16,629 and 29.6% hitting the maximum.

Median Homeowner Exemption: North Triad 2004 to 2006 (with 7%)			
	2004	2005	2006
NORTH TRIAD	\$19,521	\$19,596	\$15,478
EVANSTON	\$20,000	\$20,000	\$18,106
NILES	\$20,000	\$20,000	\$17,482
PALATINE	\$18,211	\$17,942	\$14,139
PARK RIDGE	\$20,000	\$20,000	\$16,566
SCHAUMBURG	\$16,629	\$16,715	\$13,441
WILMETTE	\$20,000	\$20,000	\$20,000

7% is the only scenario for 2006 because the projections assume that 7% was in place

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2006			
	2004	2005	2006
NORTH TRIAD	50.7%	51.3%	30.3%
EVANSTON	61.6%	59.9%	45.1%
NILES	61.5%	61.8%	37.4%
PALATINE	41.0%	41.8%	21.3%
PARK RIDGE	65.7%	64.6%	38.2%
SCHAUMBURG	29.6%	32.2%	12.7%
WILMETTE	82.7%	78.5%	63.1%

Results are for those properties that were the same class from 2002-2005.

The South triad median exemption was \$16,616 in 2005, but showed considerable variation among municipalities. Berwyn, Oak Park, and Orland Park all had medians of \$20,000, with 79.5% of Oak Park homeowners hitting the maximum. However, only 1.6% of Harvey homeowners hit \$20,000 in 2005.

Median Homeowner Exemption: South Triad 2005 to 2007 (with 7%)			
	2005	2006	2007
SOUTH TRIAD	\$16,616	\$13,547	\$19,711
BERWYN	\$20,000	\$19,680	\$20,000
HARVEY	\$9,788	\$8,909	\$11,740
MAYWOOD	\$15,389	\$13,446	\$18,421
OAK PARK	\$20,000	\$20,000	\$20,000
ORLAND PARK	\$20,000	\$16,202	\$20,000
SOUTH HOLLAND	\$12,177	\$9,793	\$14,468

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2007			
	2005	2006	2007
SOUTH TRIAD	37.4%	21.6%	19.0%
BERWYN	72.7%	47.8%	44.0%
HARVEY	1.6%	0.8%	1.1%
MAYWOOD	16.0%	9.0%	9.0%
OAK PARK	79.5%	66.1%	61.5%
ORLAND PARK	55.1%	25.9%	19.9%
SOUTH HOLLAND	4.8%	2.3%	2.0%

Results are for those properties that were the same class from 2002-2005.

What will happen if the “7% cap” is not renewed?

This section summarizes key results for the City of Chicago triad, North triad, and South triad from 2006-2008 if the “7% cap” is eliminated starting in tax year 2006 with the City triad, 2007 with the North triad, and 2008 with the South triad. Complete results are in the appendices.

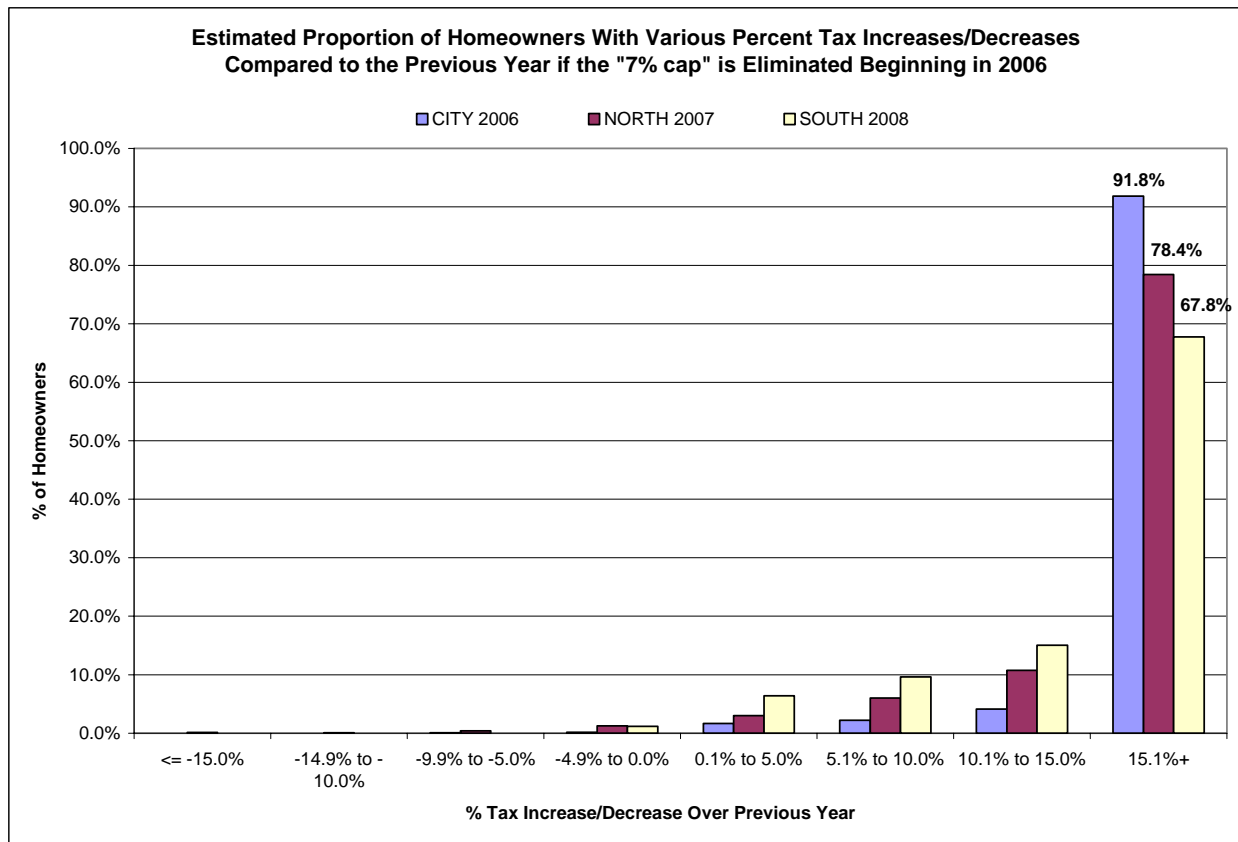
Eliminating the “7% cap” is assumed to mean that all homeowner exemptions would revert to \$5,000, rather than the range from \$5,000 to \$20,000. This would return substantial amounts of EAV to the tax base and lower tax rates by several percentage points. The following table shows that eliminating the “7% cap” in the 2006-2008 reassessment year for each triad would lead to an estimated 43.6% median increase in Chicago homeowner property tax liabilities for 2006, a 25.8% median increase in the North triad for 2007, and median 19.8% increase in the South triad for 2008.¹² In contrast, tax liabilities for apartment buildings, commercial, and industrial properties would decline for each triad in each year, often by more than -10%.

Median Estimated Change in Taxes Owed Compared to the Previous Year: All Triads, 7% is Eliminated			
Class	City 2006	North 2007	South 2008
2--Homeowner	43.6%	25.8%	19.8%
2--Senior Freeze Homeowner	-17.9%	-20.2%	-14.4%
2--Non-Homeowner	14.5%	7.4%	0.0%
3--Apartment	-11.7%	-18.2%	-10.8%
5a--Commercial	-7.6%	-11.0%	-2.7%
5b--Industrial	-14.1%	-9.5%	-4.2%

Results are for those properties that were the same class from 2002-2005.

An examination of the ranges of percent changes further illuminates these medians. The following graph illustrates the proportion of homeowners that would receive various percentage increases in each triad for the year when the “7% cap” would be eliminated in that triad. Eliminating the “7% cap” would create tax increases 15.1% or more for 91.8% of City homeowners in 2006, 78.4% of North triad homeowners in 2007, and 67.8% of South triad homeowners in 2008.

¹² Eliminating 7% in 2006 would also create small changes for the other triads, as it did in 2003 (see page 18).



The results for some communities differed substantially from the triad-wide results. The highest median increase would be in Chicago's Englewood neighborhood, which will see a median homeowner tax increase of 162.2% if the "7% cap" is eliminated. Humboldt Park will see a median increase of 90.0%. In the North triad, the highest median increase is Schaumburg at 30.9% and the lowest is Wilmette at 12.9%. In the South triad, the highest median increase is Harvey at 45.9%, and the lowest is Oak Park at 14.5%. Detail on the ranges of increases is provided in Appendix F.

Median Estimated Percent Change in Homeowner Taxes Owed Compared to the Previous Year if the "7% cap" is Eliminated					
	2006		2007		2008
CITY OF CHICAGO	43.6%	NORTH TRIAD	25.8%	SOUTH TRIAD	19.8%
AUSTIN	55.0%	EVANSTON	18.5%	BERWYN	23.1%
BRIDGEPORT	64.4%	NILES	30.2%	HARVEY	45.9%
ENGLEWOOD	162.2%	PALATINE	25.4%	MAYWOOD	27.3%
HUMBOLDT PARK	90.0%	PARK RIDGE	14.2%	OAK PARK	14.5%
JEFFERSON PARK	41.8%	SCHAUMBURG	30.9%	ORLAND PARK	15.1%
KENWOOD	45.8%	WILMETTE	12.9%	SOUTH HOLLAND	16.1%
LINCOLN PARK	17.7%				
LOOP	38.6%				
ROGERS PARK	53.5%				
ROSELAND	29.1%				
SOUTH SHORE	48.1%				
WEST LAWN	60.5%				

Results are for those properties that were the same class from 2002-2005.

What will happen if the “7% cap” is renewed at the current exemption maximum of \$20,000?

This section summarizes key results for the City of Chicago triad, North triad, and South triad from 2006-2008 if the “7% cap” is renewed with the current maximum exemption of \$20,000.

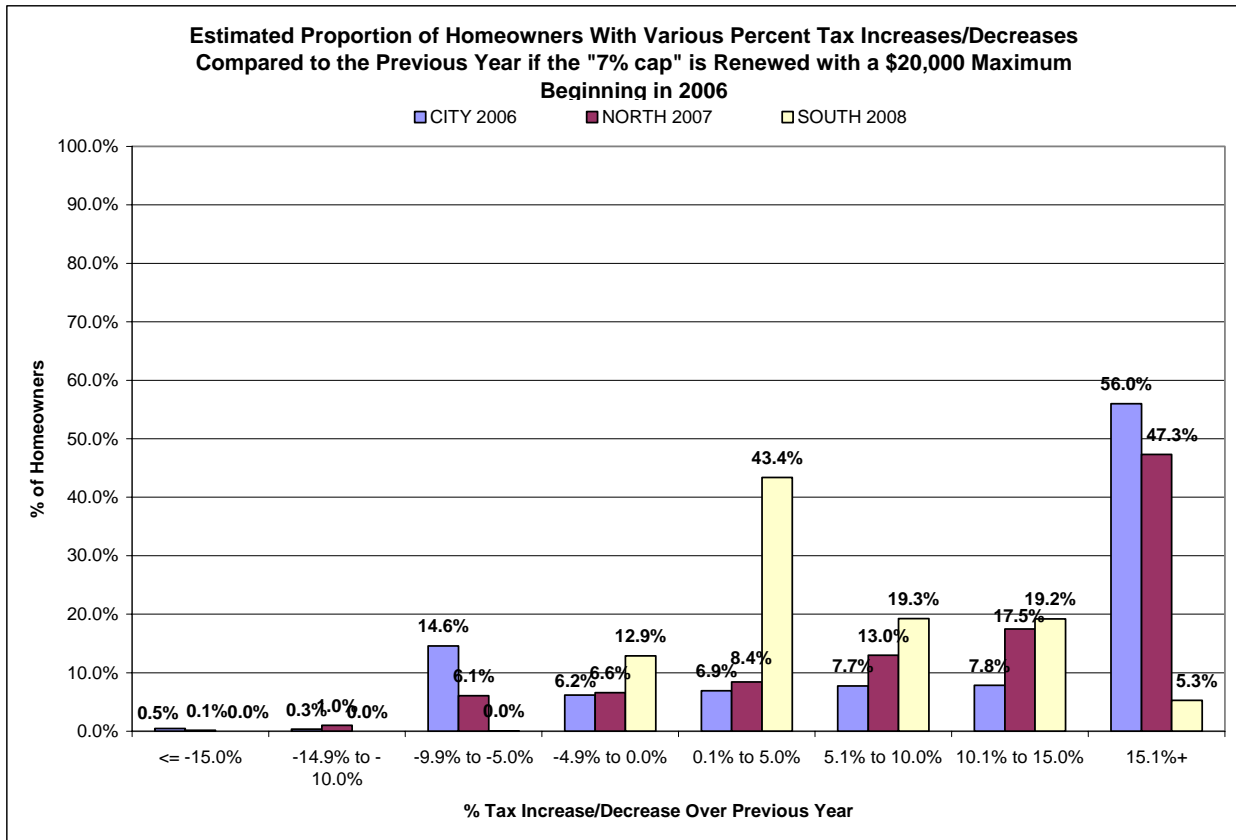
The vast majority of homes have appreciated in the last three years, thus their assessed values will increase in the next reassessment. Because their base values will be higher, the \$20,000 exemption maximum will do less to restrain increases in taxable value for those homes already at the \$20,000 limit than it did in the previous triennial cycle.

The following table shows that renewing the “7% cap” in the 2006-2008 reassessment year for each triad would lead to an estimated 18.4% median increase in Chicago homeowner property tax liabilities for 2006, a 14.2% median increase in the North triad for 2007, and median 3.5% increase in the South triad for 2008. In contrast, tax liabilities for apartment buildings, commercial, and industrial properties would decline for the City and North triads. Commercial and industrial tax liabilities in the South triad would increase by a median of 5.6% and 3.1%, respectively.

Median Estimated Change in Taxes Owed Compared to the Previous Year: All Triads, 7% is Renewed at \$20,000 Maximum			
Class	City 2006	North 2007	South 2008
2--Homeowner	18.4%	14.2%	3.5%
2--Senior Freeze Homeowner	-13.3%	-14.8%	-6.7%
2--Non-Homeowner	20.8%	15.3%	8.9%
3--Apartment	-6.8%	-13.0%	-2.6%
5a--Commercial	-2.5%	-5.0%	5.6%
5b--Industrial	-9.4%	-4.2%	3.1%

Results are for those properties that were the same class from 2002-2005.

The following graph illustrates the proportion of homeowners that would receive various percentage increases in each triad for their reassessment year. Seventy-eight percent of Chicago homeowners would see tax increases for 2006, and 56.0% would specifically experience a tax increase of 15.1% or more. Eighty-six percent of North triad homeowners would see tax increases for 2007, and 47.3% would specifically experience a tax increase of 15.1% or more. Eighty-seven percent of South triad homeowners would see tax increases for 2008, but only 5.3% would specifically experience a tax increase of 15.1% or more. The bulk of South triad homeowners would see property tax increases in the 0.1% to 5.0% range.



While most communities follow the general trends of the triad-wide medians, a few areas stand out. In the Roseland neighborhood of Chicago, the median change in property taxes for 2006 is a -7.2% tax cut. Over 90% of Roseland homeowners will receive a tax cut in 2006 if the “7% cap” is renewed at \$20,000, and 82.3% will specifically see a cut of -5.0% to -9.9%. This is likely a result of low base values in Roseland, which mean that the \$20,000 exemption maximum is still very valuable to most homeowners. As we will see in the next section, the median exemption in Roseland for 2006 is estimated at \$15,232 with only 9.5% of homeowners hitting the \$20,000 maximum.

In the North triad, median tax increases for 2007 are fairly similar across communities, ranging from 9.6% to 19.4%. The South triad median increases for 2008 are the lowest of the three triads, ranging from a median -0.7% tax cut for homeowners in Harvey, to a 9.4% increase in Berwyn.

Median Estimated Percent Change in Homeowner Taxes Owed Compared to the Previous Year if the "7% cap" is Renewed at \$20,000					
	2006		2007		2008
CITY OF CHICAGO	18.4%	NORTH TRIAD	14.2%	SOUTH TRIAD	3.5%
AUSTIN	21.2%	EVANSTON	11.8%	BERWYN	9.4%
BRIDGEPORT	38.3%	NILES	19.4%	HARVEY	-0.7%
ENGLEWOOD	44.1%	PALATINE	12.6%	MAYWOOD	-0.1%
HUMBOLDT PARK	51.0%	PARK RIDGE	9.6%	OAK PARK	8.8%
JEFFERSON PARK	24.6%	SCHAUMBURG	14.2%	ORLAND PARK	6.2%
KENWOOD	10.5%	WILMETTE	9.8%	SOUTH HOLLAND	1.9%
LINCOLN PARK	11.8%				
LOOP	21.2%				
ROGERS PARK	35.7%				
ROSELAND	-7.2%				
SOUTH SHORE	6.7%				
WEST LAWN	27.8%				

Results are for those properties that were the same class from 2002-2005.

Exemptions

If the "7% cap" is renewed with a maximum exemption of \$20,000 in taxable value, the majority of homeowners in each triad would hit that limit in their reassessment year: 82.6% in the City of Chicago, 91.4% in the North triad, and 52.3% in the South triad. There are notable outliers, however, as shown in the following two tables. In Roseland, only 9.5% of homeowners would hit the limit in 2006, and the median exemption would be \$15,232. In Harvey and South Holland, only 5.7% and 13.3%, respectively, would hit the limit. The South triad has the lowest median exemptions as compared to the other two triads.

Estimated Percentage of Homeowner Exemptions That Would Hit the \$20,000 Limit					
	2006		2007		2008
CITY OF CHICAGO	82.6%	NORTH TRIAD	91.4%	SOUTH TRIAD	52.3%
AUSTIN	88.5%	EVANSTON	91.5%	BERWYN	92.8%
BRIDGEPORT	97.3%	NILES	92.6%	HARVEY	5.7%
ENGLEWOOD	87.5%	PALATINE	85.8%	MAYWOOD	33.7%
HUMBOLDT PARK	98.8%	PARK RIDGE	96.0%	OAK PARK	84.2%
JEFFERSON PARK	96.5%	SCHAUMBURG	80.3%	ORLAND PARK	71.7%
KENWOOD	76.2%	WILMETTE	96.5%	SOUTH HOLLAND	13.3%
LINCOLN PARK	92.3%				
LOOP	93.5%				
ROGERS PARK	94.0%				
ROSELAND	9.5%				
SOUTH SHORE	72.2%				
WEST LAWN	95.4%				

Results are for those properties that were the same class from 2002-2005.

Median Estimated Homeowner Exemption if the "7% cap" is Renewed at \$20,000					
	2006		2007		2008
CITY OF CHICAGO	\$20,000	NORTH TRIAD	\$20,000	SOUTH TRIAD	\$19,711
AUSTIN	\$20,000	EVANSTON	\$20,000	BERWYN	\$20,000
BRIDGEPORT	\$20,000	NILES	\$20,000	HARVEY	\$11,740
ENGLEWOOD	\$20,000	PALATINE	\$20,000	MAYWOOD	\$18,421
HUMBOLDT PARK	\$20,000	PARK RIDGE	\$20,000	OAK PARK	\$20,000
JEFFERSON PARK	\$20,000	SCHAUMBURG	\$20,000	ORLAND PARK	\$20,000
KENWOOD	\$20,000	WILMETTE	\$20,000	SOUTH HOLLAND	\$14,468
LINCOLN PARK	\$20,000				
LOOP	\$20,000				
ROGERS PARK	\$20,000				
ROSELAND	\$15,232				
SOUTH SHORE	\$20,000				
WEST LAWN	\$20,000				

Results are for those properties that were the same class from 2002-2005.

What will happen if the "7% cap" is renewed with a maximum exemption of \$60,000?

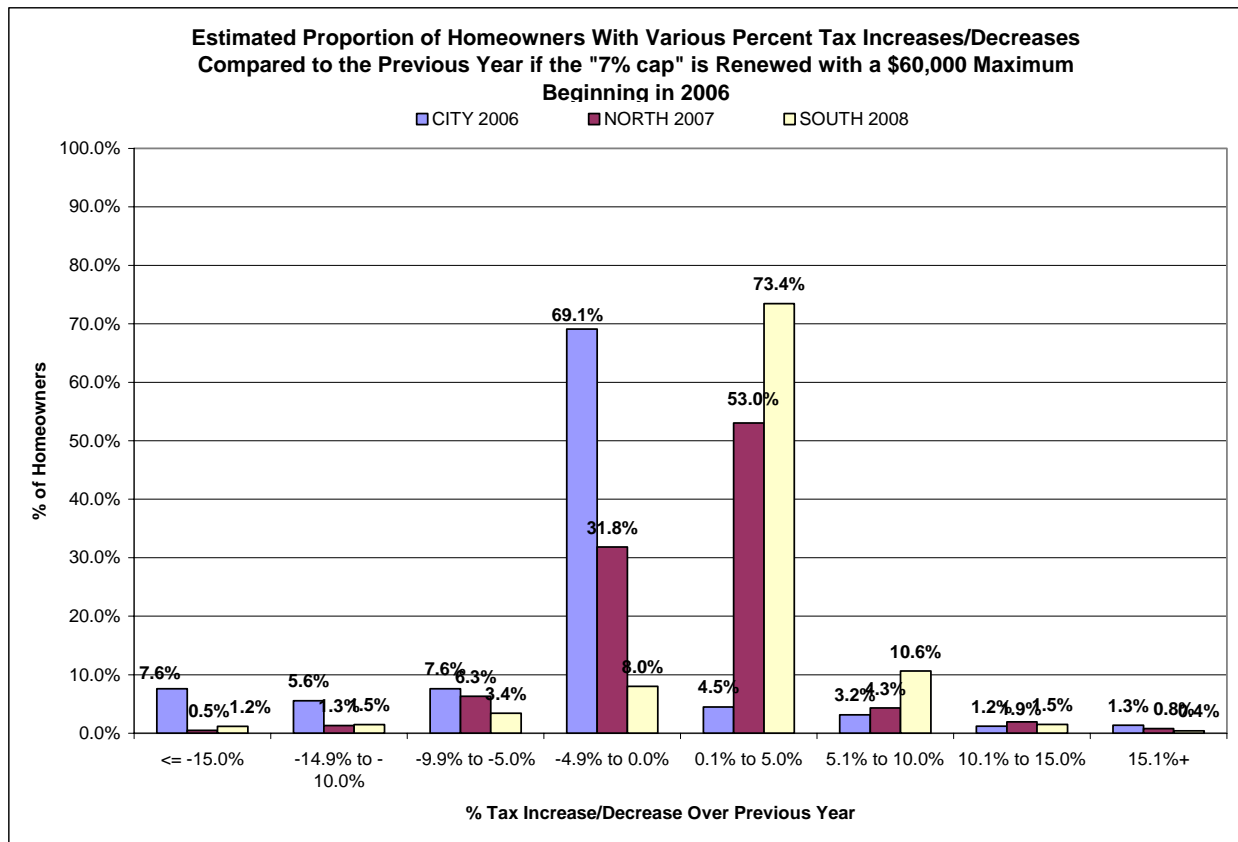
This section summarizes key results for the City of Chicago triad, North triad, and South triad from 2006-2008 if the "7% cap" is renewed with a maximum exemption of \$60,000.

The following table shows that renewing the "7% cap" with a \$60,000 exemption limit in the 2006-2008 reassessment year for each triad would lead to an estimated -1.9% median decrease in Chicago homeowner property tax liabilities for 2006, a 0.5% median increase in the North triad for 2007, and median 2.7% increase in the South triad for 2008. Tax liabilities for Class 2 non-homeowners would increase by double digits. Commercial and industrial tax liabilities in each triad would increase by a median of 2.9% to 8.5%, with the exception of the -4.2% decline in City industrial tax liabilities for 2006.

Median Estimated Change in Taxes Owed Compared to the Previous Year: All Triads, 7% is Renewed at \$60,000 Maximum				
		City 2006	North 2007	South 2008
Class	2--Homeowner	-1.9%	0.5%	2.7%
	2--Senior Freeze Homeowner	-8.3%	-6.3%	-4.0%
	2--Non-Homeowner	27.8%	25.3%	11.9%
	3--Apartment	-1.4%	-2.9%	0.0%
	5a--Commercial	3.2%	3.9%	8.5%
	5b--Industrial	-4.2%	2.9%	5.3%

Results are for those properties that were the same class from 2002-2005.

The following graph illustrates the proportion of homeowners that would receive various percentage increases in each triad for their reassessment year. The results are tightly clustered around 0%, such that the vast majority of homeowners in all triads would see their tax liability change limited to $\pm 5\%$ from the previous year. In Chicago, 69.1% of homeowners would see tax cuts of -4.9% to 0.0% in 2006. In the North and South triads, 53.0% and 73.4% of homeowners, respectively, would see tax increases of 0.1% to 5.0% in their reassessment year.



The results for individual communities followed the triad-wide trends very closely. In fact, the median estimated homeowner tax cut in Chicago for 2006 was -1.9% for the triad and for all twelve community areas selected, although an examination of the ranges provided in Appendix F shows more variation. In general, raising the exemption maximum to \$60,000 allows the exemption to limit more taxable home values to 7% annually.

Median Estimated Percent Change in Homeowner Taxes Owed Compared to the Previous Year if the "7% cap" is Renewed at \$60,000					
	2006		2007		2008
CITY OF CHICAGO	-1.9%	NORTH TRIAD	0.5%	SOUTH TRIAD	2.7%
AUSTIN	-1.9%	EVANSTON	-1.9%	BERWYN	1.4%
BRIDGEPORT	-1.9%	NILES	-0.3%	HARVEY	-0.3%
ENGLEWOOD	-1.9%	PALATINE	0.3%	MAYWOOD	2.4%
HUMBOLDT PARK	-1.9%	PARK RIDGE	-0.5%	OAK PARK	3.1%
JEFFERSON PARK	-1.9%	SCHAUMBURG	0.8%	ORLAND PARK	3.0%
KENWOOD	-1.9%	WILMETTE	-2.2%	SOUTH HOLLAND	1.9%
LINCOLN PARK	-1.9%				
LOOP	-1.9%				
ROGERS PARK	-1.9%				
ROSELAND	-1.9%				
SOUTH SHORE	-1.9%				
WEST LAWN	-1.9%				

Results are for those properties that were the same class from 2002-2005.

In most communities, increasing the exemption to \$60,000 gives many homeowners a tax cut or holds their taxes flat while shifting more of the tax burden to other properties. It provides more of a benefit to homeowners than does maintaining the exemption limit at \$20,000. It is interesting to observe that in the Roseland community of Chicago, homeowners would benefit

more from keeping the maximum at \$20,000 than expanding it to \$60,000: 82.3% would see tax cuts of -9.9% to -5.0% with a \$20,000 maximum while 89.1% would see lesser tax cuts of -4.9% to 0.0% with the exemption increased to \$60,000. This is because only 9.5% of Roseland homeowners hit the \$20,000 limit, and none of them hit the \$60,000 limit. Thus the increased tax rate caused by increasing the exemption to \$60,000 citywide would reduce the tax cut seen by most Roseland homeowners. Results for Maywood show a similar pattern, with more homeowners benefiting more from a \$20,000 maximum than from a \$60,000 maximum.

Exemptions

If the "7% cap" is renewed with a maximum exemption of \$60,000 in taxable value, relatively few homeowners in each triad would hit that limit in their reassessment year: 10.6% in the City of Chicago, 16.2% in the North triad, and only 1.4% in the South triad. There are notable outliers, however, as shown in the following two tables. In Lincoln Park, 33.9% of homeowners would hit the limit in 2006, and their median exemption would be \$45,310. In Wilmette, 57.9% would hit the limit in 2007 and their median exemption would be \$60,000. In Harvey, Maywood, and South Holland, no one would hit the \$60,000 limit. The selected South triad community with the highest proportion of homeowners hitting a \$60,000 limit is Oak Park, with 7.8%.

Estimated Percentage of Homeowner Exemptions That Would Hit the \$60,000 Limit					
	2006		2007		2008
CITY OF CHICAGO	10.6%	NORTH TRIAD	16.2%	SOUTH TRIAD	1.4%
AUSTIN	0.2%	EVANSTON	30.1%	BERWYN	0.1%
BRIDGEPORT	3.1%	NILES	11.8%	HARVEY	0.0%
ENGLEWOOD	0.2%	PALATINE	5.1%	MAYWOOD	0.0%
HUMBOLDT PARK	4.5%	PARK RIDGE	18.2%	OAK PARK	7.8%
JEFFERSON PARK	3.9%	SCHAUMBURG	4.6%	ORLAND PARK	0.4%
KENWOOD	25.4%	WILMETTE	57.9%	SOUTH HOLLAND	0.0%
LINCOLN PARK	33.9%				
LOOP	12.1%				
ROGERS PARK	20.2%				
ROSELAND	0.0%				
SOUTH SHORE	4.5%				
WEST LAWN	0.2%				

Results are for those properties that were the same class from 2002-2005.

Median Estimated Homeowner Exemption if the "7% cap" is Renewed at \$60,000					
	2006		2007		2008
CITY OF CHICAGO	\$32,957	NORTH TRIAD	\$37,918	SOUTH TRIAD	\$19,827
AUSTIN	\$30,203	EVANSTON	\$45,564	BERWYN	\$26,990
BRIDGEPORT	\$40,019	NILES	\$43,622	HARVEY	\$11,773
ENGLEWOOD	\$25,774	PALATINE	\$35,354	MAYWOOD	\$18,437
HUMBOLDT PARK	\$38,656	PARK RIDGE	\$43,555	OAK PARK	\$35,859
JEFFERSON PARK	\$39,719	SCHAUMBURG	\$31,825	ORLAND PARK	\$24,514
KENWOOD	\$31,686	WILMETTE	\$60,000	SOUTH HOLLAND	\$14,480
LINCOLN PARK	\$45,310				
LOOP	\$37,637				
ROGERS PARK	\$42,605				
ROSELAND	\$15,242				
SOUTH SHORE	\$23,418				
WEST LAWN	\$32,565				

Results are for those properties that were the same class from 2002-2005.

METHODOLOGY

The Civic Federation estimated taxable value by parcel and tax rates by agency for tax years 2002-2008. In order to preserve consistency of comparison, all analysis compared estimates to estimates, rather than comparing 2002-2005 estimates to actual EAV or tax bill data.

Major Assumptions

The following assumptions are organized into Property Identification Number (PIN)-level, tax rate, and data analysis categories.

PIN-level Assumptions

1. Data on Assessed Value, tax code, class, proration, municipality/neighborhood, frozen TIF value, senior freeze year, and exemption eligibility are provided by Cook County Assessor's Office.
2. TIF increments are calculated for each PIN in each scenario and aggregated to the tax code level, where any negative increments are changed to zero. This is designed to replicate the methodology of the Cook County Clerk's Office.
3. Co-ops are treated as regular homeowner properties because their homeowner exemptions cannot be reliably replicated with the available data.
4. When available, data indicating a change in the base year for the homeowner exemption was used.
5. Homeowner and senior citizen exemptions are prorated where prorations are indicated in the database.

For 2006-2008 projections:

6. Multiplier projections provided by Cook County Assessor's Office: 2006 = 2.72, 2007 = 2.83, 2008 = 2.95.
7. Assessed Value projections provided by Cook County Assessor's Office (includes actual AVs for Chicago triad for those that had been determined as of October 2006).
8. Class 3 assessment levels drop from 26% in 2005 to 24%, 22%, and 20%, in 2006-2008, respectively (per County ordinance)
9. Projections are only for those properties that existed in 2005. No new PINs are created, but new property amounts are included for the purposes of tax rate calculation (see below).
10. Each property remains in the same class as it was in 2005.
11. No property sales are assumed (a homestead sale would reset the homeowner exemption to \$5,000).

Tax Rate Assumptions

1. Cook County Clerk data on funds, levies, rate limits, tax caps, connecting agencies, parent agencies, railroad EAV, air pollution EAV, use tax EAV, prior year aggregate extensions, percent burden in Cook County, EAV adjustments (new property, disconnections, etc.), and other county EAV and adjustments are provided by the Cook County Assessor's Office.
2. Prior year Cook County EAV is computed each year for each scenario and carried forward.

3. Tax rate calculations, including fund rate limits, tax caps (PTELL), percent burden in Cook County, and connecting and parent agencies, are designed to replicate the methodology of the Cook County Clerk's Office.

For 2006-2008 projections:

4. New property in Cook County and other counties is assumed to increase by the average increase of the last three years (2003-2005), limited to +/- 25% to eliminate extreme outliers.
5. EAV in other counties is assumed to increase by the average increase of the last three years (2003-2005), limited to +/- 25% to eliminate extreme outliers.
6. Cook County railroad, air pollution, and use tax EAV amounts are assumed to increase by the average increase of the last three years (2003-2005), limited to +/- 25% to eliminate extreme outliers.
7. There are no annexations, disconnections, or retired TIFs assumed in any county.
8. Tax levies are assumed to increase by the average increase of the last three years (2003-2005), limited to +/- 10% to eliminate extreme outliers.
9. Percent burden in Cook County remains the same as it was in 2005 for taxing bodies that overlap other counties.
10. CPI projections used for Property Tax Extension Limitation Law (PTELL) computations are as follows: 2006 = 3.4% (from Cook County Clerk's 2005 Tax Rates press release), 2007 = 3.3% and 2008 = 2.5% (from Congressional Budget Office projections, www.cbo.gov).
11. Prior year aggregate extensions (for PTELL calculation) are computed each year for each scenario and carried forward.
12. Prior year Cook County EAV (for rate limits) is computed each year for each scenario and carried forward.
13. Projections for all scenarios assume that the "7% cap" as passed (at \$20,000 maximum exemption) was in place for 2003-3005.

Data Analysis Assumptions

1. Class 2 properties are split into three groups to better reflect the different effects of the homeowner exemption on each. All Senior Freeze Homeowners receive the minimum homeowner exemption. Non-homeowner properties (e.g., rentals, second homes) do not receive a homeowner exemption. All the Incentive Classes (6a, 6b, 6c, 7a, 7b, 8, 9) were combined due to the small number of properties in these classes.
2. Results are only shown for PINs that remained the same class from 2002-2005 in order to make accurate year-to-year comparisons. This represents roughly 75.6% of properties in the City of Chicago, 79.4% of properties in the North triad, and 81.3% of properties in the South triad.
3. Exempt properties are excluded from most results so as not to distort the number of properties with no change in their property tax liabilities (exempt properties are assigned PINs but always have zero AV and zero property tax liability).
4. Although tax rate calculations reflect the small number of non-Class 2 properties that received homeowner exemptions, results for the homeowner "Class" include only Class 2 properties receiving the exemption. Only 283, or less than 0.1% of non-Class 2 properties were eligible for homeowner exemptions in 2002.
5. Due to time and space considerations, data analysis focused on selected suburban municipalities and neighborhoods in Chicago. The 24 areas chosen were intended to reflect a geographically and economically diverse range of communities.

Limitations

Many of the limitations of this study reflect the nature and timing of the available data. Cook County property tax data is collected and stored independently by the offices of the Assessor, Clerk, and Treasurer, according to the different needs and conventions of these three offices. There is no comprehensive, uniform database available to someone wishing to analyze the property tax system as a whole. Furthermore, the data represents the moment in time when it was retrieved from the Cook County server, and may or may not reflect changes due to assessment challenges, billing errors, or other similar corrections.

1. Due to data timing, not all PINs in the database have a legitimate tax code. When a PIN has been assigned but the appropriate tax code has not yet been determined, the PIN is given a placeholder tax code. The existence of placeholder tax codes in the database means that not every PIN can be assigned to a tax code in our calculations, thus some EAV is missing from some tax codes but it is impossible to determine which ones.
2. Some PINs had prorations higher than 1 in the database. The meaning of such prorations could not be determined, so they were all assigned a value of 1.
3. Data on homeowner exemption base year was insufficient to determine which properties had been sold (and thus their exemption reset at the minimum), which had changed from ineligible to eligible, and which had had the year reassigned due to an error.
4. The same Consumer Price Index was used for all tax rate calculations in a given year, such that any actual adjustments to CPI made by the Clerk to reflect a referendum could not be calculated.
5. Any tax extension reductions due to PTELL were made equivalently to all funds. In reality, some taxing agencies choose to take the reduction only in certain funds, but we did not have sufficient data to do this reliably for 2003-2005.
6. There was no data with which to accurately calculate co-op homeowner exemptions, so co-ops were treated like normal homeowner properties.
7. No new PINs were created for the 2006-2008 projections. However, new property was included for tax rate calculation purposes.
8. The EAV estimates do not include the Homeowner Exemption for Long-term Properties (H.E.L.P.) because the required data was not available. In the majority of townships, less than 1% of parcels received H.E.L.P. between 2000 and 2004. Townships with 1-5% of parcels receiving H.E.L.P. at some point between 2000 and 2004 included Calumet, Cicero, Lemont, Lyons, Proviso, River Forest, Riverside, Evanston, New Trier, Lakeview, Rogers Park, and West Chicago. Berwyn and Oak Park had the highest percentage of parcels consistently receiving H.E.L.P., at roughly 5%. (Summary H.E.L.P. data provided by the Cook County Assessor's Office)

Accuracy

Given the limitations enumerated above, it is impossible to produce models of property tax changes with 100% correspondence to actual tax bills. Nonetheless, it is possible to construct models that will reliably demonstrate the aggregate effects of tax law changes, thus providing the public and policymakers with useful information. The Civic Federation did its best to accurately reproduce the Cook County tax extension process and then compared its results in one year to results for a subsequent year under different tax law scenarios in order to produce "apples-to-apples" comparisons of the effects of tax law changes on property tax bills.

To refine the models and measure their correspondence with actual EAVs and tax rates for those years for which actual data was available, the Civic Federation compared its EAV for each PIN with the actual EAV in the data set provided by the Cook County Assessor's Office. The following table shows that the Civic Federation's EAV estimates usually matched 97% to 98% of the actual EAVs, with the lowest match rate being 94% for the City of Chicago triad in tax year 2005.

Percent of PINs Whose Estimated EAVs Matched Actual EAVs (within +/- \$3)				
TRIAD	2002	2003	2004	2005
North	98.1%	98.2%	97.5%	97.1%
South	97.3%	97.4%	97.4%	97.1%
City	97.6%	95.8%	94.8%	93.9%

The Civic Federation also verified its tax rate formulas by comparing its estimated 2002 tax rates for the 1,435 taxing agencies to the actual tax rates provided in the County data file. 93.7% of the estimated tax rates matched actual rates exactly, while 98.5% were within 0.001 of the actual tax rate.

EXPLANATION OF APPENDICES

Data in each appendix is organized in the following consistent manner:

- City of Chicago triad-wide data
- City of Chicago selected community areas data
- North triad-wide data
- North triad selected municipalities data
- South triad-wide data
- South triad selected municipalities data

Unless otherwise noted, all data includes only those properties that were the same class from 2002-2005 (and were projected forward through 2006-2008). This is to provide consistency when comparing year-to-year changes.

In order to make best use of space, most appendices compare different scenarios only in the years they would apply to the triad (the reassessment year). These are the years with the greatest difference between scenarios.

For more details on data analysis, see Methodology on page 32.

The appendices provide the following information:

Appendix		Purpose
A	Number of Parcels Analyzed by Class	Mix of properties analyzed
B	Median Assessed Value and Median Percent increase in Assessed Value	Relative property wealth of areas; Property assessment appreciation rate
C	Total Estimated Tax Dollars Owed by Class	Tax burden allocation among classes, and shifts by scenario
D	Total Estimated EAV by class	Tax base allocation among classes, and shifts by scenario
E	Median Estimated Percent and Dollar Change in Taxes Owed Compared to the Previous Year	Median increase/decrease in taxes by class under different scenarios
F	Estimated Percent Change in Taxes Owed Compared to the Previous Year (Range)	Illuminates medians of Appendix E with ranges of percent increases/decreases in taxes
G	Median Homeowner Exemptions	Median homeowner exemptions (excluding Senior Freeze recipient homeowner exemptions)
H	Estimated Percentage of Homeowner Exemptions that Hit \$20,000 and \$60,000 Limit	Illuminates medians of Appendix G with the percentage of exemptions hitting the \$20k and \$60k limits

APPENDIX A: NUMBER OF PARCELS ANALYZED BY CLASS

City Triad

Number of Parcels Analyzed Per Class: City Triad

Class	Count	% of total
0--Exempt	46,680	8.4%
1--Vacant	33,109	5.9%
2--Homeowner	216,360	38.8%
2--Senior Freeze Homeowner	24,353	4.4%
2--Non-Homeowner	179,029	32.1%
3--Apartment	11,890	2.1%
4--Non-profit	254	0.0%
5a--Commercial	32,644	5.9%
5b--Industrial	12,113	2.2%
6-9--Incentives	756	0.1%
Total	557,188	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community AUSTIN

Class	Count	% of total
0--Exempt	1,335	8.1%
1--Vacant	985	6.0%
2--Homeowner	6,293	38.3%
2--Senior Freeze Homeowner	808	4.9%
2--Non-Homeowner	5,017	30.5%
3--Apartment	457	2.8%
4--Non-profit	2	0.0%
5a--Commercial	930	5.7%
5b--Industrial	521	3.2%
6-9--Incentives	81	0.5%
Total	16,429	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community BRIDGEPORT

Class	Count	% of total
0--Exempt	618	9.5%
1--Vacant	466	7.1%
2--Homeowner	2,604	39.9%
2--Senior Freeze Homeowner	386	5.9%
2--Non-Homeowner	1,701	26.0%
3--Apartment	75	1.1%
4--Non-profit	5	0.1%
5a--Commercial	357	5.5%
5b--Industrial	319	4.9%
6-9--Incentives	1	0.0%
Total	6,532	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community ENGLEWOOD

	Count	% of total
Class 0--Exempt	2,558	25.7%
1--Vacant	2,243	22.5%
2--Homeowner	1,249	12.5%
2--Senior Freeze Homeowner	284	2.9%
2--Non-Homeowner	3,030	30.4%
3--Apartment	178	1.8%
4--Non-profit	0	0.0%
5a--Commercial	312	3.1%
5b--Industrial	86	0.9%
6-9--Incentives	17	0.2%
Total	9,957	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community HUMBOLDT PARK

	Count	% of total
Class 0--Exempt	867	9.6%
1--Vacant	807	9.0%
2--Homeowner	2,294	25.5%
2--Senior Freeze Homeowner	263	2.9%
2--Non-Homeowner	3,542	39.4%
3--Apartment	148	1.6%
4--Non-profit	0	0.0%
5a--Commercial	526	5.9%
5b--Industrial	522	5.8%
6-9--Incentives	18	0.2%
Total	8,987	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community JEFFERSON PARK

	Count	% of total
Class 0--Exempt	313	4.9%
1--Vacant	72	1.1%
2--Homeowner	3,657	57.7%
2--Senior Freeze Homeowner	544	8.6%
2--Non-Homeowner	1,207	19.1%
3--Apartment	55	0.9%
4--Non-profit	1	0.0%
5a--Commercial	356	5.6%
5b--Industrial	129	2.0%
6-9--Incentives	0	0.0%
Total	6,334	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community KENWOOD

	Count	% of total
Class 0--Exempt	312	10.9%
1--Vacant	154	5.4%
2--Homeowner	1,112	38.7%
2--Senior Freeze Homeowner	54	1.9%
2--Non-Homeowner	1,043	36.3%
3--Apartment	104	3.6%
4--Non-profit	0	0.0%
5a--Commercial	70	2.4%
5b--Industrial	10	0.3%
6-9--Incentives	15	0.5%
Total	2,874	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community LINCOLN PARK

	Count	% of total
Class 0--Exempt	718	4.0%
1--Vacant	191	1.1%
2--Homeowner	7,262	40.8%
2--Senior Freeze Homeowner	145	0.8%
2--Non-Homeowner	8,284	46.5%
3--Apartment	388	2.2%
4--Non-profit	7	0.0%
5a--Commercial	638	3.6%
5b--Industrial	178	1.0%
6-9--Incentives	3	0.0%
Total	17,814	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community LOOP

	Count	% of total
Class 0--Exempt	284	4.5%
1--Vacant	33	0.5%
2--Homeowner	1,922	30.3%
2--Senior Freeze Homeowner	44	0.7%
2--Non-Homeowner	2,836	44.7%
3--Apartment	47	0.7%
4--Non-profit	18	0.3%
5a--Commercial	1,146	18.0%
5b--Industrial	15	0.2%
6-9--Incentives	6	0.1%
Total	6,351	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community ROGERS PARK

	Count	% of total
Class 0--Exempt	368	6.0%
1--Vacant	34	0.5%
2--Homeowner	2,385	38.6%
2--Senior Freeze Homeowner	103	1.7%
2--Non-Homeowner	2,097	33.9%
3--Apartment	761	12.3%
4--Non-profit	0	0.0%
5a--Commercial	309	5.0%
5b--Industrial	95	1.5%
6-9--Incentives	31	0.5%
Total	6,183	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community ROSELAND

	Count	% of total
Class 0--Exempt	899	7.5%
1--Vacant	1,282	10.7%
2--Homeowner	4,529	37.7%
2--Senior Freeze Homeowner	796	6.6%
2--Non-Homeowner	3,783	31.5%
3--Apartment	112	0.9%
4--Non-profit	1	0.0%
5a--Commercial	547	4.6%
5b--Industrial	58	0.5%
6-9--Incentives	1	0.0%
Total	12,008	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community SOUTH SHORE

	Count	% of total
Class 0--Exempt	582	7.5%
1--Vacant	466	6.0%
2--Homeowner	2,369	30.5%
2--Senior Freeze Homeowner	324	4.2%
2--Non-Homeowner	2,936	37.8%
3--Apartment	586	7.5%
4--Non-profit	1	0.0%
5a--Commercial	423	5.4%
5b--Industrial	44	0.6%
6-9--Incentives	31	0.4%
Total	7,762	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: City Triad

community WEST LAWN

	Count	% of total
Class 0--Exempt	84	1.4%
1--Vacant	133	2.3%
2--Homeowner	3,203	54.9%
2--Senior Freeze Homeowner	413	7.1%
2--Non-Homeowner	1,490	25.5%
3--Apartment	43	0.7%
4--Non-profit	0	0.0%
5a--Commercial	422	7.2%
5b--Industrial	47	0.8%
6-9--Incentives	0	0.0%
Total	5,835	100.0%

Results are for those properties that were the same class from 2002-2005.

North Triad

Number of Parcels Analyzed Per Class: North Triad

	Count	% of total
Class 0--Exempt	11,481	3.7%
1--Vacant	5,750	1.9%
2--Homeowner	202,487	65.3%
2--Senior Freeze Homeowner	13,036	4.2%
2--Non-Homeowner	57,871	18.7%
3--Apartment	2,004	0.6%
4--Non-profit	261	0.1%
5a--Commercial	11,115	3.6%
5b--Industrial	5,963	1.9%
6-9--Incentives	201	0.1%
Total	310,169	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: North Triad

municipality EVANSTON

	Count	% of total
Class 0--Exempt	1,076	6.4%
1--Vacant	217	1.3%
2--Homeowner	9,542	56.6%
2--Senior Freeze Homeowner	390	2.3%
2--Non-Homeowner	4,265	25.3%
3--Apartment	572	3.4%
4--Non-profit	4	0.0%
5a--Commercial	632	3.8%
5b--Industrial	140	0.8%
6-9--Incentives	6	0.0%
Total	16,844	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: North Triad

municipality NILES

	Count	% of total
Class 0--Exempt	265	3.2%
1--Vacant	62	0.7%
2--Homeowner	5,237	62.3%
2--Senior Freeze Homeowner	850	10.1%
2--Non-Homeowner	1,273	15.1%
3--Apartment	30	0.4%
4--Non-profit	1	0.0%
5a--Commercial	516	6.1%
5b--Industrial	168	2.0%
6-9--Incentives	2	0.0%
Total	8,404	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: North Triad

municipality PALATINE

	Count	% of total
Class 0--Exempt	447	2.6%
1--Vacant	418	2.4%
2--Homeowner	11,687	66.8%
2--Senior Freeze Homeowner	533	3.0%
2--Non-Homeowner	3,667	21.0%
3--Apartment	111	0.6%
4--Non-profit	2	0.0%
5a--Commercial	506	2.9%
5b--Industrial	128	0.7%
6-9--Incentives	0	0.0%
Total	17,499	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: North Triad

municipality PARK RIDGE

	Count	% of total
Class 0--Exempt	371	3.0%
1--Vacant	96	0.8%
2--Homeowner	8,672	69.9%
2--Senior Freeze Homeowner	532	4.3%
2--Non-Homeowner	2,209	17.8%
3--Apartment	53	0.4%
4--Non-profit	61	0.5%
5a--Commercial	409	3.3%
5b--Industrial	7	0.1%
6-9--Incentives	0	0.0%
Total	12,410	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: North Triad

municipality SCHAUMBURG

	Count	% of total
Class 0--Exempt	330	1.6%
1--Vacant	378	1.9%
2--Homeowner	13,545	67.3%
2--Senior Freeze Homeowner	806	4.0%
2--Non-Homeowner	4,020	20.0%
3--Apartment	42	0.2%
4--Non-profit	2	0.0%
5a--Commercial	609	3.0%
5b--Industrial	374	1.9%
6-9--Incentives	17	0.1%
Total	20,123	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: North Triad

municipality WILMETTE

	Count	% of total
Class 0--Exempt	311	3.6%
1--Vacant	41	0.5%
2--Homeowner	6,203	72.5%
2--Senior Freeze Homeowner	171	2.0%
2--Non-Homeowner	1,554	18.2%
3--Apartment	37	0.4%
4--Non-profit	11	0.1%
5a--Commercial	217	2.5%
5b--Industrial	7	0.1%
6-9--Incentives	0	0.0%
Total	8,552	100.0%

Results are for those properties that were the same class from 2002-2005.

South Triad

Number of Parcels Analyzed Per Class: South Triad

	Count	% of total
Class 0--Exempt	25,086	6.5%
1--Vacant	24,980	6.4%
2--Homeowner	210,363	54.3%
2--Senior Freeze Homeowner	19,133	4.9%
2--Non-Homeowner	78,473	20.2%
3--Apartment	3,831	1.0%
4--Non-profit	269	0.1%
5a--Commercial	18,685	4.8%
5b--Industrial	6,401	1.7%
6-9--Incentives	522	0.1%
Total	387,743	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: South Triad

municipality BERWYN

	Count	% of total
Class 0--Exempt	251	2.3%
1--Vacant	62	0.6%
2--Homeowner	5,996	54.9%
2--Senior Freeze Homeowner	784	7.2%
2--Non-Homeowner	2,741	25.1%
3--Apartment	182	1.7%
4--Non-profit	21	0.2%
5a--Commercial	824	7.6%
5b--Industrial	48	0.4%
6-9--Incentives	4	0.0%
Total	10,913	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: South Triad

municipality HARVEY

	Count	% of total
Class 0--Exempt	1,053	9.0%
1--Vacant	2,343	20.1%
2--Homeowner	2,637	22.6%
2--Senior Freeze Homeowner	283	2.4%
2--Non-Homeowner	4,256	36.5%
3--Apartment	61	0.5%
4--Non-profit	1	0.0%
5a--Commercial	787	6.7%
5b--Industrial	206	1.8%
6-9--Incentives	41	0.4%
Total	11,668	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: South Triad

municipality MAYWOOD

	Count	% of total
Class 0--Exempt	431	7.8%
1--Vacant	279	5.0%
2--Homeowner	2,305	41.5%
2--Senior Freeze Homeowner	332	6.0%
2--Non-Homeowner	1,701	30.6%
3--Apartment	84	1.5%
4--Non-profit	0	0.0%
5a--Commercial	288	5.2%
5b--Industrial	107	1.9%
6-9--Incentives	26	0.5%
Total	5,553	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: South Triad

municipality OAK PARK

		Count	% of total
Class	0--Exempt	608	4.5%
	1--Vacant	37	0.3%
	2--Homeowner	8,903	65.8%
	2--Senior Freeze Homeowner	364	2.7%
	2--Non-Homeowner	2,639	19.5%
	3--Apartment	300	2.2%
	4--Non-profit	1	0.0%
	5a--Commercial	645	4.8%
	5b--Industrial	37	0.3%
	6-9--Incentives	0	0.0%
	Total	13,534	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: South Triad

municipality ORLAND PARK

		Count	% of total
Class	0--Exempt	395	2.3%
	1--Vacant	532	3.1%
	2--Homeowner	12,574	72.7%
	2--Senior Freeze Homeowner	864	5.0%
	2--Non-Homeowner	2,285	13.2%
	3--Apartment	51	0.3%
	4--Non-profit	5	0.0%
	5a--Commercial	538	3.1%
	5b--Industrial	40	0.2%
	6-9--Incentives	11	0.1%
	Total	17,295	100.0%

Results are for those properties that were the same class from 2002-2005.

Number of Parcels Analyzed Per Class: South Triad

municipality SOUTH HOLLAND

		Count	% of total
Class	0--Exempt	358	5.2%
	1--Vacant	386	5.6%
	2--Homeowner	3,993	58.0%
	2--Senior Freeze Homeowner	365	5.3%
	2--Non-Homeowner	1,175	17.1%
	3--Apartment	1	0.0%
	4--Non-profit	2	0.0%
	5a--Commercial	370	5.4%
	5b--Industrial	213	3.1%
	6-9--Incentives	27	0.4%
	Total	6,890	100.0%

Results are for those properties that were the same class from 2002-2005.

APPENDIX B: MEDIAN ASSESSED VALUE AND MEDIAN PERCENT INCREASE IN ASSESSED VALUE

City Triad

Median Assessed Value (AV): City Triad

	2003	2006
Class 0--Exempt	\$0	\$0
1--Vacant	\$2,200	\$2,815
2--Homeowner	\$18,608	\$26,955
2--Senior Freeze Homeowner	\$16,160	\$24,035
2--Non-Homeowner	\$13,721	\$20,357
3--Apartment	\$90,404	\$84,148
4--Non-profit	\$41,407	\$44,716
5a--Commercial	\$34,390	\$38,647
5b--Industrial	\$29,808	\$30,798
6-9--Incentives	\$51,259	\$55,440

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

	2003	2006
Class 0--Exempt	.	.
1--Vacant	0.0%	28.0%
2--Homeowner	33.1%	40.0%
2--Senior Freeze Homeowner	33.4%	42.0%
2--Non-Homeowner	33.9%	40.0%
3--Apartment	16.9%	8.0%
4--Non-profit	10.8%	11.0%
5a--Commercial	13.1%	13.0%
5b--Industrial	7.2%	5.0%
6-9--Incentives	4.2%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community AUSTIN

	2003	2006
Class 0--Exempt	\$0	\$0
1--Vacant	\$2,479	\$3,173
2--Homeowner	\$15,166	\$22,622
2--Senior Freeze Homeowner	\$15,228	\$22,455
2--Non-Homeowner	\$14,912	\$22,228
3--Apartment	\$86,383	\$79,799
4--Non-profit	\$42,209	\$46,851
5a--Commercial	\$20,523	\$23,652
5b--Industrial	\$24,486	\$25,014
6-9--Incentives	\$54,204	\$58,723

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community AUSTIN

	2003	2006
Class 0--Exempt	.	.
1--Vacant	0.0%	28.0%
2--Homeowner	33.2%	46.0%
2--Senior Freeze Homeowner	35.3%	46.0%
2--Non-Homeowner	31.6%	48.0%
3--Apartment	35.2%	8.0%
4--Non-profit	46.1%	11.0%
5a--Commercial	4.8%	13.0%
5b--Industrial	6.0%	5.0%
6-9--Incentives	15.0%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community BRIDGEPORT

	2003	2006
Class 0--Exempt	\$0	\$0
1--Vacant	\$3,411	\$4,366
2--Homeowner	\$18,708	\$28,457
2--Senior Freeze Homeowner	\$18,258	\$27,506
2--Non-Homeowner	\$18,456	\$27,827
3--Apartment	\$57,318	\$52,984
4--Non-profit	\$20,930	\$23,232
5a--Commercial	\$27,930	\$31,936
5b--Industrial	\$25,613	\$25,327
6-9--Incentives	\$374,639	\$406,422

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community BRIDGEPORT

	2003	2006
Class 0--Exempt	.	.
1--Vacant	0.0%	28.0%
2--Homeowner	36.0%	48.0%
2--Senior Freeze Homeowner	40.1%	48.0%
2--Non-Homeowner	37.9%	48.0%
3--Apartment	27.1%	8.0%
4--Non-profit	21.2%	11.0%
5a--Commercial	9.2%	13.0%
5b--Industrial	10.8%	5.0%
6-9--Incentives	9.9%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community ENGLEWOOD

	2003	2006
Class 0--Exempt	\$0	\$0
1--Vacant	\$1,650	\$2,112
2--Homeowner	\$7,739	\$13,492
2--Senior Freeze Homeowner	\$7,753	\$13,582
2--Non-Homeowner	\$7,902	\$13,859
3--Apartment	\$28,821	\$27,221
4--Non-profit	.	.
5a--Commercial	\$12,030	\$13,255
5b--Industrial	\$5,870	\$6,163
6-9--Incentives	\$35,301	\$37,772

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community ENGLEWOOD

	2003	2006
Class 0--Exempt	.	.
1--Vacant	160.9%	28.0%
2--Homeowner	53.7%	65.0%
2--Senior Freeze Homeowner	49.8%	65.0%
2--Non-Homeowner	56.5%	65.0%
3--Apartment	8.2%	8.0%
4--Non-profit	.	.
5a--Commercial	22.9%	13.0%
5b--Industrial	74.6%	5.0%
6-9--Incentives	0.0%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community HUMBOLDT PARK

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,826	\$3,617
	2--Homeowner	\$15,284	\$24,672
	2--Senior Freeze Homeowner	\$14,491	\$24,276
	2--Non-Homeowner	\$14,975	\$24,636
	3--Apartment	\$91,671	\$81,566
	4--Non-profit	.	.
	5a--Commercial	\$22,672	\$25,714
	5b--Industrial	\$18,855	\$20,477
	6-9--Incentives	\$17,518	\$18,744

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community HUMBOLDT PARK

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	53.0%	53.0%
	2--Senior Freeze Homeowner	57.2%	68.0%
	2--Non-Homeowner	51.3%	53.0%
	3--Apartment	81.9%	8.0%
	4--Non-profit	.	.
	5a--Commercial	4.0%	13.0%
	5b--Industrial	4.8%	5.0%
	6-9--Incentives	0.0%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community JEFFERSON PARK

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$4,343	\$5,558
	2--Homeowner	\$25,062	\$34,565
	2--Senior Freeze Homeowner	\$24,599	\$33,813
	2--Non-Homeowner	\$25,231	\$34,999
	3--Apartment	\$80,884	\$76,528
	4--Non-profit	\$54,750	\$9,114
	5a--Commercial	\$46,303	\$51,417
	5b--Industrial	\$69,029	\$66,678
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community JEFFERSON PARK

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	35.0%	39.0%
	2--Senior Freeze Homeowner	35.4%	39.0%
	2--Non-Homeowner	34.6%	39.0%
	3--Apartment	10.9%	8.0%
	4--Non-profit	32.6%	11.0%
	5a--Commercial	7.9%	13.0%
	5b--Industrial	6.6%	5.0%
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community KENWOOD

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,627	\$3,363
	2--Homeowner	\$17,435	\$27,128
	2--Senior Freeze Homeowner	\$11,961	\$17,463
	2--Non-Homeowner	\$10,500	\$16,345
	3--Apartment	\$110,839	\$102,640
	4--Non-profit	.	.
	5a--Commercial	\$47,676	\$56,914
	5b--Industrial	\$80,658	\$84,691
	6-9--Incentives	\$55,739	\$59,641

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community KENWOOD

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	28.7%	46.0%
	2--Senior Freeze Homeowner	22.8%	46.0%
	2--Non-Homeowner	22.8%	46.0%
	3--Apartment	8.2%	8.0%
	4--Non-profit	.	.
	5a--Commercial	1.3%	13.0%
	5b--Industrial	3.3%	5.0%
	6-9--Incentives	0.0%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community LINCOLN PARK

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$11,000	\$14,080
	2--Homeowner	\$40,500	\$52,449
	2--Senior Freeze Homeowner	\$56,857	\$73,346
	2--Non-Homeowner	\$19,210	\$25,713
	3--Apartment	\$181,187	\$168,948
	4--Non-profit	\$69,779	\$77,455
	5a--Commercial	\$99,201	\$107,478
	5b--Industrial	\$56,989	\$60,428
	6-9--Incentives	\$424,841	\$454,580

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community LINCOLN PARK

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	33.8%	29.0%
	2--Senior Freeze Homeowner	40.4%	30.0%
	2--Non-Homeowner	33.8%	31.0%
	3--Apartment	15.6%	8.0%
	4--Non-profit	19.9%	11.0%
	5a--Commercial	18.7%	13.0%
	5b--Industrial	12.3%	5.0%
	6-9--Incentives	8.3%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community LOOP

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$52,470	\$67,162
	2--Homeowner	\$24,501	\$33,490
	2--Senior Freeze Homeowner	\$21,461	\$29,632
	2--Non-Homeowner	\$16,267	\$21,800
	3--Apartment	\$250,065	\$234,915
	4--Non-profit	\$468,139	\$519,634
	5a--Commercial	\$342,537	\$413,154
	5b--Industrial	\$182,953	\$192,101
	6-9--Incentives	\$940,263	\$1,006,081

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community LOOP

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	38.6%	35.0%
	2--Senior Freeze Homeowner	40.2%	35.0%
	2--Non-Homeowner	26.0%	35.0%
	3--Apartment	7.5%	8.0%
	4--Non-profit	22.3%	11.0%
	5a--Commercial	12.9%	13.0%
	5b--Industrial	5.8%	5.0%
	6-9--Incentives	17.7%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community ROGERS PARK

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$3,951	\$5,057
	2--Homeowner	\$19,517	\$30,278
	2--Senior Freeze Homeowner	\$24,771	\$36,166
	2--Non-Homeowner	\$11,671	\$18,002
	3--Apartment	\$123,508	\$116,380
	4--Non-profit	.	.
	5a--Commercial	\$62,700	\$70,851
	5b--Industrial	\$52,503	\$53,639
	6-9--Incentives	\$73,817	\$78,984

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community ROGERS PARK

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	30.7%	28.0%
	2--Homeowner	43.3%	46.0%
	2--Senior Freeze Homeowner	42.7%	46.0%
	2--Non-Homeowner	47.5%	57.0%
	3--Apartment	22.4%	8.0%
	4--Non-profit	.	.
	5a--Commercial	12.4%	13.0%
	5b--Industrial	4.1%	5.0%
	6-9--Incentives	12.7%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community ROSELAND

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$1,968	\$2,519
	2--Homeowner	\$10,426	\$13,559
	2--Senior Freeze Homeowner	\$10,346	\$13,525
	2--Non-Homeowner	\$9,218	\$12,272
	3--Apartment	\$64,466	\$60,335
	4--Non-profit	\$16,875	\$18,731
	5a--Commercial	\$21,316	\$24,318
	5b--Industrial	\$17,283	\$17,581
	6-9--Incentives	\$39,641	\$42,416

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community ROSELAND

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	23.5%	31.0%
	2--Senior Freeze Homeowner	23.7%	31.0%
	2--Non-Homeowner	26.2%	38.0%
	3--Apartment	16.7%	8.0%
	4--Non-profit	35.4%	11.0%
	5a--Commercial	11.2%	13.0%
	5b--Industrial	9.2%	5.0%
	6-9--Incentives	0.0%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community SOUTH SHORE

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,983	\$3,808
	2--Homeowner	\$13,000	\$18,779
	2--Senior Freeze Homeowner	\$12,779	\$18,357
	2--Non-Homeowner	\$11,284	\$16,641
	3--Apartment	\$78,811	\$72,493
	4--Non-profit	\$57,062	\$63,339
	5a--Commercial	\$31,566	\$34,352
	5b--Industrial	\$17,364	\$18,232
	6-9--Incentives	\$53,694	\$57,453

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community SOUTH SHORE

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	26.0%	39.0%
	2--Senior Freeze Homeowner	25.9%	39.0%
	2--Non-Homeowner	23.6%	42.0%
	3--Apartment	9.8%	8.0%
	4--Non-profit	15.6%	11.0%
	5a--Commercial	4.4%	13.0%
	5b--Industrial	5.0%	5.0%
	6-9--Incentives	0.0%	7.0%

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): City Triad

community WEST LAWN

		2003	2006
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,460	\$3,149
	2--Homeowner	\$16,168	\$23,971
	2--Senior Freeze Homeowner	\$16,233	\$24,107
	2--Non-Homeowner	\$15,685	\$23,297
	3--Apartment	\$42,503	\$37,915
	4--Non-profit	.	.
	5a--Commercial	\$29,202	\$32,663
	5b--Industrial	\$56,650	\$59,483
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2003 AVs are actuals provided by Cook County Assessor's Office. 2006 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): City Triad

community WEST LAWN

		2003	2006
Class	0--Exempt	.	.
	1--Vacant	0.0%	28.0%
	2--Homeowner	35.0%	47.0%
	2--Senior Freeze Homeowner	35.6%	47.0%
	2--Non-Homeowner	34.0%	47.0%
	3--Apartment	11.5%	8.0%
	4--Non-profit	.	.
	5a--Commercial	20.4%	13.0%
	5b--Industrial	7.2%	5.0%
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2003 increases are actuals provided by Cook County Assessor's Office. 2006 increases are projections provided by Cook County Assessor's Office.

North Triad

Median Assessed Value (AV): North Triad

		2004	2007
Class	0--Exempt	\$0	\$0
	1--Vacant	\$6,927	\$10,355
	2--Homeowner	\$28,799	\$37,340
	2--Senior Freeze Homeowner	\$23,678	\$31,139
	2--Non-Homeowner	\$18,682	\$23,711
	3--Apartment	\$82,211	\$77,865
	4--Non-profit	\$40,679	\$41,424
	5a--Commercial	\$92,263	\$98,779
	5b--Industrial	\$148,203	\$154,739
	6-9--Incentives	\$194,559	\$220,171

Results are for those properties that were the same class from 2002-2005. 2004 AVs are actuals provided by Cook County Assessor's Office. 2007 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): North Triad

		2004	2007
Class	0--Exempt	.	.
	1--Vacant	12.6%	16.1%
	2--Homeowner	28.4%	28.3%
	2--Senior Freeze Homeowner	29.8%	29.2%
	2--Non-Homeowner	28.5%	28.3%
	3--Apartment	1.7%	0.4%
	4--Non-profit	0.1%	0.1%
	5a--Commercial	6.7%	6.6%
	5b--Industrial	5.4%	5.3%
	6-9--Incentives	4.3%	5.2%

Results are for those properties that were the same class from 2002-2005. 2004 increases are actuals provided by Cook County Assessor's Office. 2007 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): North Triad

municipality EVANSTON

		2004	2007
Class	0--Exempt	\$0	\$0
	1--Vacant	\$9,314	\$11,442
	2--Homeowner	\$35,117	\$45,420
	2--Senior Freeze Homeowner	\$26,592	\$36,126
	2--Non-Homeowner	\$21,068	\$27,653
	3--Apartment	\$67,648	\$63,070
	4--Non-profit	\$499,499	\$503,435
	5a--Commercial	\$77,238	\$86,749
	5b--Industrial	\$65,408	\$69,455
	6-9--Incentives	\$54,900	\$67,606

Results are for those properties that were the same class from 2002-2005. 2004 AVs are actuals provided by Cook County Assessor's Office. 2007 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): North Triad

municipality EVANSTON

		2004	2007
Class	0--Exempt	.	.
	1--Vacant	57.1%	37.6%
	2--Homeowner	30.2%	29.6%
	2--Senior Freeze Homeowner	32.5%	32.6%
	2--Non-Homeowner	29.0%	32.1%
	3--Apartment	10.0%	16.9%
	4--Non-profit	1.5%	0.8%
	5a--Commercial	8.2%	10.2%
	5b--Industrial	4.3%	3.6%
	6-9--Incentives	23.0%	14.9%

Results are for those properties that were the same class from 2002-2005. 2004 increases are actuals provided by Cook County Assessor's Office. 2007 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): North Triad

municipality NILES

		2004	2007
Class	0--Exempt	\$0	\$0
	1--Vacant	\$11,124	\$21,972
	2--Homeowner	\$28,775	\$38,440
	2--Senior Freeze Homeowner	\$27,683	\$37,020
	2--Non-Homeowner	\$24,430	\$33,205
	3--Apartment	\$142,851	\$142,991
	4--Non-profit	\$157,211	\$160,295
	5a--Commercial	\$88,938	\$95,830
	5b--Industrial	\$358,406	\$361,861
	6-9--Incentives	\$815,608	\$850,389

Results are for those properties that were the same class from 2002-2005. 2004 AVs are actuals provided by Cook County Assessor's Office. 2007 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): North Triad

municipality NILES

		2004	2007
Class	0--Exempt	.	.
	1--Vacant	150.0%	136.8%
	2--Homeowner	32.4%	32.1%
	2--Senior Freeze Homeowner	32.3%	32.1%
	2--Non-Homeowner	32.3%	32.2%
	3--Apartment	5.4%	3.6%
	4--Non-profit	2.0%	2.0%
	5a--Commercial	6.7%	6.5%
	5b--Industrial	4.5%	4.5%
	6-9--Incentives	4.9%	4.9%

Results are for those properties that were the same class from 2002-2005. 2004 increases are actuals provided by Cook County Assessor's Office. 2007 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): North Triad

municipality PALATINE

		2004	2007
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,698	\$4,318
	2--Homeowner	\$27,136	\$35,052
	2--Senior Freeze Homeowner	\$21,338	\$26,601
	2--Non-Homeowner	\$13,654	\$17,454
	3--Apartment	\$64,300	\$50,879
	4--Non-profit	\$59,790	\$60,930
	5a--Commercial	\$119,981	\$129,557
	5b--Industrial	\$154,157	\$169,408
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2004 AVs are actuals provided by Cook County Assessor's Office. 2007 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): North Triad

municipality PALATINE

		2004	2007
Class	0--Exempt	.	.
	1--Vacant	10.2%	50.0%
	2--Homeowner	27.3%	28.6%
	2--Senior Freeze Homeowner	28.3%	28.6%
	2--Non-Homeowner	27.3%	28.6%
	3--Apartment	-9.2%	-6.6%
	4--Non-profit	1.0%	1.0%
	5a--Commercial	7.7%	6.6%
	5b--Industrial	4.7%	7.2%
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2004 increases are actuals provided by Cook County Assessor's Office. 2007 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): North Triad

municipality PARK RIDGE

		2004	2007
Class	0--Exempt	\$0	\$0
	1--Vacant	\$880	\$1,922
	2--Homeowner	\$38,392	\$48,207
	2--Senior Freeze Homeowner	\$33,568	\$42,091
	2--Non-Homeowner	\$20,861	\$29,446
	3--Apartment	\$110,038	\$108,897
	4--Non-profit	\$43,517	\$45,743
	5a--Commercial	\$74,225	\$78,924
	5b--Industrial	\$72,491	\$91,765
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2004 AVs are actuals provided by Cook County Assessor's Office. 2007 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): North Triad

municipality PARK RIDGE

		2004	2007
Class	0--Exempt	.	.
	1--Vacant	10.6%	8.6%
	2--Homeowner	25.1%	25.5%
	2--Senior Freeze Homeowner	26.1%	25.5%
	2--Non-Homeowner	28.5%	26.5%
	3--Apartment	3.8%	2.2%
	4--Non-profit	5.1%	5.1%
	5a--Commercial	6.3%	6.6%
	5b--Industrial	15.6%	14.6%
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2004 increases are actuals provided by Cook County Assessor's Office. 2007 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): North Triad

municipality SCHAUMBURG

	2004	2007
Class 0--Exempt	\$0	\$0
1--Vacant	\$1,155	\$1,263
2--Homeowner	\$24,503	\$31,512
2--Senior Freeze Homeowner	\$16,109	\$20,226
2--Non-Homeowner	\$15,522	\$19,191
3--Apartment	\$2,023,631	\$1,938,369
4--Non-profit	\$600,902	\$599,616
5a--Commercial	\$305,666	\$327,291
5b--Industrial	\$146,397	\$155,619
6-9--Incentives	\$619,596	\$705,314

Results are for those properties that were the same class from 2002-2005. 2004 AVs are actuals provided by Cook County Assessor's Office. 2007 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): North Triad

municipality SCHAUMBURG

	2004	2007
Class 0--Exempt	.	.
1--Vacant	7.7%	8.9%
2--Homeowner	27.0%	28.8%
2--Senior Freeze Homeowner	26.2%	26.6%
2--Non-Homeowner	26.7%	26.8%
3--Apartment	6.4%	4.1%
4--Non-profit	3.4%	-0.2%
5a--Commercial	5.6%	6.7%
5b--Industrial	7.1%	7.3%
6-9--Incentives	7.9%	13.2%

Results are for those properties that were the same class from 2002-2005. 2004 increases are actuals provided by Cook County Assessor's Office. 2007 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): North Triad

municipality WILMETTE

	2004	2007
Class 0--Exempt	\$0	\$0
1--Vacant	\$486	\$520
2--Homeowner	\$57,460	\$72,524
2--Senior Freeze Homeowner	\$43,961	\$55,751
2--Non-Homeowner	\$36,283	\$47,371
3--Apartment	\$115,346	\$109,952
4--Non-profit	\$5,018	\$5,006
5a--Commercial	\$121,099	\$130,304
5b--Industrial	\$103,372	\$109,566
6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2004 AVs are actuals provided by Cook County Assessor's Office. 2007 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): North Triad

municipality WILMETTE

	2004	2007
Class 0--Exempt	.	.
1--Vacant	7.0%	6.7%
2--Homeowner	26.8%	25.4%
2--Senior Freeze Homeowner	29.2%	26.1%
2--Non-Homeowner	22.2%	25.1%
3--Apartment	4.7%	3.3%
4--Non-profit	-0.3%	-0.3%
5a--Commercial	7.3%	12.0%
5b--Industrial	7.5%	6.0%
6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2004 increases are actuals provided by Cook County Assessor's Office. 2007 increases are projections provided by Cook County Assessor's Office.

South Triad

Median Assessed Value (AV): South Triad

		2005	2008
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,043	\$2,145
	2--Homeowner	\$19,794	\$22,245
	2--Senior Freeze Homeowner	\$16,478	\$18,455
	2--Non-Homeowner	\$11,199	\$12,522
	3--Apartment	\$50,336	\$42,600
	4--Non-profit	\$16,047	\$16,079
	5a--Commercial	\$36,621	\$39,734
	5b--Industrial	\$55,036	\$58,063
	6-9--Incentives	\$46,352	\$47,510

Results are for those properties that were the same class from 2002-2005. 2005 AVs are actuals provided by Cook County Assessor's Office. 2008 AVs are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): South Triad

municipality BERWYN

		2005	2008
Class	0--Exempt	\$0	\$0
	1--Vacant	\$6,531	\$6,858
	2--Homeowner	\$22,098	\$24,860
	2--Senior Freeze Homeowner	\$21,809	\$24,535
	2--Non-Homeowner	\$22,044	\$24,800
	3--Apartment	\$64,452	\$54,546
	4--Non-profit	\$1,262	\$1,265
	5a--Commercial	\$39,972	\$43,370
	5b--Industrial	\$29,734	\$31,369
	6-9--Incentives	\$26,823	\$27,494

Results are for those properties that were the same class from 2002-2005. 2005 AVs are actuals provided by Cook County Assessor's Office. 2008 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): South Triad

		2005	2008
Class	0--Exempt	.	.
	1--Vacant	25.9%	25.9%
	2--Homeowner	27.5%	27.5%
	2--Senior Freeze Homeowner	27.8%	27.8%
	2--Non-Homeowner	22.2%	22.2%
	3--Apartment	14.0%	14.0%
	4--Non-profit	1.7%	1.7%
	5a--Commercial	9.4%	9.4%
	5b--Industrial	7.8%	7.8%
	6-9--Incentives	7.6%	7.6%

Results are for those properties that were the same class from 2002-2005. 2005 increases are actuals provided by Cook County Assessor's Office. 2008 increases are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): South Triad

municipality BERWYN

		2005	2008
Class	0--Exempt	.	.
	1--Vacant	39.0%	39.0%
	2--Homeowner	41.4%	41.4%
	2--Senior Freeze Homeowner	40.9%	40.9%
	2--Non-Homeowner	36.6%	36.6%
	3--Apartment	18.2%	18.2%
	4--Non-profit	0.0%	0.0%
	5a--Commercial	6.4%	6.4%
	5b--Industrial	7.0%	7.0%
	6-9--Incentives	-5.2%	-5.2%

Results are for those properties that were the same class from 2002-2005. 2005 increases are actuals provided by Cook County Assessor's Office. 2008 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): South Triad

municipality HARVEY

		2005	2008
Class	0--Exempt	\$0	\$0
	1--Vacant	\$1,826	\$1,917
	2--Homeowner	\$7,624	\$8,577
	2--Senior Freeze Homeowner	\$7,898	\$8,885
	2--Non-Homeowner	\$6,020	\$6,772
	3--Apartment	\$22,171	\$18,763
	4--Non-profit	\$27,978	\$28,034
	5a--Commercial	\$11,601	\$12,587
	5b--Industrial	\$14,331	\$15,119
	6-9--Incentives	\$13,374	\$13,708

Results are for those properties that were the same class from 2002-2005. 2005 AVs are actuals provided by Cook County Assessor's Office. 2008 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): South Triad

municipality HARVEY

		2005	2008
Class	0--Exempt	.	.
	1--Vacant	30.7%	30.7%
	2--Homeowner	33.1%	33.1%
	2--Senior Freeze Homeowner	31.2%	31.2%
	2--Non-Homeowner	30.1%	30.1%
	3--Apartment	20.4%	20.4%
	4--Non-profit	3.1%	3.1%
	5a--Commercial	15.4%	15.4%
	5b--Industrial	13.6%	13.6%
	6-9--Incentives	15.6%	15.6%

Results are for those properties that were the same class from 2002-2005. 2005 increases are actuals provided by Cook County Assessor's Office. 2008 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): South Triad

municipality MAYWOOD

		2005	2008
Class	0--Exempt	\$0	\$0
	1--Vacant	\$3,242	\$3,404
	2--Homeowner	\$14,966	\$16,837
	2--Senior Freeze Homeowner	\$14,841	\$16,696
	2--Non-Homeowner	\$14,177	\$15,949
	3--Apartment	\$53,531	\$45,304
	4--Non-profit	.	.
	5a--Commercial	\$28,003	\$30,383
	5b--Industrial	\$37,043	\$39,080
	6-9--Incentives	\$24,609	\$25,224

Results are for those properties that were the same class from 2002-2005. 2005 AVs are actuals provided by Cook County Assessor's Office. 2008 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): South Triad

municipality MAYWOOD

		2005	2008
Class	0--Exempt	.	.
	1--Vacant	74.1%	74.1%
	2--Homeowner	33.6%	33.6%
	2--Senior Freeze Homeowner	33.5%	33.5%
	2--Non-Homeowner	31.4%	31.4%
	3--Apartment	18.6%	18.6%
	4--Non-profit	.	.
	5a--Commercial	11.1%	11.1%
	5b--Industrial	9.6%	9.6%
	6-9--Incentives	42.0%	42.0%

Results are for those properties that were the same class from 2002-2005. 2005 increases are actuals provided by Cook County Assessor's Office. 2008 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): South Triad

municipality OAK PARK

		2005	2008
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,656	\$2,789
	2--Homeowner	\$36,106	\$40,607
	2--Senior Freeze Homeowner	\$31,333	\$35,249
	2--Non-Homeowner	\$18,657	\$20,568
	3--Apartment	\$114,357	\$96,781
	4--Non-profit	\$45,749	\$45,840
	5a--Commercial	\$61,750	\$66,999
	5b--Industrial	\$39,186	\$41,341
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2005 AVs are actuals provided by Cook County Assessor's Office. 2008 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): South Triad

municipality OAK PARK

		2005	2008
Class	0--Exempt	.	.
	1--Vacant	42.3%	42.3%
	2--Homeowner	34.3%	34.3%
	2--Senior Freeze Homeowner	35.4%	35.4%
	2--Non-Homeowner	29.5%	29.5%
	3--Apartment	12.6%	12.6%
	4--Non-profit	59.8%	59.8%
	5a--Commercial	9.8%	9.8%
	5b--Industrial	8.9%	8.9%
	6-9--Incentives	.	.

Results are for those properties that were the same class from 2002-2005. 2005 increases are actuals provided by Cook County Assessor's Office. 2008 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): South Triad

municipality ORLAND PARK

		2005	2008
Class	0--Exempt	\$0	\$0
	1--Vacant	\$1	\$1
	2--Homeowner	\$28,322	\$31,862
	2--Senior Freeze Homeowner	\$17,671	\$19,520
	2--Non-Homeowner	\$11,792	\$12,971
	3--Apartment	\$16,010	\$13,549
	4--Non-profit	\$163,923	\$164,251
	5a--Commercial	\$154,150	\$167,252
	5b--Industrial	\$202,800	\$213,953
	6-9--Incentives	\$80,439	\$82,450

Results are for those properties that were the same class from 2002-2005. 2005 AVs are actuals provided by Cook County Assessor's Office. 2008 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): South Triad

municipality ORLAND PARK

		2005	2008
Class	0--Exempt	.	.
	1--Vacant	0.0%	0.0%
	2--Homeowner	24.7%	24.7%
	2--Senior Freeze Homeowner	15.8%	15.8%
	2--Non-Homeowner	14.3%	14.3%
	3--Apartment	34.5%	34.5%
	4--Non-profit	-1.4%	-1.4%
	5a--Commercial	8.0%	8.0%
	5b--Industrial	5.0%	5.0%
	6-9--Incentives	1.7%	1.7%

Results are for those properties that were the same class from 2002-2005. 2005 increases are actuals provided by Cook County Assessor's Office. 2008 increases are projections provided by Cook County Assessor's Office.

Median Assessed Value (AV): South Triad

municipality SOUTH HOLLAND

		2005	2008
Class	0--Exempt	\$0	\$0
	1--Vacant	\$2,926	\$3,072
	2--Homeowner	\$16,073	\$18,082
	2--Senior Freeze Homeowner	\$14,416	\$16,218
	2--Non-Homeowner	\$14,345	\$16,138
	3--Apartment	\$113,733	\$96,253
	4--Non-profit	\$67,214	\$67,348
	5a--Commercial	\$42,317	\$45,914
	5b--Industrial	\$84,305	\$88,942
	6-9--Incentives	\$143,913	\$147,511

Results are for those properties that were the same class from 2002-2005.
 2005 AVs are actuals provided by Cook County Assessor's Office.
 2008 AVs are projections provided by Cook County Assessor's Office.

Median Increase in Assessed Value (AV): South Triad

municipality SOUTH HOLLAND

		2005	2008
Class	0--Exempt	.	.
	1--Vacant	18.0%	18.0%
	2--Homeowner	19.0%	19.0%
	2--Senior Freeze Homeowner	18.4%	18.4%
	2--Non-Homeowner	18.3%	18.3%
	3--Apartment	8.5%	8.5%
	4--Non-profit	134.3%	134.3%
	5a--Commercial	10.4%	10.4%
	5b--Industrial	7.2%	7.2%
	6-9--Incentives	4.9%	4.9%

Results are for those properties that were the same class from 2002-2005.
 2005 increases are actuals provided by Cook County Assessor's Office.
 2008 increases are projections provided by Cook County Assessor's Office.

APPENDIX C: TOTAL ESTIMATED TAX DOLLARS OWED BY CLASS

City Triad

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0-Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1-Vacant	\$29,524,649	1.0%	\$28,199,887	0.9%	\$33,375,557	1.0%	\$31,635,238	1.0%	\$35,301,650	1.1%
2-Homeowner	\$600,266,877	19.8%	\$693,088,094	23.0%	\$770,188,905	23.4%	\$878,958,474	26.8%	\$629,507,191	19.1%
2-Senior Freeze Homeowner	\$22,993,023	0.8%	\$22,003,341	0.7%	\$17,277,686	0.5%	\$16,374,415	0.5%	\$18,277,238	0.6%
2-Non-Homeowner	\$503,816,702	16.6%	\$481,144,243	15.9%	\$640,248,197	19.4%	\$606,769,290	18.5%	\$677,284,092	20.5%
3-Apartment	\$308,539,917	10.2%	\$294,697,349	9.8%	\$257,802,226	7.8%	\$244,355,442	7.5%	\$272,677,662	8.3%
4-Non-profit	\$6,406,592	0.2%	\$6,118,601	0.2%	\$6,371,646	0.2%	\$6,038,463	0.2%	\$6,740,483	0.2%
5a-Commercial	\$1,387,450,895	45.7%	\$1,325,288,760	43.9%	\$1,407,901,191	42.7%	\$1,334,604,781	40.8%	\$1,489,026,296	45.1%
5b-Industrial	\$158,043,513	5.2%	\$150,984,254	5.0%	\$146,620,402	4.4%	\$139,013,443	4.2%	\$155,040,694	4.7%
6-9-Incentives	\$18,770,015	0.6%	\$17,930,082	0.6%	\$18,092,607	0.5%	\$17,151,820	0.5%	\$19,133,924	0.6%
Total	\$3,035,812,183	100.0%	\$3,019,454,611	100.0%	\$3,297,878,417	100.0%	\$3,274,901,365	100.0%	\$3,302,989,230	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community AUSTIN

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0-Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1-Vacant	\$560,894	1.3%	\$535,679	1.2%	\$644,413	1.3%	\$610,712	1.2%	\$681,721	1.4%
2-Homeowner	\$10,588,538	23.7%	\$13,076,015	28.7%	\$13,979,348	28.1%	\$17,749,430	34.4%	\$11,133,800	22.7%
2-Senior Freeze Homeowner	\$508,545	1.1%	\$486,344	1.1%	\$369,794	0.7%	\$350,439	0.7%	\$391,219	0.8%
2-Non-Homeowner	\$11,452,306	25.6%	\$10,937,271	24.0%	\$15,164,258	30.5%	\$14,370,906	27.8%	\$16,042,465	32.8%
3-Apartment	\$6,563,721	14.7%	\$6,268,641	13.7%	\$5,373,608	10.8%	\$5,092,588	9.9%	\$5,684,701	11.6%
4-Non-profit	\$13,256	0.0%	\$12,660	0.0%	\$13,207	0.0%	\$12,517	0.0%	\$13,972	0.0%
5a-Commercial	\$6,997,713	15.7%	\$6,683,122	14.7%	\$7,252,587	14.6%	\$6,873,388	13.3%	\$7,672,459	15.7%
5b-Industrial	\$7,005,728	15.7%	\$6,690,777	14.7%	\$6,030,086	12.1%	\$5,714,734	11.1%	\$6,379,184	13.0%
6-9-Incentives	\$957,814	2.1%	\$914,754	2.0%	\$893,606	1.8%	\$846,874	1.6%	\$945,339	1.9%
Total	\$44,648,514	100.0%	\$45,605,264	100.0%	\$49,720,909	100.0%	\$51,621,588	100.0%	\$48,944,861	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community BRIDGEPORT

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$313,130	1.8%	\$299,053	1.7%	\$357,779	1.7%	\$339,068	1.5%	\$378,492	1.9%
2--Homeowner	\$5,586,969	32.2%	\$6,856,516	37.9%	\$8,177,651	38.5%	\$9,631,128	43.7%	\$5,905,464	29.9%
2--Senior Freeze Homeowner	\$321,525	1.9%	\$307,824	1.7%	\$241,866	1.1%	\$229,217	1.0%	\$255,868	1.3%
2--Non-Homeowner	\$4,776,958	27.5%	\$4,562,204	25.2%	\$6,532,705	30.8%	\$6,191,068	28.1%	\$6,910,901	35.0%
3--Apartment	\$714,750	4.1%	\$682,785	3.8%	\$587,526	2.8%	\$557,537	2.5%	\$620,744	3.1%
4--Non-profit	\$21,429	0.1%	\$20,465	0.1%	\$21,350	0.1%	\$20,233	0.1%	\$22,586	0.1%
5a--Commercial	\$2,354,061	13.6%	\$2,250,122	12.4%	\$2,383,120	11.2%	\$2,259,228	10.3%	\$2,518,892	12.8%
5b--Industrial	\$3,194,891	18.4%	\$3,051,261	16.9%	\$2,883,825	13.6%	\$2,733,012	12.4%	\$3,050,778	15.5%
6-9--Incentives	\$58,831	0.3%	\$56,186	0.3%	\$57,285	0.3%	\$54,290	0.2%	\$60,602	0.3%
Total	\$17,342,543	100.0%	\$18,086,416	100.0%	\$21,243,106	100.0%	\$22,014,780	100.0%	\$19,724,326	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community ENGLEWOOD

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$729,183	8.5%	\$696,402	8.0%	\$838,120	7.5%	\$794,290	6.9%	\$886,641	7.8%
2--Homeowner	\$722,242	8.4%	\$1,162,121	13.4%	\$1,151,168	10.3%	\$1,992,097	17.3%	\$769,603	6.8%
2--Senior Freeze Homeowner	\$40,860	0.5%	\$39,271	0.5%	\$24,220	0.2%	\$22,954	0.2%	\$25,622	0.2%
2--Non-Homeowner	\$3,819,544	44.4%	\$3,647,832	42.0%	\$5,826,683	52.0%	\$5,521,968	48.0%	\$6,164,005	54.1%
3--Apartment	\$1,284,142	14.9%	\$1,226,412	14.1%	\$1,534,216	13.7%	\$1,453,982	12.6%	\$1,623,036	14.2%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$1,717,786	20.0%	\$1,640,561	18.9%	\$1,549,530	13.8%	\$1,468,496	12.8%	\$1,639,237	14.4%
5b--Industrial	\$194,342	2.3%	\$185,605	2.1%	\$176,988	1.6%	\$167,732	1.5%	\$187,234	1.6%
6-9--Incentives	\$101,928	1.2%	\$97,346	1.1%	\$97,893	0.9%	\$92,774	0.8%	\$103,560	0.9%
Total	\$8,610,027	100.0%	\$8,695,550	100.0%	\$11,198,819	100.0%	\$11,514,292	100.0%	\$11,398,940	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community HUMBOLDT PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$609,870	2.6%	\$582,453	2.4%	\$700,682	2.4%	\$664,039	2.3%	\$741,246	2.6%
2--Homeowner	\$3,567,343	15.1%	\$4,956,909	20.6%	\$5,860,861	20.2%	\$7,231,605	24.8%	\$3,686,437	13.1%
2--Senior Freeze Homeowner	\$120,250	0.5%	\$114,844	0.5%	\$84,222	0.3%	\$79,818	0.3%	\$89,098	0.3%
2--Non-Homeowner	\$8,615,725	36.6%	\$8,228,395	34.2%	\$12,201,407	42.1%	\$11,563,318	39.6%	\$12,907,780	45.8%
3--Apartment	\$2,109,367	9.0%	\$2,015,483	8.4%	\$1,762,002	6.1%	\$1,670,673	5.7%	\$1,861,816	6.6%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$3,873,920	16.4%	\$3,700,238	15.4%	\$4,025,636	13.9%	\$3,815,559	13.1%	\$4,258,485	15.1%
5b--Industrial	\$4,469,611	19.0%	\$4,268,675	17.8%	\$4,210,709	14.5%	\$3,990,504	13.7%	\$4,454,479	15.8%
6-9--Incentives	\$184,527	0.8%	\$176,231	0.7%	\$169,000	0.6%	\$160,162	0.5%	\$178,784	0.6%
Total	\$23,550,613	100.0%	\$24,043,229	100.0%	\$29,014,519	100.0%	\$29,175,677	100.0%	\$28,178,124	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community JEFFERSON PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$82,623	0.3%	\$78,909	0.3%	\$92,197	0.3%	\$87,376	0.3%	\$97,535	0.4%
2--Homeowner	\$10,670,294	45.1%	\$12,874,208	50.9%	\$14,283,446	51.4%	\$16,183,561	55.9%	\$11,067,886	43.7%
2--Senior Freeze Homeowner	\$816,345	3.5%	\$780,612	3.1%	\$627,718	2.3%	\$594,797	2.1%	\$664,149	2.6%
2--Non-Homeowner	\$4,677,290	19.8%	\$4,466,531	17.7%	\$5,829,690	21.0%	\$5,524,012	19.1%	\$6,167,971	24.3%
3--Apartment	\$936,256	4.0%	\$894,165	3.5%	\$798,636	2.9%	\$756,870	2.6%	\$844,871	3.3%
4--Non-profit	\$8,598	0.0%	\$8,211	0.0%	\$1,285	0.0%	\$1,217	0.0%	\$1,359	0.0%
5a--Commercial	\$3,688,080	15.6%	\$3,522,278	13.9%	\$3,711,834	13.4%	\$3,517,718	12.1%	\$3,926,723	15.5%
5b--Industrial	\$2,771,176	11.7%	\$2,646,595	10.5%	\$2,429,908	8.7%	\$2,302,832	7.9%	\$2,570,581	10.1%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$23,650,662	100.0%	\$25,271,509	100.0%	\$27,774,714	100.0%	\$28,968,383	100.0%	\$25,341,076	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community KENWOOD

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$111,808	0.8%	\$106,781	0.8%	\$128,457	0.9%	\$121,739	0.8%	\$135,893	0.9%
2--Homeowner	\$4,382,171	31.0%	\$4,766,030	33.9%	\$5,413,277	35.9%	\$5,892,710	39.1%	\$4,621,236	31.1%
2--Senior Freeze Homeowner	\$49,542	0.4%	\$47,315	0.3%	\$34,303	0.2%	\$32,509	0.2%	\$36,289	0.2%
2--Non-Homeowner	\$2,566,481	18.2%	\$2,451,102	17.4%	\$3,396,742	22.5%	\$3,219,104	21.4%	\$3,593,388	24.2%
3--Apartment	\$5,208,983	36.9%	\$4,975,752	35.4%	\$4,311,065	28.6%	\$4,086,349	27.1%	\$4,558,452	30.7%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$1,470,622	10.4%	\$1,404,508	10.0%	\$1,492,878	9.9%	\$1,414,806	9.4%	\$1,579,305	10.6%
5b--Industrial	\$150,871	1.1%	\$144,088	1.0%	\$142,190	0.9%	\$134,754	0.9%	\$150,422	1.0%
6-9--Incentives	\$185,279	1.3%	\$176,950	1.3%	\$177,944	1.2%	\$168,639	1.1%	\$188,246	1.3%
Total	\$14,125,756	100.0%	\$14,072,526	100.0%	\$15,096,856	100.0%	\$15,070,610	100.0%	\$14,863,232	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community LINCOLN PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$500,988	0.4%	\$478,468	0.4%	\$575,695	0.4%	\$545,595	0.4%	\$609,014	0.4%
2--Homeowner	\$49,831,186	36.8%	\$52,987,409	39.3%	\$58,864,211	39.7%	\$60,914,241	41.9%	\$52,623,464	35.8%
2--Senior Freeze Homeowner	\$352,270	0.3%	\$336,435	0.2%	\$276,874	0.2%	\$262,397	0.2%	\$292,900	0.2%
2--Non-Homeowner	\$40,729,076	30.1%	\$38,898,324	28.9%	\$47,369,051	32.0%	\$44,892,752	30.9%	\$50,110,112	34.1%
3--Apartment	\$18,516,593	13.7%	\$17,685,812	13.1%	\$15,622,973	10.5%	\$14,808,490	10.2%	\$16,522,868	11.2%
4--Non-profit	\$652,762	0.5%	\$623,416	0.5%	\$650,356	0.4%	\$616,345	0.4%	\$688,007	0.5%
5a--Commercial	\$21,931,214	16.2%	\$20,946,039	15.5%	\$22,075,451	14.9%	\$20,923,244	14.4%	\$23,350,397	15.9%
5b--Industrial	\$2,631,758	1.9%	\$2,513,470	1.9%	\$2,442,000	1.6%	\$2,314,362	1.6%	\$2,583,280	1.8%
6-9--Incentives	\$254,614	0.2%	\$243,168	0.2%	\$242,737	0.2%	\$230,043	0.2%	\$256,790	0.2%
Total	\$135,400,461	100.0%	\$134,712,539	100.0%	\$148,119,349	100.0%	\$145,507,469	100.0%	\$147,036,832	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community LOOP

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$1,361,521	0.2%	\$1,300,528	0.2%	\$1,566,394	0.3%	\$1,484,814	0.3%	\$1,656,705	0.3%
2--Homeowner	\$6,076,409	1.0%	\$7,097,914	1.2%	\$7,859,203	1.3%	\$8,837,162	1.5%	\$6,298,261	1.0%
2--Senior Freeze Homeowner	\$63,260	0.0%	\$60,416	0.0%	\$49,069	0.0%	\$46,503	0.0%	\$51,910	0.0%
2--Non-Homeowner	\$7,542,588	1.2%	\$7,203,684	1.2%	\$8,980,747	1.5%	\$8,511,385	1.5%	\$9,500,335	1.5%
3--Apartment	\$8,896,844	1.4%	\$8,496,876	1.4%	\$7,838,360	1.3%	\$7,428,442	1.3%	\$8,292,144	1.3%
4--Non-profit	\$1,708,640	0.3%	\$1,631,826	0.3%	\$1,755,881	0.3%	\$1,664,055	0.3%	\$1,857,534	0.3%
5a--Commercial	\$587,709,900	95.5%	\$561,346,403	95.3%	\$582,613,123	95.0%	\$552,223,833	94.8%	\$616,254,403	95.3%
5b--Industrial	\$634,125	0.1%	\$605,617	0.1%	\$596,930	0.1%	\$565,713	0.1%	\$631,488	0.1%
6-9--Incentives	\$1,669,810	0.3%	\$1,594,742	0.3%	\$1,841,974	0.3%	\$1,745,645	0.3%	\$1,948,611	0.3%
Total	\$615,663,097	100.0%	\$589,338,007	100.0%	\$613,101,681	100.0%	\$582,507,552	100.0%	\$646,491,390	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community ROGERS PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$51,772	0.1%	\$49,586	0.1%	\$60,374	0.2%	\$57,452	0.1%	\$63,608	0.2%
2--Homeowner	\$6,088,456	15.7%	\$7,425,835	19.3%	\$8,850,959	22.4%	\$10,111,249	25.8%	\$6,392,941	16.5%
2--Senior Freeze Homeowner	\$175,204	0.5%	\$167,347	0.4%	\$137,182	0.3%	\$130,008	0.3%	\$145,124	0.4%
2--Non-Homeowner	\$5,253,883	13.6%	\$5,017,770	13.0%	\$7,001,587	17.7%	\$6,635,579	16.9%	\$7,406,763	19.1%
3--Apartment	\$18,597,605	48.1%	\$17,763,487	46.1%	\$15,228,196	38.5%	\$14,433,088	36.8%	\$16,108,388	41.5%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$6,424,653	16.6%	\$6,142,893	15.9%	\$6,358,353	16.1%	\$6,036,014	15.4%	\$6,715,185	17.3%
5b--Industrial	\$1,611,947	4.2%	\$1,539,596	4.0%	\$1,480,662	3.7%	\$1,403,387	3.6%	\$1,566,205	4.0%
6-9--Incentives	\$474,435	1.2%	\$453,182	1.2%	\$433,627	1.1%	\$411,056	1.0%	\$458,614	1.2%
Total	\$38,677,956	100.0%	\$38,559,696	100.0%	\$39,550,940	100.0%	\$39,217,834	100.0%	\$38,856,828	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community ROSELAND

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$441,618	2.7%	\$421,804	2.6%	\$506,468	3.0%	\$480,031	2.6%	\$535,734	3.0%
2--Homeowner	\$5,045,289	31.2%	\$5,845,615	35.5%	\$5,128,053	30.0%	\$7,071,963	38.4%	\$5,352,927	29.7%
2--Senior Freeze Homeowner	\$369,289	2.3%	\$355,249	2.2%	\$259,204	1.5%	\$245,674	1.3%	\$274,182	1.5%
2--Non-Homeowner	\$5,639,962	34.9%	\$5,386,913	32.7%	\$6,706,542	39.2%	\$6,356,473	34.5%	\$7,094,072	39.4%
3--Apartment	\$1,246,026	7.7%	\$1,190,121	7.2%	\$1,036,908	6.1%	\$982,810	5.3%	\$1,096,824	6.1%
4--Non-profit	\$2,655	0.0%	\$2,536	0.0%	\$2,645	0.0%	\$2,507	0.0%	\$2,798	0.0%
5a--Commercial	\$3,160,563	19.5%	\$3,019,504	18.3%	\$3,209,509	18.8%	\$3,042,007	16.5%	\$3,394,964	18.8%
5b--Industrial	\$269,677	1.7%	\$257,578	1.6%	\$241,454	1.4%	\$228,851	1.2%	\$255,405	1.4%
6-9--Incentives	\$6,238	0.0%	\$5,958	0.0%	\$5,990	0.0%	\$5,677	0.0%	\$6,336	0.0%
Total	\$16,181,317	100.0%	\$16,485,279	100.0%	\$17,096,773	100.0%	\$18,415,993	100.0%	\$18,013,243	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community SOUTH SHORE

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$317,592	1.2%	\$303,314	1.1%	\$357,959	1.3%	\$339,239	1.2%	\$378,683	1.3%
2--Homeowner	\$3,988,091	14.7%	\$4,649,978	17.4%	\$4,979,847	17.8%	\$6,303,926	22.4%	\$4,221,324	14.8%
2--Senior Freeze Homeowner	\$201,792	0.7%	\$193,127	0.7%	\$147,938	0.5%	\$140,202	0.5%	\$156,503	0.5%
2--Non-Homeowner	\$6,111,093	22.6%	\$5,836,362	21.9%	\$8,037,107	28.7%	\$7,616,796	27.1%	\$8,502,397	29.8%
3--Apartment	\$11,365,529	42.0%	\$10,854,578	40.7%	\$9,506,705	34.0%	\$9,009,538	32.0%	\$10,057,074	35.2%
4--Non-profit	\$8,961	0.0%	\$8,558	0.0%	\$8,928	0.0%	\$8,461	0.0%	\$9,444	0.0%
5a--Commercial	\$4,550,481	16.8%	\$4,345,909	16.3%	\$4,484,659	16.0%	\$4,250,128	15.1%	\$4,744,287	16.6%
5b--Industrial	\$242,102	0.9%	\$231,218	0.9%	\$224,727	0.8%	\$212,975	0.8%	\$237,737	0.8%
6-9--Incentives	\$264,219	1.0%	\$252,341	0.9%	\$253,759	0.9%	\$240,488	0.9%	\$268,450	0.9%
Total	\$27,049,859	100.0%	\$26,675,385	100.0%	\$28,001,630	100.0%	\$28,121,753	100.0%	\$28,575,899	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: City Triad 2003 and 2006

community WEST LAWN

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$174,568	0.9%	\$166,718	0.8%	\$200,526	0.9%	\$190,039	0.8%	\$212,135	1.0%
2--Homeowner	\$5,439,098	27.9%	\$6,805,801	33.6%	\$7,447,160	33.5%	\$9,315,398	39.9%	\$5,691,912	26.7%
2--Senior Freeze Homeowner	\$353,726	1.8%	\$338,100	1.7%	\$261,960	1.2%	\$248,260	1.1%	\$277,125	1.3%
2--Non-Homeowner	\$3,523,525	18.0%	\$3,362,457	16.6%	\$4,639,564	20.9%	\$4,396,931	18.8%	\$4,908,161	23.0%
3--Apartment	\$359,332	1.8%	\$343,178	1.7%	\$299,719	1.3%	\$284,045	1.2%	\$317,070	1.5%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$7,427,073	38.0%	\$7,094,123	35.0%	\$7,301,846	32.8%	\$6,920,354	29.7%	\$7,724,065	36.2%
5b--Industrial	\$2,248,838	11.5%	\$2,147,738	10.6%	\$2,082,693	9.4%	\$1,973,775	8.5%	\$2,203,265	10.3%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$19,526,160	100.0%	\$20,258,115	100.0%	\$22,233,467	100.0%	\$23,328,802	100.0%	\$21,333,734	100.0%

Results are for those properties that were the same class from 2002-2005.

North Triad

Total Estimated Tax Dollars Owed By Class: North Triad 2004 and 2007

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$24,518,770	1.0%	\$22,941,809	0.9%	\$33,682,118	1.2%	\$31,519,114	1.1%	\$36,614,708	1.3%
2--Homeowner	\$1,024,364,504	40.7%	\$1,120,548,799	44.5%	\$1,305,148,164	45.2%	\$1,394,780,653	48.5%	\$1,163,426,936	40.3%
2--Senior Freeze Homeowner	\$21,847,704	0.9%	\$20,244,178	0.8%	\$18,782,994	0.7%	\$17,498,697	0.6%	\$20,762,325	0.7%
2--Non-Homeowner	\$255,438,275	10.1%	\$237,980,330	9.4%	\$314,494,799	10.9%	\$294,097,269	10.2%	\$345,454,010	12.0%
3--Apartment	\$99,150,571	3.9%	\$92,236,264	3.7%	\$89,708,644	3.1%	\$83,626,571	2.9%	\$98,132,580	3.4%
4--Non-profit	\$8,783,254	0.3%	\$8,229,111	0.3%	\$8,578,574	0.3%	\$8,096,528	0.3%	\$9,475,930	0.3%
5a--Commercial	\$753,521,364	29.9%	\$705,176,348	28.0%	\$775,370,166	26.9%	\$727,307,088	25.3%	\$843,946,016	29.3%
5b--Industrial	\$312,846,857	12.4%	\$293,212,125	11.6%	\$318,240,838	11.0%	\$298,645,977	10.4%	\$345,046,382	12.0%
6-9--Incentives	\$19,229,721	0.8%	\$17,966,044	0.7%	\$20,707,035	0.7%	\$19,302,468	0.7%	\$22,290,393	0.8%
Total	\$2,519,701,020	100.0%	\$2,518,535,009	100.0%	\$2,884,713,331	100.0%	\$2,874,874,365	100.0%	\$2,885,149,278	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: North Triad 2004 and 2007

municipality EVANSTON

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$707,385	0.5%	\$658,493	0.5%	\$983,515	0.6%	\$923,646	0.6%	\$1,101,864	0.7%
2--Homeowner	\$66,844,696	47.4%	\$71,109,420	50.7%	\$82,017,980	51.4%	\$85,526,122	53.9%	\$74,528,263	46.1%
2--Senior Freeze Homeowner	\$816,937	0.6%	\$760,331	0.5%	\$679,794	0.4%	\$638,311	0.4%	\$761,832	0.5%
2--Non-Homeowner	\$21,265,928	15.1%	\$19,793,160	14.1%	\$25,436,821	15.9%	\$23,885,302	15.1%	\$28,504,652	17.6%
3--Apartment	\$14,726,107	10.4%	\$13,713,587	9.8%	\$13,580,080	8.5%	\$12,758,178	8.0%	\$15,204,906	9.4%
4--Non-profit	\$403,412	0.3%	\$375,499	0.3%	\$373,335	0.2%	\$350,568	0.2%	\$418,316	0.3%
5a--Commercial	\$32,334,311	22.9%	\$30,140,024	21.5%	\$32,997,223	20.7%	\$31,026,398	19.6%	\$36,894,561	22.8%
5b--Industrial	\$3,932,582	2.8%	\$3,660,285	2.6%	\$3,544,130	2.2%	\$3,327,881	2.1%	\$3,972,389	2.5%
6-9--Incentives	\$111,133	0.1%	\$103,644	0.1%	\$102,250	0.1%	\$96,153	0.1%	\$114,302	0.1%
Total	\$141,142,492	100.0%	\$140,314,443	100.0%	\$159,715,129	100.0%	\$158,532,559	100.0%	\$161,501,085	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: North Triad 2004 and 2007

municipality NILES

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$246,592	0.4%	\$230,904	0.3%	\$501,588	0.7%	\$473,710	0.7%	\$556,318	0.7%
2--Homeowner	\$18,946,536	28.3%	\$21,477,147	32.4%	\$25,878,741	35.3%	\$27,983,309	38.7%	\$21,625,855	29.0%
2--Senior Freeze Homeowner	\$1,355,266	2.0%	\$1,254,852	1.9%	\$1,158,678	1.6%	\$1,081,551	1.5%	\$1,295,886	1.7%
2--Non-Homeowner	\$5,289,151	7.9%	\$4,885,401	7.4%	\$6,696,003	9.1%	\$6,233,249	8.6%	\$7,495,823	10.1%
3--Apartment	\$627,336	0.9%	\$584,242	0.9%	\$594,141	0.8%	\$557,776	0.8%	\$661,799	0.9%
4--Non-profit	\$22,575	0.0%	\$21,251	0.0%	\$22,750	0.0%	\$21,552	0.0%	\$25,172	0.0%
5a--Commercial	\$27,116,038	40.4%	\$25,142,689	38.0%	\$24,534,048	33.5%	\$22,881,812	31.6%	\$27,441,024	36.8%
5b--Industrial	\$13,199,037	19.7%	\$12,417,724	18.7%	\$13,608,297	18.6%	\$12,887,014	17.8%	\$15,087,054	20.3%
6-9--Incentives	\$247,142	0.4%	\$232,256	0.4%	\$257,680	0.4%	\$243,923	0.3%	\$287,178	0.4%
Total	\$67,049,672	100.0%	\$66,246,465	100.0%	\$73,251,927	100.0%	\$72,363,896	100.0%	\$74,476,108	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: North Triad 2004 and 2007

municipality PALATINE

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$1,278,891	1.1%	\$1,183,890	1.0%	\$2,101,906	1.6%	\$1,941,699	1.5%	\$2,291,930	1.8%
2--Homeowner	\$55,401,411	49.0%	\$61,398,215	53.5%	\$70,463,825	53.1%	\$76,403,669	57.1%	\$62,286,491	47.9%
2--Senior Freeze Homeowner	\$911,688	0.8%	\$844,171	0.7%	\$795,813	0.6%	\$735,274	0.5%	\$867,296	0.7%
2--Non-Homeowner	\$14,442,772	12.8%	\$13,370,743	11.7%	\$17,555,109	13.2%	\$16,217,920	12.1%	\$19,138,911	14.7%
3--Apartment	\$7,068,332	6.3%	\$6,543,075	5.7%	\$6,203,965	4.7%	\$5,731,078	4.3%	\$6,764,929	5.2%
4--Non-profit	\$25,490	0.0%	\$23,596	0.0%	\$25,020	0.0%	\$23,113	0.0%	\$27,282	0.0%
5a--Commercial	\$27,662,861	24.5%	\$25,611,308	22.3%	\$29,005,060	21.9%	\$26,796,729	20.0%	\$31,618,120	24.3%
5b--Industrial	\$6,248,472	5.5%	\$5,785,070	5.0%	\$6,478,177	4.9%	\$5,984,952	4.5%	\$7,061,707	5.4%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$113,039,918	100.0%	\$114,760,068	100.0%	\$132,628,875	100.0%	\$133,834,434	100.0%	\$130,056,666	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: North Triad 2004 and 2007

municipality PARK RIDGE

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$166,155	0.2%	\$152,564	0.2%	\$290,114	0.3%	\$269,576	0.3%	\$328,043	0.4%
2--Homeowner	\$50,902,595	65.2%	\$53,737,813	68.3%	\$62,802,604	68.6%	\$65,038,849	70.9%	\$57,535,147	63.9%
2--Senior Freeze Homeowner	\$1,171,086	1.5%	\$1,075,269	1.4%	\$991,569	1.1%	\$921,362	1.0%	\$1,121,243	1.2%
2--Non-Homeowner	\$9,095,318	11.6%	\$8,351,577	10.6%	\$10,868,367	11.9%	\$10,098,652	11.0%	\$12,288,280	13.7%
3--Apartment	\$1,270,654	1.6%	\$1,166,093	1.5%	\$1,113,623	1.2%	\$1,033,410	1.1%	\$1,258,608	1.4%
4--Non-profit	\$1,174,115	1.5%	\$1,078,086	1.4%	\$1,186,459	1.3%	\$1,102,586	1.2%	\$1,341,755	1.5%
5a--Commercial	\$14,192,117	18.2%	\$13,029,281	16.6%	\$14,090,612	15.4%	\$13,086,620	14.3%	\$15,927,335	17.7%
5b--Industrial	\$144,884	0.2%	\$133,034	0.2%	\$159,085	0.2%	\$147,839	0.2%	\$179,907	0.2%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$78,116,924	100.0%	\$78,723,716	100.0%	\$91,502,433	100.0%	\$91,698,894	100.0%	\$89,980,319	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: North Triad 2004 and 2007

municipality SCHAUMBURG

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$2,289,100	1.0%	\$2,141,861	0.9%	\$2,559,631	1.0%	\$2,387,538	0.9%	\$2,740,137	1.0%
2--Homeowner	\$49,114,497	20.4%	\$56,240,379	23.9%	\$64,119,839	24.3%	\$71,754,486	27.8%	\$56,012,271	20.7%
2--Senior Freeze Homeowner	\$1,050,914	0.4%	\$982,226	0.4%	\$932,525	0.4%	\$868,049	0.3%	\$997,119	0.4%
2--Non-Homeowner	\$13,295,177	5.5%	\$12,427,375	5.3%	\$16,522,745	6.2%	\$15,387,098	6.0%	\$17,680,267	6.5%
3--Apartment	\$15,965,351	6.6%	\$14,910,237	6.3%	\$14,935,474	5.6%	\$13,908,140	5.4%	\$16,044,642	5.9%
4--Non-profit	\$228,385	0.1%	\$213,805	0.1%	\$223,687	0.1%	\$208,754	0.1%	\$239,332	0.1%
5a--Commercial	\$133,325,735	55.3%	\$124,736,721	52.9%	\$138,632,161	52.4%	\$129,283,935	50.0%	\$148,411,802	54.9%
5b--Industrial	\$23,108,517	9.6%	\$21,622,114	9.2%	\$23,725,447	9.0%	\$22,131,085	8.6%	\$25,408,854	9.4%
6-9--Incentives	\$2,512,446	1.0%	\$2,349,884	1.0%	\$2,716,292	1.0%	\$2,532,912	1.0%	\$2,910,948	1.1%
Total	\$240,890,122	100.0%	\$235,624,602	100.0%	\$264,367,802	100.0%	\$258,461,997	100.0%	\$270,445,372	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: North Triad 2004 and 2007

municipality WILMETTE

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$52,565	0.1%	\$49,590	0.1%	\$50,001	0.1%	\$47,670	0.1%	\$55,493	0.1%
2--Homeowner	\$57,315,601	72.1%	\$59,163,184	73.9%	\$65,896,401	74.2%	\$67,276,764	75.5%	\$61,619,168	70.8%
2--Senior Freeze Homeowner	\$467,359	0.6%	\$440,732	0.6%	\$374,190	0.4%	\$356,721	0.4%	\$415,604	0.5%
2--Non-Homeowner	\$10,561,624	13.3%	\$9,958,260	12.4%	\$12,001,176	13.5%	\$11,440,151	12.8%	\$13,332,585	15.3%
3--Apartment	\$1,158,480	1.5%	\$1,092,328	1.4%	\$1,047,759	1.2%	\$998,753	1.1%	\$1,164,080	1.3%
4--Non-profit	\$340,956	0.4%	\$321,385	0.4%	\$310,939	0.4%	\$296,358	0.3%	\$345,612	0.4%
5a--Commercial	\$9,438,338	11.9%	\$8,908,388	11.1%	\$8,983,336	10.1%	\$8,567,422	9.6%	\$9,963,478	11.4%
5b--Industrial	\$129,576	0.2%	\$122,429	0.2%	\$121,667	0.1%	\$116,093	0.1%	\$134,702	0.2%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$79,464,500	100.0%	\$80,056,296	100.0%	\$88,785,468	100.0%	\$89,099,931	100.0%	\$87,030,722	100.0%

Results are for those properties that were the same class from 2002-2005.

South Triad

Total Estimated Tax Dollars Owed By Class: South Triad 2005 and 2008

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$43,185,857	2.1%	\$39,824,866	1.9%	\$46,914,249	2.0%	\$43,188,120	1.8%	\$48,121,597	2.0%
2--Homeowner	\$828,117,953	39.5%	\$928,565,571	44.4%	\$986,741,122	41.6%	\$1,089,820,560	46.1%	\$950,002,610	39.8%
2--Senior Freeze Homeowner	\$24,687,701	1.2%	\$22,411,983	1.1%	\$23,321,177	1.0%	\$21,259,552	0.9%	\$24,265,215	1.0%
2--Non-Homeowner	\$286,048,002	13.6%	\$260,683,772	12.5%	\$327,810,408	13.8%	\$299,454,581	12.7%	\$340,881,169	14.3%
3--Apartment	\$82,826,864	3.9%	\$75,590,574	3.6%	\$71,903,075	3.0%	\$65,831,200	2.8%	\$75,087,666	3.1%
4--Non-profit	\$5,739,965	0.3%	\$5,253,116	0.3%	\$5,887,536	0.2%	\$5,390,334	0.2%	\$6,081,124	0.3%
5a--Commercial	\$558,972,444	26.7%	\$511,844,207	24.5%	\$621,949,187	26.2%	\$570,974,471	24.1%	\$643,929,895	27.0%
5b--Industrial	\$243,416,819	11.6%	\$225,419,316	10.8%	\$264,574,687	11.1%	\$245,081,756	10.4%	\$271,906,357	11.4%
6-9--Incentives	\$23,961,087	1.1%	\$22,292,769	1.1%	\$25,420,171	1.1%	\$23,641,396	1.0%	\$26,059,758	1.1%
Total	\$2,096,956,692	100.0%	\$2,091,886,175	100.0%	\$2,374,521,613	100.0%	\$2,364,641,970	100.0%	\$2,386,335,392	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: South Triad 2005 and 2008

municipality BERWYN

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$98,759	0.2%	\$86,975	0.2%	\$99,039	0.2%	\$88,535	0.1%	\$106,018	0.2%
2--Homeowner	\$22,667,866	39.7%	\$26,521,691	46.6%	\$26,033,079	42.5%	\$29,347,460	48.3%	\$23,846,177	38.8%
2--Senior Freeze Homeowner	\$1,164,381	2.0%	\$1,025,435	1.8%	\$1,028,532	1.7%	\$919,526	1.5%	\$1,101,324	1.8%
2--Non-Homeowner	\$14,422,970	25.2%	\$12,701,395	22.3%	\$15,413,263	25.2%	\$13,782,784	22.7%	\$16,516,088	26.9%
3--Apartment	\$3,580,080	6.3%	\$3,152,751	5.5%	\$2,880,364	4.7%	\$2,575,658	4.2%	\$3,086,419	5.0%
4--Non-profit	\$45,950	0.1%	\$40,463	0.1%	\$43,519	0.1%	\$38,930	0.1%	\$46,690	0.1%
5a--Commercial	\$14,495,619	25.4%	\$12,766,683	22.4%	\$15,050,447	24.6%	\$13,452,609	22.1%	\$16,104,334	26.2%
5b--Industrial	\$612,339	1.1%	\$539,260	0.9%	\$615,334	1.0%	\$550,169	0.9%	\$659,078	1.1%
6-9--Incentives	\$37,208	0.1%	\$32,762	0.1%	\$35,793	0.1%	\$32,034	0.1%	\$38,461	0.1%
Total	\$57,125,171	100.0%	\$56,867,416	100.0%	\$61,199,370	100.0%	\$60,787,705	100.0%	\$61,504,589	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: South Triad 2005 and 2008

municipality HARVEY

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$2,529,011	7.7%	\$2,346,018	7.3%	\$2,706,045	7.5%	\$2,485,428	7.0%	\$2,726,419	7.5%
2--Homeowner	\$3,804,645	11.6%	\$5,308,231	16.5%	\$4,408,797	12.2%	\$6,269,945	17.7%	\$4,393,491	12.1%
2--Senior Freeze Homeowner	\$95,211	0.3%	\$88,402	0.3%	\$89,340	0.2%	\$82,148	0.2%	\$89,989	0.2%
2--Non-Homeowner	\$9,183,402	28.0%	\$8,518,646	26.4%	\$10,411,510	28.8%	\$9,562,955	27.0%	\$10,488,593	28.9%
3--Apartment	\$581,295	1.8%	\$540,265	1.7%	\$498,109	1.4%	\$458,442	1.3%	\$501,670	1.4%
4--Non-profit	\$10,172	0.0%	\$9,418	0.0%	\$10,123	0.0%	\$9,281	0.0%	\$10,199	0.0%
5a--Commercial	\$9,479,494	28.9%	\$8,809,696	27.3%	\$10,425,716	28.9%	\$9,594,905	27.1%	\$10,499,748	28.9%
5b--Industrial	\$6,369,743	19.4%	\$5,913,478	18.3%	\$6,782,221	18.8%	\$6,233,919	17.6%	\$6,830,217	18.8%
6-9--Incentives	\$758,221	2.3%	\$705,944	2.2%	\$796,037	2.2%	\$733,709	2.1%	\$801,471	2.2%
Total	\$32,811,196	100.0%	\$32,240,098	100.0%	\$36,127,898	100.0%	\$35,430,731	100.0%	\$36,341,796	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: South Triad 2005 and 2008

municipality MAYWOOD

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$534,059	2.1%	\$476,090	1.8%	\$560,356	2.0%	\$498,415	1.8%	\$576,941	2.0%
2--Homeowner	\$7,629,829	29.4%	\$9,462,208	36.7%	\$8,904,813	31.3%	\$10,876,130	38.5%	\$8,691,360	30.2%
2--Senior Freeze Homeowner	\$357,844	1.4%	\$319,051	1.2%	\$331,338	1.2%	\$294,747	1.0%	\$341,085	1.2%
2--Non-Homeowner	\$7,412,424	28.6%	\$6,608,076	25.6%	\$8,328,889	29.3%	\$7,408,408	26.2%	\$8,574,965	29.8%
3--Apartment	\$1,550,879	6.0%	\$1,382,484	5.4%	\$1,311,342	4.6%	\$1,166,355	4.1%	\$1,350,223	4.7%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$4,641,825	17.9%	\$4,140,740	16.1%	\$5,033,139	17.7%	\$4,478,869	15.9%	\$5,181,912	18.0%
5b--Industrial	\$3,131,310	12.1%	\$2,791,275	10.8%	\$3,300,161	11.6%	\$2,935,266	10.4%	\$3,398,107	11.8%
6-9--Incentives	\$654,018	2.5%	\$583,040	2.3%	\$670,161	2.4%	\$596,082	2.1%	\$689,939	2.4%
Total	\$25,912,189	100.0%	\$25,762,963	100.0%	\$28,440,200	100.0%	\$28,254,270	100.0%	\$28,804,533	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: South Triad 2005 and 2008

municipality OAK PARK

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$41,389	0.0%	\$37,787	0.0%	\$44,174	0.0%	\$40,805	0.0%	\$49,008	0.0%
2--Homeowner	\$71,612,322	60.0%	\$75,849,920	63.5%	\$84,723,807	62.8%	\$88,425,565	65.6%	\$79,358,301	58.8%
2--Senior Freeze Homeowner	\$764,621	0.6%	\$698,069	0.6%	\$719,771	0.5%	\$664,874	0.5%	\$798,540	0.6%
2--Non-Homeowner	\$15,760,588	13.2%	\$14,390,277	12.0%	\$17,958,862	13.3%	\$16,590,699	12.3%	\$19,921,966	14.8%
3--Apartment	\$12,021,903	10.1%	\$10,982,898	9.2%	\$10,346,757	7.7%	\$9,563,550	7.1%	\$11,470,540	8.5%
4--Non-profit	\$11,890	0.0%	\$10,855	0.0%	\$12,110	0.0%	\$11,186	0.0%	\$13,435	0.0%
5a--Commercial	\$18,539,521	15.5%	\$16,960,043	14.2%	\$20,477,461	15.2%	\$18,951,037	14.1%	\$22,667,644	16.8%
5b--Industrial	\$600,850	0.5%	\$548,553	0.5%	\$644,329	0.5%	\$595,186	0.4%	\$714,842	0.5%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$119,353,083	100.0%	\$119,478,401	100.0%	\$134,927,271	100.0%	\$134,842,902	100.0%	\$134,994,275	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: South Triad 2005 and 2008

municipality ORLAND PARK

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$1,676,352	1.3%	\$1,529,778	1.2%	\$1,767,835	1.2%	\$1,629,018	1.1%	\$1,854,817	1.3%
2--Homeowner	\$63,524,752	49.0%	\$68,890,614	53.3%	\$74,601,445	51.0%	\$79,469,379	54.6%	\$71,902,591	48.9%
2--Senior Freeze Homeowner	\$1,529,159	1.2%	\$1,393,598	1.1%	\$1,426,724	1.0%	\$1,312,311	0.9%	\$1,493,848	1.0%
2--Non-Homeowner	\$8,369,405	6.5%	\$7,638,800	5.9%	\$9,418,905	6.4%	\$8,680,480	6.0%	\$9,884,393	6.7%
3--Apartment	\$672,345	0.5%	\$611,716	0.5%	\$575,629	0.4%	\$527,998	0.4%	\$600,028	0.4%
4--Non-profit	\$244,287	0.2%	\$223,170	0.2%	\$245,262	0.2%	\$226,319	0.2%	\$257,593	0.2%
5a--Commercial	\$51,160,256	39.5%	\$46,665,602	36.1%	\$55,794,126	38.1%	\$51,387,678	35.3%	\$58,526,422	39.8%
5b--Industrial	\$1,905,875	1.5%	\$1,734,969	1.3%	\$2,039,919	1.4%	\$1,872,305	1.3%	\$2,130,367	1.4%
6-9--Incentives	\$494,268	0.4%	\$451,070	0.3%	\$508,874	0.3%	\$468,795	0.3%	\$533,385	0.4%
Total	\$129,576,698	100.0%	\$129,139,317	100.0%	\$146,378,719	100.0%	\$145,574,283	100.0%	\$147,183,444	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated Tax Dollars Owed By Class: South Triad 2005 and 2008

municipality SOUTH HOLLAND

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0-Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1-Vacant	\$910,102	2.2%	\$844,627	2.1%	\$995,104	2.1%	\$915,474	2.0%	\$1,003,431	2.1%
2-Homeowner	\$13,632,646	33.4%	\$15,535,287	38.1%	\$16,214,179	34.7%	\$18,414,979	39.5%	\$16,136,181	34.4%
2-Senior Freeze Homeowner	\$503,443	1.2%	\$466,258	1.1%	\$484,777	1.0%	\$445,497	1.0%	\$489,281	1.0%
2-Non-Homeowner	\$4,790,929	11.7%	\$4,434,453	10.9%	\$5,591,111	12.0%	\$5,134,532	11.0%	\$5,642,975	12.0%
3-Apartment	\$34,384	0.1%	\$32,082	0.1%	\$30,626	0.1%	\$28,346	0.1%	\$30,873	0.1%
4-Non-profit	\$40,640	0.1%	\$37,919	0.1%	\$42,858	0.1%	\$39,668	0.1%	\$43,204	0.1%
5a-Commercial	\$10,009,847	24.5%	\$9,319,756	22.8%	\$11,366,258	24.3%	\$10,497,783	22.5%	\$11,462,028	24.4%
5b-Industrial	\$9,202,122	22.6%	\$8,581,037	21.0%	\$10,200,556	21.8%	\$9,435,197	20.3%	\$10,283,266	21.9%
6-9-Incentives	\$1,655,272	4.1%	\$1,544,432	3.8%	\$1,785,683	3.8%	\$1,652,742	3.5%	\$1,800,086	3.8%
Total	\$40,779,386	100.0%	\$40,795,851	100.0%	\$46,711,153	100.0%	\$46,564,218	100.0%	\$46,891,326	100.0%

Results are for those properties that were the same class from 2002-2005.

APPENDIX D: TOTAL ESTIMATED EAV BY CLASS

City Triad

Total Estimated EAV By Class: City Triad 2003 and 2006

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$461,464,344	1.0%	\$461,464,344	0.9%	\$641,833,778	1.0%	\$641,833,778	1.0%	\$641,833,778	1.1%
2--Homeowner	\$9,390,728,898	19.8%	\$11,353,757,577	23.0%	\$14,852,280,087	23.4%	\$17,884,578,597	26.9%	\$11,474,438,118	19.1%
2--Senior Freeze Homeowner	\$359,452,628	0.8%	\$360,224,383	0.7%	\$333,180,367	0.5%	\$333,205,682	0.5%	\$333,162,892	0.6%
2--Non-Homeowner	\$7,881,233,116	16.6%	\$7,881,233,116	16.0%	\$12,337,839,825	19.4%	\$12,337,839,825	18.6%	\$12,337,839,825	20.5%
3--Apartment	\$4,825,982,917	10.2%	\$4,826,166,185	9.8%	\$4,961,458,932	7.8%	\$4,961,592,678	7.5%	\$4,961,215,835	8.3%
4--Non-profit	\$100,345,443	0.2%	\$100,345,443	0.2%	\$122,945,085	0.2%	\$122,945,085	0.2%	\$122,945,085	0.2%
5a--Commercial	\$21,667,490,801	45.7%	\$21,667,967,526	43.9%	\$27,045,867,835	42.6%	\$27,046,354,074	40.7%	\$27,045,345,843	45.0%
5b--Industrial	\$2,460,813,866	5.2%	\$2,460,875,866	5.0%	\$2,807,285,322	4.4%	\$2,807,330,322	4.2%	\$2,807,242,674	4.7%
6-9--Incentives	\$292,600,717	0.6%	\$292,600,717	0.6%	\$347,023,511	0.5%	\$347,023,511	0.5%	\$347,023,511	0.6%
Total	\$47,440,112,729	100.0%	\$49,404,635,157	100.0%	\$63,449,714,744	100.0%	\$66,482,703,553	100.0%	\$60,071,047,562	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community AUSTIN

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$8,785,911	1.3%	\$8,785,911	1.2%	\$12,435,575	1.3%	\$12,435,575	1.2%	\$12,435,575	1.4%
2--Homeowner	\$165,808,684	23.7%	\$214,408,660	28.7%	\$269,697,056	28.1%	\$361,352,354	34.4%	\$203,036,102	22.7%
2--Senior Freeze Homeowner	\$7,963,780	1.1%	\$7,974,910	1.1%	\$7,134,494	0.7%	\$7,134,494	0.7%	\$7,134,494	0.8%
2--Non-Homeowner	\$179,367,130	25.6%	\$179,367,130	24.0%	\$292,602,460	30.5%	\$292,602,460	27.8%	\$292,602,460	32.8%
3--Apartment	\$102,815,175	14.7%	\$102,815,175	13.7%	\$103,697,574	10.8%	\$103,697,574	9.9%	\$103,697,574	11.6%
4--Non-profit	\$207,649	0.0%	\$207,649	0.0%	\$254,872	0.0%	\$254,872	0.0%	\$254,872	0.0%
5a--Commercial	\$109,613,293	15.7%	\$109,613,293	14.7%	\$139,957,301	14.6%	\$139,959,032	13.3%	\$139,957,301	15.7%
5b--Industrial	\$109,738,841	15.7%	\$109,738,841	14.7%	\$116,366,001	12.1%	\$116,366,001	11.1%	\$116,366,001	13.0%
6-9--Incentives	\$15,003,351	2.1%	\$15,003,351	2.0%	\$17,244,426	1.8%	\$17,244,426	1.6%	\$17,244,426	1.9%
Total	\$699,303,814	100.0%	\$747,914,920	100.0%	\$959,389,759	100.0%	\$1,051,046,787	100.0%	\$892,728,805	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community BRIDGEPORT

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$4,904,922	1.8%	\$4,904,922	1.7%	\$6,904,260	1.7%	\$6,904,260	1.5%	\$6,904,260	1.9%
2--Homeowner	\$87,515,184	32.2%	\$112,457,208	37.9%	\$157,808,776	38.5%	\$196,113,377	43.7%	\$107,724,617	29.9%
2--Senior Freeze Homeowner	\$5,036,419	1.9%	\$5,048,780	1.7%	\$4,667,423	1.1%	\$4,667,423	1.0%	\$4,667,423	1.3%
2--Non-Homeowner	\$74,827,030	27.5%	\$74,827,030	25.2%	\$126,065,323	30.8%	\$126,065,323	28.1%	\$126,065,323	35.0%
3--Apartment	\$11,195,951	4.1%	\$11,198,712	3.8%	\$11,337,821	2.8%	\$11,352,821	2.5%	\$11,323,320	3.1%
4--Non-profit	\$335,664	0.1%	\$335,664	0.1%	\$412,000	0.1%	\$412,000	0.1%	\$412,000	0.1%
5a--Commercial	\$36,874,390	13.6%	\$36,905,390	12.4%	\$45,988,414	11.2%	\$46,003,414	10.3%	\$45,948,414	12.8%
5b--Industrial	\$50,045,278	18.4%	\$50,045,278	16.9%	\$55,650,816	13.6%	\$55,650,816	12.4%	\$55,650,816	15.5%
6-9--Incentives	\$921,537	0.3%	\$921,537	0.3%	\$1,105,469	0.3%	\$1,105,469	0.2%	\$1,105,469	0.3%
Total	\$271,656,376	100.0%	\$296,644,521	100.0%	\$409,940,302	100.0%	\$448,274,903	100.0%	\$359,801,643	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community ENGLEWOOD

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$11,422,044	8.5%	\$11,422,044	8.0%	\$16,173,682	7.5%	\$16,173,682	6.9%	\$16,173,682	7.8%
2--Homeowner	\$11,313,313	8.4%	\$19,060,532	13.4%	\$22,214,751	10.3%	\$40,563,985	17.3%	\$14,038,735	6.8%
2--Senior Freeze Homeowner	\$640,031	0.5%	\$644,103	0.5%	\$467,392	0.2%	\$467,392	0.2%	\$467,392	0.2%
2--Non-Homeowner	\$59,829,954	44.4%	\$59,829,954	42.0%	\$112,440,808	52.0%	\$112,440,808	48.0%	\$112,440,808	54.1%
3--Apartment	\$20,115,006	14.9%	\$20,115,006	14.1%	\$29,606,636	13.7%	\$29,606,636	12.6%	\$29,606,636	14.2%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$26,907,681	20.0%	\$26,907,681	18.9%	\$29,902,169	13.8%	\$29,902,169	12.8%	\$29,902,169	14.4%
5b--Industrial	\$3,044,202	2.3%	\$3,044,202	2.1%	\$3,415,439	1.6%	\$3,415,439	1.5%	\$3,415,439	1.6%
6-9--Incentives	\$1,596,619	1.2%	\$1,596,619	1.1%	\$1,889,097	0.9%	\$1,889,097	0.8%	\$1,889,097	0.9%
Total	\$134,868,851	100.0%	\$142,620,142	100.0%	\$216,109,975	100.0%	\$234,459,209	100.0%	\$207,933,959	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community HUMBOLDT PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$9,553,103	2.6%	\$9,553,103	2.4%	\$13,521,459	2.4%	\$13,521,459	2.3%	\$13,521,459	2.6%
2--Homeowner	\$55,879,426	15.1%	\$81,300,792	20.6%	\$113,100,370	20.2%	\$147,253,216	24.8%	\$67,246,202	13.1%
2--Senior Freeze Homeowner	\$1,883,614	0.5%	\$1,883,614	0.5%	\$1,625,283	0.3%	\$1,625,283	0.3%	\$1,625,283	0.3%
2--Non-Homeowner	\$134,958,098	36.6%	\$134,958,098	34.2%	\$235,457,494	42.1%	\$235,457,494	39.6%	\$235,457,494	45.8%
3--Apartment	\$33,041,458	9.0%	\$33,056,958	8.4%	\$34,002,350	6.1%	\$34,019,002	5.7%	\$33,962,350	6.6%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$60,681,703	16.4%	\$60,689,494	15.4%	\$77,684,979	13.9%	\$77,694,129	13.1%	\$77,681,224	15.1%
5b--Industrial	\$70,012,709	19.0%	\$70,012,709	17.8%	\$81,256,450	14.5%	\$81,256,450	13.7%	\$81,256,450	15.8%
6-9--Incentives	\$2,890,462	0.8%	\$2,890,462	0.7%	\$3,261,289	0.6%	\$3,261,289	0.5%	\$3,261,289	0.6%
Total	\$368,900,573	100.0%	\$394,345,230	100.0%	\$559,909,673	100.0%	\$594,088,321	100.0%	\$514,011,751	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community JEFFERSON PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$1,294,224	0.3%	\$1,294,224	0.3%	\$1,779,185	0.3%	\$1,779,185	0.3%	\$1,779,185	0.4%
2--Homeowner	\$166,987,750	45.1%	\$210,986,892	50.9%	\$275,427,458	51.4%	\$329,339,974	55.9%	\$201,715,313	43.7%
2--Senior Freeze Homeowner	\$12,775,628	3.5%	\$12,792,953	3.1%	\$12,104,295	2.3%	\$12,104,295	2.1%	\$12,104,295	2.6%
2--Non-Homeowner	\$73,203,301	19.8%	\$73,203,301	17.7%	\$112,420,074	21.0%	\$112,420,074	19.1%	\$112,420,074	24.3%
3--Apartment	\$14,665,662	4.0%	\$14,665,662	3.5%	\$15,411,736	2.9%	\$15,411,736	2.6%	\$15,411,736	3.3%
4--Non-profit	\$134,674	0.0%	\$134,674	0.0%	\$24,791	0.0%	\$24,791	0.0%	\$24,791	0.0%
5a--Commercial	\$57,770,629	15.6%	\$57,770,629	13.9%	\$71,629,332	13.4%	\$71,629,332	12.1%	\$71,629,332	15.5%
5b--Industrial	\$43,408,145	11.7%	\$43,408,145	10.5%	\$46,891,307	8.8%	\$46,891,307	8.0%	\$46,891,307	10.2%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$370,240,013	100.0%	\$414,256,480	100.0%	\$535,688,177	100.0%	\$589,600,693	100.0%	\$461,976,033	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community KENWOOD

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$1,751,378	0.8%	\$1,751,378	0.8%	\$2,478,899	0.9%	\$2,478,899	0.8%	\$2,478,899	0.9%
2--Homeowner	\$68,643,024	31.0%	\$78,170,081	33.9%	\$104,463,077	35.9%	\$119,990,025	39.1%	\$84,298,359	31.1%
2--Senior Freeze Homeowner	\$776,032	0.4%	\$776,032	0.3%	\$661,973	0.2%	\$661,973	0.2%	\$661,973	0.2%
2--Non-Homeowner	\$40,201,763	18.2%	\$40,201,763	17.4%	\$65,548,858	22.5%	\$65,548,858	21.4%	\$65,548,858	24.2%
3--Apartment	\$81,594,341	36.9%	\$81,609,841	35.4%	\$83,193,079	28.6%	\$83,208,079	27.1%	\$83,153,079	30.7%
4--Non-profit		0.0%		0.0%		0.0%		0.0%		0.0%
5a--Commercial	\$23,036,052	10.4%	\$23,036,052	10.0%	\$28,808,923	9.9%	\$28,808,923	9.4%	\$28,808,923	10.6%
5b--Industrial	\$2,363,268	1.1%	\$2,363,268	1.0%	\$2,743,919	0.9%	\$2,743,919	0.9%	\$2,743,919	1.0%
6-9--Incentives	\$2,902,244	1.3%	\$2,902,244	1.3%	\$3,433,894	1.2%	\$3,433,894	1.1%	\$3,433,894	1.3%
Total	\$221,268,102	100.0%	\$230,810,659	100.0%	\$291,332,622	100.0%	\$306,874,571	100.0%	\$271,127,905	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community LINCOLN PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$7,846,496	0.4%	\$7,846,496	0.4%	\$11,105,928	0.4%	\$11,105,928	0.4%	\$11,105,928	0.4%
2--Homeowner	\$780,509,316	36.8%	\$869,010,330	39.3%	\$1,135,748,942	39.8%	\$1,240,140,676	41.9%	\$959,778,593	35.8%
2--Senior Freeze Homeowner	\$5,517,513	0.3%	\$5,517,513	0.2%	\$5,341,838	0.2%	\$5,341,838	0.2%	\$5,341,838	0.2%
2--Non-Homeowner	\$637,846,807	30.1%	\$637,846,807	28.9%	\$913,623,490	32.0%	\$913,623,490	30.9%	\$913,623,490	34.1%
3--Apartment	\$289,680,173	13.7%	\$289,695,673	13.1%	\$300,577,002	10.5%	\$300,593,171	10.2%	\$300,537,002	11.2%
4--Non-profit	\$10,224,968	0.5%	\$10,224,968	0.5%	\$12,550,298	0.4%	\$12,550,298	0.4%	\$12,550,298	0.5%
5a--Commercial	\$343,136,615	16.2%	\$343,136,615	15.5%	\$424,828,408	14.9%	\$424,828,408	14.4%	\$424,828,408	15.9%
5b--Industrial	\$41,211,251	1.9%	\$41,211,251	1.9%	\$47,088,483	1.6%	\$47,088,483	1.6%	\$47,088,483	1.8%
6-9--Incentives	\$3,988,317	0.2%	\$3,988,317	0.2%	\$4,684,234	0.2%	\$4,684,234	0.2%	\$4,684,234	0.2%
Total	\$2,119,961,456	100.0%	\$2,208,477,971	100.0%	\$2,855,548,623	100.0%	\$2,959,956,526	100.0%	\$2,679,538,273	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community LOOP

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$21,252,074	0.2%	\$21,252,074	0.2%	\$30,103,463	0.3%	\$30,103,463	0.3%	\$30,103,463	0.3%
2--Homeowner	\$95,171,308	1.0%	\$116,405,192	1.2%	\$151,646,950	1.3%	\$179,926,080	1.5%	\$114,874,665	1.0%
2--Senior Freeze Homeowner	\$990,910	0.0%	\$990,910	0.0%	\$946,910	0.0%	\$946,910	0.0%	\$946,910	0.0%
2--Non-Homeowner	\$118,084,955	1.2%	\$118,084,955	1.2%	\$173,195,997	1.5%	\$173,195,997	1.5%	\$173,195,997	1.5%
3--Apartment	\$139,361,595	1.4%	\$139,361,595	1.4%	\$151,261,294	1.3%	\$151,261,294	1.3%	\$151,261,294	1.3%
4--Non-profit	\$26,764,415	0.3%	\$26,764,415	0.3%	\$33,884,240	0.3%	\$33,884,240	0.3%	\$33,884,240	0.3%
5a--Commercial	\$9,185,887,365	95.5%	\$9,185,887,365	95.2%	\$11,213,760,085	95.0%	\$11,213,760,085	94.8%	\$11,213,760,085	95.3%
5b--Industrial	\$9,933,039	0.1%	\$9,933,039	0.1%	\$11,519,302	0.1%	\$11,519,302	0.1%	\$11,519,302	0.1%
6-9--Incentives	\$26,156,173	0.3%	\$26,156,173	0.3%	\$35,545,617	0.3%	\$35,545,617	0.3%	\$35,545,617	0.3%
Total	\$9,623,601,833	100.0%	\$9,644,835,717	100.0%	\$11,801,863,859	100.0%	\$11,830,142,989	100.0%	\$11,765,091,573	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community ROGERS PARK

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$761,662	0.1%	\$761,662	0.1%	\$1,078,057	0.1%	\$1,078,057	0.1%	\$1,078,057	0.2%
2--Homeowner	\$95,370,559	15.8%	\$121,794,906	19.4%	\$170,801,996	22.5%	\$205,889,816	25.9%	\$116,616,955	16.6%
2--Senior Freeze Homeowner	\$2,744,429	0.5%	\$2,744,740	0.4%	\$2,647,278	0.3%	\$2,647,278	0.3%	\$2,647,278	0.4%
2--Non-Homeowner	\$82,269,462	13.6%	\$82,269,462	13.1%	\$135,058,428	17.8%	\$135,058,428	17.0%	\$135,058,428	19.2%
3--Apartment	\$290,962,700	48.3%	\$290,978,200	46.2%	\$293,397,568	38.7%	\$293,397,568	37.0%	\$293,397,568	41.6%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$98,174,377	16.3%	\$98,174,377	15.6%	\$118,944,186	15.7%	\$118,944,186	15.0%	\$118,944,186	16.9%
5b--Industrial	\$25,209,270	4.2%	\$25,209,270	4.0%	\$28,514,507	3.8%	\$28,514,507	3.6%	\$28,514,507	4.0%
6-9--Incentives	\$7,405,048	1.2%	\$7,405,048	1.2%	\$8,328,750	1.1%	\$8,328,750	1.0%	\$8,328,750	1.2%
Total	\$602,897,508	100.0%	\$629,337,666	100.0%	\$758,770,769	100.0%	\$793,858,590	100.0%	\$704,585,729	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community ROSELAND

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$6,903,950	2.7%	\$6,903,950	2.6%	\$9,755,349	3.0%	\$9,755,349	2.6%	\$9,755,349	3.0%
2--Homeowner	\$78,875,407	31.2%	\$95,679,948	35.5%	\$98,775,282	30.0%	\$143,719,386	38.4%	\$97,474,168	29.7%
2--Senior Freeze Homeowner	\$5,773,344	2.3%	\$5,814,742	2.2%	\$4,992,781	1.5%	\$4,992,781	1.3%	\$4,992,781	1.5%
2--Non-Homeowner	\$88,170,245	34.9%	\$88,170,245	32.7%	\$129,176,764	39.2%	\$129,176,764	34.5%	\$129,176,764	39.4%
3--Apartment	\$19,479,117	7.7%	\$19,479,117	7.2%	\$19,972,071	6.1%	\$19,972,611	5.3%	\$19,972,071	6.1%
4--Non-profit	\$41,509	0.0%	\$41,509	0.0%	\$50,949	0.0%	\$50,949	0.0%	\$50,949	0.0%
5a--Commercial	\$49,408,765	19.5%	\$49,420,944	18.3%	\$61,818,425	18.8%	\$61,818,958	16.5%	\$61,818,425	18.8%
5b--Industrial	\$4,215,681	1.7%	\$4,215,681	1.6%	\$4,650,499	1.4%	\$4,650,499	1.2%	\$4,650,499	1.4%
6-9--Incentives	\$97,509	0.0%	\$97,509	0.0%	\$115,371	0.0%	\$115,371	0.0%	\$115,371	0.0%
Total	\$252,965,527	100.0%	\$269,823,645	100.0%	\$329,307,491	100.0%	\$374,252,667	100.0%	\$328,006,376	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community SOUTH SHORE

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$4,974,810	1.2%	\$4,974,810	1.1%	\$6,907,745	1.3%	\$6,907,745	1.2%	\$6,907,745	1.3%
2--Homeowner	\$62,470,093	14.7%	\$76,266,648	17.4%	\$96,098,946	17.8%	\$128,363,387	22.4%	\$77,003,356	14.8%
2--Senior Freeze Homeowner	\$3,160,899	0.7%	\$3,167,581	0.7%	\$2,854,852	0.5%	\$2,854,852	0.5%	\$2,854,852	0.5%
2--Non-Homeowner	\$95,725,144	22.6%	\$95,725,144	21.9%	\$155,096,632	28.7%	\$155,096,632	27.1%	\$155,096,632	29.8%
3--Apartment	\$178,031,466	42.0%	\$178,031,466	40.7%	\$183,456,288	34.0%	\$183,456,288	32.0%	\$183,456,288	35.2%
4--Non-profit	\$140,361	0.0%	\$140,361	0.0%	\$172,282	0.0%	\$172,282	0.0%	\$172,282	0.0%
5a--Commercial	\$71,279,260	16.8%	\$71,279,260	16.3%	\$86,542,780	16.0%	\$86,542,780	15.1%	\$86,542,780	16.6%
5b--Industrial	\$3,792,325	0.9%	\$3,792,325	0.9%	\$4,336,687	0.8%	\$4,336,687	0.8%	\$4,336,687	0.8%
6-9--Incentives	\$4,138,766	1.0%	\$4,138,766	0.9%	\$4,896,928	0.9%	\$4,896,928	0.9%	\$4,896,928	0.9%
Total	\$423,713,126	100.0%	\$437,516,362	100.0%	\$540,363,141	100.0%	\$572,627,582	100.0%	\$521,267,551	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: City Triad 2003 and 2006

community WEST LAWN

Class	2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$2,733,972	0.9%	\$2,733,972	0.8%	\$3,869,663	0.9%	\$3,869,663	0.8%	\$3,869,663	1.0%
2--Homeowner	\$84,393,612	27.7%	\$110,660,677	33.5%	\$143,712,079	33.5%	\$189,684,333	39.9%	\$103,829,115	26.7%
2--Senior Freeze Homeowner	\$5,487,962	1.8%	\$5,497,055	1.7%	\$5,055,185	1.2%	\$5,055,185	1.1%	\$5,055,185	1.3%
2--Non-Homeowner	\$54,696,733	18.0%	\$54,696,733	16.5%	\$89,532,302	20.9%	\$89,532,302	18.8%	\$89,532,302	23.0%
3--Apartment	\$5,628,632	1.8%	\$5,628,632	1.7%	\$5,783,843	1.3%	\$5,783,843	1.2%	\$5,783,843	1.5%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$116,338,278	38.2%	\$116,353,778	35.2%	\$140,907,875	32.8%	\$140,915,375	29.7%	\$140,898,675	36.2%
5b--Industrial	\$35,226,151	11.6%	\$35,226,151	10.6%	\$40,190,906	9.4%	\$40,190,906	8.5%	\$40,190,906	10.3%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$304,505,340	100.0%	\$330,796,998	100.0%	\$429,051,853	100.0%	\$475,031,607	100.0%	\$389,159,689	100.0%

Results are for those properties that were the same class from 2002-2005.

North Triad

Total Estimated EAV By Class: North Triad 2004 and 2007

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$355,053,494	1.0%	\$355,053,494	0.9%	\$543,507,206	1.2%	\$543,507,206	1.1%	\$543,507,206	1.3%
2--Homeowner	\$14,370,012,531	40.6%	\$16,807,926,054	44.4%	\$21,187,518,769	45.5%	\$24,077,515,634	48.7%	\$17,214,804,357	40.5%
2--Senior Freeze Homeowner	\$303,148,015	0.9%	\$303,148,015	0.8%	\$299,885,944	0.6%	\$299,885,944	0.6%	\$299,885,944	0.7%
2--Non-Homeowner	\$3,545,110,335	10.0%	\$3,545,110,335	9.4%	\$5,044,774,015	10.8%	\$5,044,774,015	10.2%	\$5,044,774,015	11.9%
3--Apartment	\$1,317,092,782	3.7%	\$1,317,092,782	3.5%	\$1,363,269,293	2.9%	\$1,363,269,293	2.8%	\$1,363,269,293	3.2%
4--Non-profit	\$132,086,403	0.4%	\$132,086,403	0.3%	\$150,055,512	0.3%	\$150,055,512	0.3%	\$150,055,512	0.4%
5a--Commercial	\$10,672,936,107	30.2%	\$10,673,166,302	28.2%	\$12,537,481,778	26.9%	\$12,537,636,881	25.4%	\$12,537,143,790	29.5%
5b--Industrial	\$4,433,896,877	12.5%	\$4,433,919,743	11.7%	\$5,083,437,193	10.9%	\$5,083,455,352	10.3%	\$5,083,425,921	11.9%
6-9--Incentives	\$260,293,950	0.7%	\$260,293,950	0.7%	\$314,092,499	0.7%	\$314,092,499	0.6%	\$314,092,499	0.7%
Total	\$35,389,630,494	100.0%	\$37,827,797,077	100.0%	\$46,524,022,207	100.0%	\$49,414,192,334	100.0%	\$42,550,958,535	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: North Triad 2004 and 2007

municipality EVANSTON

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$8,729,928	0.5%	\$8,729,928	0.5%	\$14,553,972	0.6%	\$14,553,972	0.6%	\$14,553,972	0.7%
2--Homeowner	\$831,102,483	47.5%	\$949,579,465	50.8%	\$1,220,565,290	51.5%	\$1,355,670,936	54.1%	\$990,487,924	46.3%
2--Senior Freeze Homeowner	\$10,104,647	0.6%	\$10,104,647	0.5%	\$10,070,489	0.4%	\$10,070,489	0.4%	\$10,070,489	0.5%
2--Non-Homeowner	\$267,701,606	15.3%	\$267,701,606	14.3%	\$383,081,377	16.2%	\$383,081,377	15.3%	\$383,081,377	17.9%
3--Apartment	\$180,947,875	10.3%	\$180,947,875	9.7%	\$199,762,243	8.4%	\$199,762,243	8.0%	\$199,762,243	9.3%
4--Non-profit	\$5,011,333	0.3%	\$5,011,333	0.3%	\$5,553,108	0.2%	\$5,553,108	0.2%	\$5,553,108	0.3%
5a--Commercial	\$396,281,905	22.6%	\$396,307,269	21.2%	\$484,094,116	20.4%	\$484,124,116	19.3%	\$484,049,388	22.6%
5b--Industrial	\$48,488,559	2.8%	\$48,496,426	2.6%	\$52,359,824	2.2%	\$52,362,983	2.1%	\$52,359,824	2.4%
6-9--Incentives	\$1,339,243	0.1%	\$1,339,243	0.1%	\$1,481,896	0.1%	\$1,481,896	0.1%	\$1,481,896	0.1%
Total	\$1,749,707,581	100.0%	\$1,868,217,792	100.0%	\$2,371,522,314	100.0%	\$2,506,661,119	100.0%	\$2,141,400,220	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: North Triad 2004 and 2007

municipality NILES

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$4,255,322	0.4%	\$4,255,322	0.4%	\$9,816,397	0.7%	\$9,816,397	0.7%	\$9,816,397	0.8%
2--Homeowner	\$297,165,773	27.5%	\$364,197,804	31.7%	\$467,673,961	33.5%	\$542,138,236	36.8%	\$348,679,877	27.3%
2--Senior Freeze Homeowner	\$21,436,752	2.0%	\$21,436,752	1.9%	\$21,056,530	1.5%	\$21,056,530	1.4%	\$21,056,530	1.6%
2--Non-Homeowner	\$82,094,768	7.6%	\$82,094,768	7.1%	\$119,951,884	8.6%	\$119,951,884	8.1%	\$119,951,884	9.4%
3--Apartment	\$10,375,762	1.0%	\$10,375,762	0.9%	\$11,167,099	0.8%	\$11,167,099	0.8%	\$11,167,099	0.9%
4--Non-profit	\$404,928	0.0%	\$404,928	0.0%	\$453,636	0.0%	\$453,636	0.0%	\$453,636	0.0%
5a--Commercial	\$428,506,169	39.6%	\$428,557,665	37.3%	\$497,371,549	35.6%	\$497,376,799	33.8%	\$497,357,549	38.9%
5b--Industrial	\$232,916,682	21.5%	\$232,916,682	20.3%	\$265,700,770	19.0%	\$265,700,770	18.0%	\$265,700,770	20.8%
6-9--Incentives	\$4,201,523	0.4%	\$4,201,523	0.4%	\$4,813,205	0.3%	\$4,813,205	0.3%	\$4,813,205	0.4%
Total	\$1,081,357,680	100.0%	\$1,148,441,206	100.0%	\$1,398,005,030	100.0%	\$1,472,474,556	100.0%	\$1,278,996,947	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: North Triad 2004 and 2007

municipality PALATINE

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$15,445,736	1.1%	\$15,445,736	1.0%	\$28,968,602	1.6%	\$28,968,602	1.5%	\$28,968,602	1.8%
2--Homeowner	\$668,228,412	49.0%	\$799,863,620	53.5%	\$969,553,642	53.1%	\$1,137,809,206	57.1%	\$786,069,005	47.9%
2--Senior Freeze Homeowner	\$10,963,889	0.8%	\$10,963,889	0.7%	\$10,915,006	0.6%	\$10,915,006	0.5%	\$10,915,006	0.7%
2--Non-Homeowner	\$174,237,407	12.8%	\$174,237,407	11.7%	\$241,573,889	13.2%	\$241,573,889	12.1%	\$241,573,889	14.7%
3--Apartment	\$85,407,582	6.3%	\$85,407,582	5.7%	\$85,512,950	4.7%	\$85,512,950	4.3%	\$85,512,950	5.2%
4--Non-profit	\$308,000	0.0%	\$308,000	0.0%	\$344,865	0.0%	\$344,865	0.0%	\$344,865	0.0%
5a--Commercial	\$333,450,727	24.5%	\$333,450,727	22.3%	\$398,824,549	21.9%	\$398,824,549	20.0%	\$398,824,549	24.3%
5b--Industrial	\$75,305,509	5.5%	\$75,305,509	5.0%	\$89,050,985	4.9%	\$89,050,985	4.5%	\$89,050,985	5.4%
6-9--Incentives		0.0%		0.0%		0.0%		0.0%		0.0%
Total	\$1,363,347,261	100.0%	\$1,494,982,469	100.0%	\$1,824,744,487	100.0%	\$1,993,000,052	100.0%	\$1,641,259,850	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: North Triad 2004 and 2007

municipality PARK RIDGE

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$2,443,368	0.2%	\$2,443,368	0.2%	\$4,990,396	0.3%	\$4,990,396	0.3%	\$4,990,396	0.4%
2--Homeowner	\$745,859,687	65.1%	\$857,624,821	68.2%	\$1,078,513,247	68.6%	\$1,202,033,743	70.9%	\$873,626,011	63.9%
2--Senior Freeze Homeowner	\$17,177,239	1.5%	\$17,177,239	1.4%	\$17,041,298	1.1%	\$17,041,298	1.0%	\$17,041,298	1.2%
2--Non-Homeowner	\$133,297,042	11.6%	\$133,297,042	10.6%	\$186,615,374	11.9%	\$186,615,374	11.0%	\$186,615,374	13.7%
3--Apartment	\$18,621,054	1.6%	\$18,621,054	1.5%	\$19,125,231	1.2%	\$19,125,231	1.1%	\$19,125,231	1.4%
4--Non-profit	\$17,271,477	1.5%	\$17,271,477	1.4%	\$20,406,927	1.3%	\$20,406,927	1.2%	\$20,406,927	1.5%
5a--Commercial	\$208,147,206	18.2%	\$208,147,206	16.6%	\$242,037,023	15.4%	\$242,037,023	14.3%	\$242,037,023	17.7%
5b--Industrial	\$2,131,271	0.2%	\$2,131,271	0.2%	\$2,736,232	0.2%	\$2,736,232	0.2%	\$2,736,232	0.2%
6-9--Incentives		0.0%		0.0%		0.0%		0.0%		0.0%
Total	\$1,144,948,343	100.0%	\$1,256,713,478	100.0%	\$1,571,465,728	100.0%	\$1,694,986,225	100.0%	\$1,366,578,493	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: North Triad 2004 and 2007

municipality SCHAUMBURG

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$31,096,712	1.0%	\$31,096,712	0.9%	\$38,920,801	1.0%	\$38,920,801	0.9%	\$38,920,801	1.0%
2--Homeowner	\$663,862,317	20.3%	\$812,709,195	23.8%	\$969,915,919	24.2%	\$1,164,253,768	27.7%	\$791,816,235	20.6%
2--Senior Freeze Homeowner	\$14,215,960	0.4%	\$14,215,960	0.4%	\$14,091,875	0.4%	\$14,091,875	0.3%	\$14,091,875	0.4%
2--Non-Homeowner	\$179,718,683	5.5%	\$179,718,683	5.3%	\$249,717,626	6.2%	\$249,717,626	5.9%	\$249,717,626	6.5%
3--Apartment	\$217,528,384	6.7%	\$217,528,384	6.4%	\$228,816,548	5.7%	\$228,816,548	5.4%	\$228,816,548	6.0%
4--Non-profit	\$3,095,487	0.1%	\$3,095,487	0.1%	\$3,393,824	0.1%	\$3,393,824	0.1%	\$3,393,824	0.1%
5a--Commercial	\$1,809,147,497	55.4%	\$1,809,147,497	53.0%	\$2,106,623,311	52.5%	\$2,106,623,311	50.1%	\$2,106,623,311	54.9%
5b--Industrial	\$313,677,604	9.6%	\$313,677,604	9.2%	\$360,899,129	9.0%	\$360,899,129	8.6%	\$360,899,129	9.4%
6-9--Incentives	\$34,144,275	1.0%	\$34,144,275	1.0%	\$41,393,684	1.0%	\$41,393,684	1.0%	\$41,393,684	1.1%
Total	\$3,266,486,918	100.0%	\$3,415,333,796	100.0%	\$4,013,772,716	100.0%	\$4,208,110,565	100.0%	\$3,835,673,032	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: North Triad 2004 and 2007

municipality WILMETTE

Class	2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$816,002	0.1%	\$816,002	0.1%	\$956,888	0.1%	\$956,888	0.1%	\$956,888	0.1%
2--Homeowner	\$884,639,782	72.0%	\$968,556,567	73.8%	\$1,258,929,432	74.2%	\$1,348,351,689	75.5%	\$1,059,517,467	70.7%
2--Senior Freeze Homeowner	\$7,226,862	0.6%	\$7,226,862	0.6%	\$7,157,152	0.4%	\$7,157,152	0.4%	\$7,157,152	0.5%
2--Non-Homeowner	\$162,984,735	13.3%	\$162,984,735	12.4%	\$229,240,948	13.5%	\$229,240,948	12.8%	\$229,240,948	15.3%
3--Apartment	\$17,888,695	1.5%	\$17,888,695	1.4%	\$20,013,140	1.2%	\$20,013,140	1.1%	\$20,013,140	1.3%
4--Non-profit	\$5,247,095	0.4%	\$5,247,095	0.4%	\$5,927,155	0.3%	\$5,927,155	0.3%	\$5,927,155	0.4%
5a--Commercial	\$147,314,039	12.0%	\$147,314,039	11.2%	\$172,939,213	10.2%	\$172,940,266	9.7%	\$172,939,213	11.5%
5b--Industrial	\$2,044,851	0.2%	\$2,044,851	0.2%	\$2,361,040	0.1%	\$2,361,040	0.1%	\$2,361,040	0.2%
6-9--Incentives	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
Total	\$1,228,162,061	100.0%	\$1,312,078,846	100.0%	\$1,697,524,969	100.0%	\$1,786,948,279	100.0%	\$1,498,113,004	100.0%

Results are for those properties that were the same class from 2002-2005.

South Triad

Total Estimated EAV By Class: South Triad 2005 and 2008

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$469,415,671	2.0%	\$469,415,671	1.8%	\$532,216,340	1.9%	\$532,216,340	1.7%	\$532,216,340	1.9%
2--Homeowner	\$9,681,041,481	40.8%	\$11,858,184,642	45.8%	\$12,208,556,905	43.0%	\$14,624,451,793	47.5%	\$11,146,160,399	40.8%
2--Senior Freeze Homeowner	\$282,695,777	1.2%	\$282,712,221	1.1%	\$282,776,129	1.0%	\$282,776,129	0.9%	\$282,776,129	1.0%
2--Non-Homeowner	\$3,093,466,748	13.0%	\$3,093,466,748	11.9%	\$3,748,823,423	13.2%	\$3,748,823,423	12.2%	\$3,748,823,423	13.7%
3--Apartment	\$894,170,558	3.8%	\$894,190,658	3.5%	\$817,138,926	2.9%	\$817,144,026	2.7%	\$817,125,326	3.0%
4--Non-profit	\$66,258,456	0.3%	\$66,258,456	0.3%	\$71,688,642	0.3%	\$71,688,642	0.2%	\$71,688,642	0.3%
5a--Commercial	\$6,285,782,190	26.5%	\$6,286,235,764	24.3%	\$7,364,441,109	25.9%	\$7,364,835,401	23.9%	\$7,363,861,416	26.9%
5b--Industrial	\$2,714,137,021	11.4%	\$2,714,244,348	10.5%	\$3,091,932,465	10.9%	\$3,092,030,426	10.0%	\$3,091,836,443	11.3%
6-9--Incentives	\$253,316,783	1.1%	\$253,326,833	1.0%	\$280,369,887	1.0%	\$280,379,937	0.9%	\$280,358,028	1.0%
Total	\$23,740,284,685	100.0%	\$25,918,035,340	100.0%	\$28,397,943,827	100.0%	\$30,814,346,118	100.0%	\$27,334,846,147	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: South Triad 2005 and 2008

municipality BERWYN

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$1,168,217	0.2%	\$1,168,217	0.2%	\$1,324,506	0.2%	\$1,324,506	0.2%	\$1,324,506	0.2%
2--Homeowner	\$256,791,790	39.3%	\$340,827,205	46.3%	\$333,948,793	42.2%	\$420,786,772	47.9%	\$285,977,591	38.4%
2--Senior Freeze Homeowner	\$13,123,672	2.0%	\$13,123,672	1.8%	\$13,123,672	1.7%	\$13,123,672	1.5%	\$13,123,672	1.8%
2--Non-Homeowner	\$162,711,620	24.9%	\$162,711,620	22.1%	\$197,475,103	24.9%	\$197,475,103	22.5%	\$197,475,103	26.5%
3--Apartment	\$39,949,798	6.1%	\$39,949,798	5.4%	\$36,507,620	4.6%	\$36,507,620	4.2%	\$36,507,620	4.9%
4--Non-profit	\$503,838	0.1%	\$503,838	0.1%	\$545,130	0.1%	\$545,130	0.1%	\$545,130	0.1%
5a--Commercial	\$171,162,738	26.2%	\$171,167,454	23.2%	\$200,533,777	25.3%	\$200,535,399	22.8%	\$200,533,777	27.0%
5b--Industrial	\$7,030,433	1.1%	\$7,030,433	1.0%	\$8,008,955	1.0%	\$8,008,955	0.9%	\$8,008,955	1.1%
6-9--Incentives	\$399,104	0.1%	\$399,104	0.1%	\$441,725	0.1%	\$441,725	0.1%	\$441,725	0.1%
Total	\$652,841,211	100.0%	\$736,881,341	100.0%	\$791,909,280	100.0%	\$878,748,882	100.0%	\$743,938,078	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: South Triad 2005 and 2008

municipality HARVEY

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$18,460,528	7.7%	\$18,460,528	7.3%	\$20,930,266	7.4%	\$20,930,266	7.0%	\$20,930,266	7.4%
2--Homeowner	\$28,087,046	11.7%	\$42,262,270	16.7%	\$34,807,500	12.4%	\$53,951,965	18.0%	\$34,428,751	12.3%
2--Senior Freeze Homeowner	\$698,955	0.3%	\$698,955	0.3%	\$698,955	0.2%	\$698,955	0.2%	\$698,955	0.2%
2--Non-Homeowner	\$67,979,700	28.4%	\$67,979,700	26.8%	\$82,462,460	29.3%	\$82,462,460	27.4%	\$82,462,460	29.3%
3--Apartment	\$4,271,004	1.8%	\$4,271,004	1.7%	\$3,903,003	1.4%	\$3,903,003	1.3%	\$3,903,003	1.4%
4--Non-profit	\$76,436	0.0%	\$76,436	0.0%	\$82,700	0.0%	\$82,700	0.0%	\$82,700	0.0%
5a--Commercial	\$68,732,585	28.7%	\$68,732,585	27.1%	\$80,525,557	28.6%	\$80,525,557	26.8%	\$80,525,557	28.7%
5b--Industrial	\$45,700,735	19.1%	\$45,700,735	18.0%	\$52,061,534	18.5%	\$52,061,534	17.3%	\$52,061,534	18.5%
6-9--Incentives	\$5,309,473	2.2%	\$5,309,473	2.1%	\$5,876,471	2.1%	\$5,876,471	2.0%	\$5,876,471	2.1%
Total	\$239,316,461	100.0%	\$253,491,685	100.0%	\$281,348,446	100.0%	\$300,492,911	100.0%	\$280,969,697	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: South Triad 2005 and 2008

municipality MAYWOOD

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$4,312,588	2.1%	\$4,312,588	1.8%	\$4,889,546	2.0%	\$4,889,546	1.8%	\$4,889,546	2.0%
2--Homeowner	\$61,747,621	29.5%	\$85,880,336	36.8%	\$77,850,820	31.4%	\$106,875,403	38.5%	\$73,804,754	30.2%
2--Senior Freeze Homeowner	\$2,885,051	1.4%	\$2,885,051	1.2%	\$2,885,051	1.2%	\$2,885,051	1.0%	\$2,885,051	1.2%
2--Non-Homeowner	\$59,754,987	28.5%	\$59,754,987	25.6%	\$72,539,991	29.2%	\$72,539,991	26.2%	\$72,539,991	29.7%
3--Apartment	\$12,538,140	6.0%	\$12,538,140	5.4%	\$11,457,821	4.6%	\$11,457,821	4.1%	\$11,457,821	4.7%
4--Non-profit	.	0.0%	.	0.0%	.	0.0%	.	0.0%	.	0.0%
5a--Commercial	\$37,533,319	17.9%	\$37,560,099	16.1%	\$43,984,909	17.7%	\$44,006,844	15.9%	\$43,980,871	18.0%
5b--Industrial	\$25,363,806	12.1%	\$25,363,806	10.9%	\$28,894,036	11.6%	\$28,894,036	10.4%	\$28,894,036	11.8%
6-9--Incentives	\$5,239,121	2.5%	\$5,239,121	2.2%	\$5,798,606	2.3%	\$5,798,606	2.1%	\$5,798,606	2.4%
Total	\$209,374,632	100.0%	\$233,534,127	100.0%	\$248,300,780	100.0%	\$277,347,298	100.0%	\$244,250,675	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: South Triad 2005 and 2008

municipality OAK PARK

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$450,802	0.0%	\$450,802	0.0%	\$511,112	0.0%	\$511,112	0.0%	\$511,112	0.0%
2--Homeowner	\$757,872,900	60.2%	\$879,317,694	63.7%	\$952,433,478	63.0%	\$1,076,239,873	65.8%	\$804,535,794	58.9%
2--Senior Freeze Homeowner	\$8,037,640	0.6%	\$8,037,640	0.6%	\$8,037,640	0.5%	\$8,037,640	0.5%	\$8,037,640	0.6%
2--Non-Homeowner	\$168,407,619	13.4%	\$168,407,619	12.2%	\$203,790,143	13.5%	\$203,790,143	12.5%	\$203,790,143	14.9%
3--Apartment	\$125,483,686	10.0%	\$125,483,686	9.1%	\$114,671,685	7.6%	\$114,671,685	7.0%	\$114,671,685	8.4%
4--Non-profit	\$124,986	0.0%	\$124,986	0.0%	\$135,229	0.0%	\$135,229	0.0%	\$135,229	0.0%
5a--Commercial	\$192,900,515	15.3%	\$192,900,515	14.0%	\$225,997,922	14.9%	\$225,997,922	13.8%	\$225,997,922	16.6%
5b--Industrial	\$6,316,092	0.5%	\$6,316,092	0.5%	\$7,195,189	0.5%	\$7,195,189	0.4%	\$7,195,189	0.5%
6-9--Incentives		0.0%		0.0%		0.0%		0.0%		0.0%
Total	\$1,259,594,239	100.0%	\$1,381,039,034	100.0%	\$1,512,772,398	100.0%	\$1,636,578,794	100.0%	\$1,364,874,715	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: South Triad 2005 and 2008

municipality ORLAND PARK

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$21,401,073	1.3%	\$21,401,073	1.2%	\$24,264,210	1.2%	\$24,264,210	1.1%	\$24,264,210	1.3%
2--Homeowner	\$812,544,118	49.3%	\$965,228,097	53.6%	\$1,025,322,224	51.2%	\$1,184,930,462	54.8%	\$941,412,405	49.1%
2--Senior Freeze Homeowner	\$19,017,960	1.2%	\$19,017,960	1.1%	\$19,017,960	0.9%	\$19,017,960	0.9%	\$19,017,960	1.0%
2--Non-Homeowner	\$107,254,201	6.5%	\$107,254,201	6.0%	\$129,750,543	6.5%	\$129,750,543	6.0%	\$129,750,543	6.8%
3--Apartment	\$7,884,448	0.5%	\$7,884,448	0.4%	\$7,205,104	0.4%	\$7,205,104	0.3%	\$7,205,104	0.4%
4--Non-profit	\$3,165,975	0.2%	\$3,165,975	0.2%	\$3,425,442	0.2%	\$3,425,442	0.2%	\$3,425,442	0.2%
5a--Commercial	\$649,262,928	39.4%	\$649,262,928	36.0%	\$760,653,299	38.0%	\$760,653,299	35.2%	\$760,653,299	39.6%
5b--Industrial	\$22,743,061	1.4%	\$22,743,061	1.3%	\$25,908,526	1.3%	\$25,908,526	1.2%	\$25,908,526	1.4%
6-9--Incentives	\$6,217,595	0.4%	\$6,217,595	0.3%	\$6,881,571	0.3%	\$6,881,571	0.3%	\$6,881,571	0.4%
Total	\$1,649,491,360	100.0%	\$1,802,175,338	100.0%	\$2,002,428,879	100.0%	\$2,162,037,117	100.0%	\$1,918,519,059	100.0%

Results are for those properties that were the same class from 2002-2005.

Total Estimated EAV By Class: South Triad 2005 and 2008

municipality SOUTH HOLLAND

Class	2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total	Sum	% of total
0--Exempt	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
1--Vacant	\$8,281,003	2.2%	\$8,281,003	2.0%	\$9,388,876	2.1%	\$9,388,876	1.9%	\$9,388,876	2.1%
2--Homeowner	\$130,654,745	34.2%	\$160,990,865	39.0%	\$161,823,176	35.7%	\$200,210,962	40.7%	\$159,496,117	35.3%
2--Senior Freeze Homeowner	\$4,791,741	1.3%	\$4,791,741	1.2%	\$4,791,741	1.1%	\$4,791,741	1.0%	\$4,791,741	1.1%
2--Non-Homeowner	\$45,374,925	11.9%	\$45,374,925	11.0%	\$55,079,106	12.1%	\$55,079,106	11.2%	\$55,079,106	12.2%
3--Apartment	\$310,719	0.1%	\$310,719	0.1%	\$283,946	0.1%	\$283,946	0.1%	\$283,946	0.1%
4--Non-profit	\$367,255	0.1%	\$367,255	0.1%	\$397,353	0.1%	\$397,353	0.1%	\$397,353	0.1%
5a--Commercial	\$93,675,953	24.5%	\$93,698,453	22.7%	\$109,761,295	24.2%	\$109,776,295	22.3%	\$109,749,325	24.3%
5b--Industrial	\$84,076,378	22.0%	\$84,090,784	20.4%	\$95,788,816	21.1%	\$95,796,316	19.5%	\$95,777,912	21.2%
6-9--Incentives	\$14,958,178	3.9%	\$14,958,178	3.6%	\$16,555,560	3.6%	\$16,555,560	3.4%	\$16,555,560	3.7%
Total	\$382,490,896	100.0%	\$412,863,922	100.0%	\$453,869,869	100.0%	\$492,280,155	100.0%	\$451,519,936	100.0%

Results are for those properties that were the same class from 2002-2005.

APPENDIX E: MEDIAN ESTIMATED PERCENT AND DOLLAR CHANGE IN TAXES OWED COMPARED TO THE PREVIOUS YEAR

City Triad

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	17.0%	18.4%	43.6%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	18.1%	12.7%	20.8%	14.5%	27.8%
3--Apartment	3.1%	-1.5%	-6.8%	-11.7%	-1.4%
5a--Commercial	-0.1%	-4.6%	-2.5%	-7.6%	3.2%
5b--Industrial	-5.5%	-9.7%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$82	\$349	\$470	\$1,042	-\$39
2--Senior Freeze Homeowner	-\$104	-\$137	-\$88	-\$118	-\$55
2--Non-Homeowner	\$303	\$206	\$540	\$351	\$730
3--Apartment	\$206	-\$107	-\$862	-\$1,483	-\$180
5a--Commercial	-\$1	-\$114	-\$132	-\$414	\$182
5b--Industrial	-\$134	-\$354	-\$449	-\$675	-\$197

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community AUSTIN

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	17.5%	21.2%	55.0%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	16.0%	10.8%	27.7%	21.0%	35.1%
3--Apartment	19.2%	13.8%	-6.8%	-11.7%	-1.4%
5a--Commercial	-7.6%	-11.7%	-2.5%	-7.6%	3.2%
5b--Industrial	-6.6%	-10.8%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community AUSTIN

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$86	\$312	\$377	\$997	-\$32
2--Senior Freeze Homeowner	-\$73	-\$97	-\$60	-\$80	-\$37
2--Non-Homeowner	\$345	\$232	\$656	\$484	\$841
3--Apartment	\$1,990	\$1,472	-\$823	-\$1,411	-\$171
5a--Commercial	-\$113	-\$168	-\$85	-\$259	\$108
5b--Industrial	-\$100	-\$243	-\$366	-\$550	-\$162

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community BRIDGEPORT

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	19.8%	38.3%	64.4%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	21.6%	16.1%	27.7%	21.0%	35.1%
3--Apartment	7.5%	7.0%	-6.8%	-11.7%	-1.4%
5a--Commercial	-3.6%	-7.9%	-2.5%	-7.6%	3.2%
5b--Industrial	-2.3%	-6.7%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community BRIDGEPORT

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$103	\$406	\$847	\$1,392	-\$42
2--Senior Freeze Homeowner	-\$93	-\$124	-\$81	-\$108	-\$50
2--Non-Homeowner	\$509	\$379	\$882	\$673	\$1,111
3--Apartment	\$667	\$240	-\$546	-\$937	-\$115
5a--Commercial	-\$51	-\$87	-\$114	-\$347	\$144
5b--Industrial	-\$51	-\$216	-\$370	-\$557	-\$164

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community ENGLEWOOD

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	61.7%	44.1%	162.2%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	38.0%	31.8%	42.4%	34.9%	50.6%
3--Apartment	-4.6%	-8.9%	-6.8%	-11.7%	-1.4%
5a--Commercial	8.4%	3.5%	-2.5%	-7.6%	3.2%
5b--Industrial	54.0%	47.0%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community HUMBOLDT PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	38.8%	51.0%	90.0%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	33.4%	27.4%	32.0%	25.1%	39.7%
3--Apartment	60.4%	53.2%	-6.8%	-11.7%	-1.4%
5a--Commercial	-8.3%	-12.5%	-2.5%	-7.6%	3.2%
5b--Industrial	-7.6%	-11.8%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community JEFFERSON PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	17.1%	24.6%	41.8%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	18.6%	13.3%	19.9%	13.6%	26.9%
3--Apartment	-2.2%	-6.6%	-6.8%	-11.7%	-1.4%
5a--Commercial	-4.9%	-9.2%	-2.5%	-7.6%	3.2%
5b--Industrial	-6.0%	-10.2%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community KENWOOD

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	14.3%	10.5%	45.8%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	8.3%	3.4%	26.0%	19.4%	33.3%
3--Apartment	-4.6%	-8.9%	-6.8%	-11.7%	-1.4%
5a--Commercial	-10.7%	-14.7%	-2.5%	-7.6%	3.2%
5b--Industrial	-9.0%	-13.0%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community ENGLEWOOD

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$28	\$316	\$249	\$938	-\$10
2--Senior Freeze Homeowner	-\$11	-\$15	-\$2	-\$3	-\$2
2--Non-Homeowner	\$306	\$248	\$587	\$486	\$700
3--Apartment	-\$208	-\$412	-\$281	-\$481	-\$58
5a--Commercial	\$143	\$37	-\$48	-\$145	\$60
5b--Industrial	\$219	\$196	-\$90	-\$136	-\$40

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community HUMBOLDT PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$69	\$530	\$820	\$1,429	-\$29
2--Senior Freeze Homeowner	-\$53	-\$71	-\$43	-\$57	-\$27
2--Non-Homeowner	\$568	\$461	\$942	\$752	\$1,156
3--Apartment	\$5,428	\$4,840	-\$841	-\$1,442	-\$179
5a--Commercial	-\$136	-\$213	-\$92	-\$282	\$117
5b--Industrial	-\$113	-\$232	-\$299	-\$450	-\$132

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community JEFFERSON PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$143	\$511	\$762	\$1,293	-\$60
2--Senior Freeze Homeowner	-\$184	-\$246	-\$167	-\$224	-\$104
2--Non-Homeowner	\$620	\$435	\$780	\$519	\$1,070
3--Apartment	-\$327	-\$846	-\$789	-\$1,353	-\$164
5a--Commercial	-\$181	-\$294	-\$185	-\$564	\$234
5b--Industrial	-\$428	-\$811	-\$975	-\$1,466	-\$431

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community KENWOOD

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$54	\$276	\$425	\$1,003	-\$27
2--Senior Freeze Homeowner	-\$59	-\$80	-\$47	-\$63	-\$29
2--Non-Homeowner	\$111	\$46	\$459	\$293	\$609
3--Apartment	-\$185	-\$377	-\$1,058	-\$1,796	-\$221
5a--Commercial	-\$278	-\$367	-\$205	-\$625	\$259
5b--Industrial	-\$1,422	-\$2,032	-\$1,238	-\$1,862	-\$547

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community LINCOLN PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-3.6%	15.3%	11.8%	17.7%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	18.0%	12.7%	13.0%	7.1%	19.6%
3--Apartment	1.9%	-2.7%	-6.8%	-11.7%	-1.4%
5a--Commercial	4.7%	0.0%	-2.5%	-7.6%	3.2%
5b--Industrial	-1.0%	-5.4%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community LINCOLN PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$69	\$612	\$653	\$1,134	-\$105
2--Senior Freeze Homeowner	-\$258	-\$341	-\$231	-\$310	-\$144
2--Non-Homeowner	\$413	\$272	\$371	\$190	\$595
3--Apartment	\$286	-\$216	-\$1,742	-\$2,987	-\$364
5a--Commercial	\$595	\$0	-\$387	-\$1,178	\$489
5b--Industrial	-\$59	-\$377	-\$883	-\$1,329	-\$390

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community LOOP

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	19.7%	21.2%	38.6%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	11.1%	6.1%	16.5%	10.4%	23.2%
3--Apartment	-5.3%	-9.5%	-6.8%	-11.7%	-1.4%
5a--Commercial	-0.4%	-4.8%	-2.5%	-7.6%	3.2%
5b--Industrial	-6.7%	-10.9%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community LOOP

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$108	\$481	\$625	\$1,179	-\$57
2--Senior Freeze Homeowner	-\$181	-\$244	-\$166	-\$222	-\$103
2--Non-Homeowner	\$89	\$27	\$443	\$282	\$623
3--Apartment	-\$4,178	-\$7,567	-\$2,422	-\$4,153	-\$505
5a--Commercial	\$0	-\$995	-\$1,469	-\$4,474	\$1,895
5b--Industrial	-\$1,125	-\$2,412	-\$2,808	-\$4,224	-\$1,240

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community ROGERS PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	25.6%	35.7%	53.5%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	31.5%	25.6%	35.5%	28.4%	43.3%
3--Apartment	7.9%	3.0%	-6.8%	-11.7%	-1.4%
5a--Commercial	-0.4%	-4.6%	-2.5%	-7.6%	3.2%
5b--Industrial	-8.3%	-12.4%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community ROGERS PARK

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$48	\$602	\$912	\$1,478	-\$43
2--Senior Freeze Homeowner	-\$166	-\$223	-\$151	-\$203	-\$94
2--Non-Homeowner	\$407	\$315	\$623	\$489	\$766
3--Apartment	\$244	\$26	-\$1,193	-\$2,047	-\$248
5a--Commercial	-\$16	-\$287	-\$194	-\$731	\$370
5b--Industrial	-\$535	-\$746	-\$784	-\$1,179	-\$346

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community ROSELAND

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	10.1%	-7.2%	29.1%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.4%	-13.3%	-17.8%	-8.3%
2--Non-Homeowner	11.3%	6.3%	19.1%	12.9%	26.0%
3--Apartment	2.9%	-1.7%	-6.8%	-11.7%	-1.4%
5a--Commercial	-1.9%	-6.3%	-2.5%	-7.6%	3.2%
5b--Industrial	-3.7%	-8.0%	-9.4%	-14.1%	-4.1%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community ROSELAND

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$61	\$120	-\$78	\$355	-\$20
2--Senior Freeze Homeowner	-\$59	-\$77	-\$47	-\$63	-\$29
2--Non-Homeowner	\$164	\$93	\$233	\$153	\$325
3--Apartment	\$193	-\$113	-\$621	-\$1,066	-\$128
5a--Commercial	-\$44	-\$116	-\$87	-\$266	\$112
5b--Industrial	-\$124	-\$228	-\$257	-\$386	-\$113

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community SOUTH SHORE

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	12.2%	6.7%	48.1%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.5%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	9.0%	4.1%	22.5%	16.1%	29.6%
3--Apartment	-3.2%	-7.5%	-6.8%	-11.7%	-1.4%
5a--Commercial	-7.9%	-12.1%	-2.5%	-7.6%	3.2%
5b--Industrial	-7.4%	-11.6%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community WEST LAWN

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-5.3%	19.2%	27.8%	60.5%	-1.9%
2--Senior Freeze Homeowner	-11.5%	-15.6%	-13.3%	-17.9%	-8.3%
2--Non-Homeowner	18.1%	12.7%	26.8%	20.2%	34.2%
3--Apartment	-1.7%	-6.1%	-6.8%	-11.7%	-1.4%
5a--Commercial	6.1%	1.3%	-2.5%	-7.6%	3.2%
5b--Industrial	-5.5%	-9.8%	-9.4%	-14.1%	-4.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community SOUTH SHORE

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$72	\$177	\$90	\$737	-\$25
2--Senior Freeze Homeowner	-\$67	-\$88	-\$54	-\$72	-\$34
2--Non-Homeowner	\$126	\$53	\$471	\$334	\$612
3--Apartment	-\$304	-\$646	-\$747	-\$1,282	-\$156
5a--Commercial	-\$132	-\$251	-\$124	-\$377	\$157
5b--Industrial	-\$91	-\$157	-\$267	-\$401	-\$118

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
City Triad 2003 and 2006**

community WEST LAWN

	2003 7%	2003 No 7%	2006 7%	2006 No 7%	2006 \$60k
Class 2--Homeowner	-\$95	\$356	\$507	\$1,121	-\$34
2--Senior Freeze Homeowner	-\$105	-\$140	-\$90	-\$121	-\$56
2--Non-Homeowner	\$396	\$278	\$718	\$547	\$911
3--Apartment	-\$154	-\$436	-\$391	-\$670	-\$81
5a--Commercial	\$165	\$45	-\$118	-\$358	\$149
5b--Industrial	-\$341	-\$633	-\$869	-\$1,308	-\$384

Results are for those properties that were the same class from 2002-2005.

North Triad

Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	0.0%	16.1%	14.2%	25.8%	0.5%
2--Senior Freeze Homeowner	-12.6%	-18.7%	-14.8%	-20.2%	-6.3%
2--Non-Homeowner	22.7%	14.4%	15.3%	7.4%	25.3%
3--Apartment	-3.4%	-10.1%	-13.0%	-18.2%	-2.9%
5a--Commercial	2.4%	-4.4%	-5.0%	-11.0%	3.9%
5b--Industrial	2.4%	-3.8%	-4.2%	-9.5%	2.9%

Results are for those properties that were the same class from 2002-2005.

Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	\$1	\$610	\$752	\$1,232	\$17
2--Senior Freeze Homeowner	-\$212	-\$319	-\$228	-\$314	-\$98
2--Non-Homeowner	\$613	\$367	\$609	\$261	\$1,021
3--Apartment	-\$188	-\$800	-\$1,538	-\$2,596	-\$235
5a--Commercial	\$183	-\$342	-\$759	-\$1,832	\$592
5b--Industrial	\$398	-\$632	-\$1,041	-\$2,599	\$798

Results are for those properties that were the same class from 2002-2005.

Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007

municipality EVANSTON

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	-0.6%	13.6%	11.8%	18.5%	-1.9%
2--Senior Freeze Homeowner	-16.1%	-21.7%	-18.0%	-22.7%	-8.3%
2--Non-Homeowner	19.6%	11.5%	12.8%	6.3%	26.0%
3--Apartment	1.3%	-5.5%	-0.2%	-6.0%	11.2%
5a--Commercial	-0.5%	-7.1%	-5.9%	-11.4%	4.8%
5b--Industrial	-4.1%	-10.4%	-11.6%	-16.8%	-1.2%

Results are for those properties that were the same class from 2002-2005.

Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007

municipality EVANSTON

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	-\$35	\$677	\$879	\$1,334	-\$91
2--Senior Freeze Homeowner	-\$323	-\$434	-\$306	-\$385	-\$142
2--Non-Homeowner	\$650	\$347	\$584	\$251	\$1,253
3--Apartment	\$6	-\$539	-\$124	-\$1,105	\$259
5a--Commercial	-\$38	-\$607	-\$1,012	-\$2,037	\$471
5b--Industrial	-\$128	-\$971	-\$1,632	-\$2,399	-\$182

Results are for those properties that were the same class from 2002-2005.

Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007

municipality NILES

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	2.5%	21.6%	19.4%	30.2%	-0.3%
2--Senior Freeze Homeowner	-10.8%	-17.2%	-16.6%	-22.5%	-6.9%
2--Non-Homeowner	28.9%	19.3%	14.7%	6.6%	28.1%
3--Apartment	-1.6%	-9.1%	-8.2%	-12.8%	1.2%
5a--Commercial	3.8%	-3.1%	-6.9%	-13.2%	4.0%
5b--Industrial	1.8%	-3.9%	-7.3%	-11.8%	2.1%

Results are for those properties that were the same class from 2002-2005.

Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007

municipality NILES

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	\$80	\$680	\$854	\$1,297	-\$15
2--Senior Freeze Homeowner	-\$194	-\$305	-\$265	-\$346	-\$110
2--Non-Homeowner	\$789	\$493	\$656	\$289	\$1,257
3--Apartment	-\$206	-\$710	-\$1,479	-\$2,979	\$304
5a--Commercial	\$246	-\$185	-\$948	-\$1,764	\$532
5b--Industrial	\$274	-\$956	-\$4,336	-\$6,983	\$1,146

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality PALATINE

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	-1.5%	15.9%	12.6%	25.4%	0.3%
2--Senior Freeze Homeowner	-12.3%	-18.6%	-13.8%	-20.1%	-6.3%
2--Non-Homeowner	22.8%	13.9%	15.3%	6.9%	25.4%
3--Apartment	-10.7%	-17.1%	-16.2%	-22.3%	-8.9%
5a--Commercial	3.8%	-3.7%	-4.3%	-11.4%	4.0%
5b--Industrial	0.9%	-6.3%	-3.8%	-10.9%	4.6%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality PARK RIDGE

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	0.1%	9.4%	9.6%	14.2%	-0.5%
2--Senior Freeze Homeowner	-13.0%	-19.9%	-17.4%	-23.0%	-7.0%
2--Non-Homeowner	21.8%	12.2%	8.6%	1.3%	22.4%
3--Apartment	-2.3%	-10.0%	-12.2%	-18.1%	-1.1%
5a--Commercial	0.0%	-7.9%	-8.5%	-14.6%	3.2%
5b--Industrial	8.6%	0.0%	-1.6%	-8.2%	10.9%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality SCHAUMBURG

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	0.0%	19.0%	14.2%	30.9%	0.8%
2--Senior Freeze Homeowner	-12.4%	-17.8%	-11.7%	-17.3%	-5.8%
2--Non-Homeowner	24.0%	16.4%	16.5%	9.1%	24.2%
3--Apartment	3.4%	-3.4%	-4.3%	-10.4%	2.1%
5a--Commercial	3.4%	-2.9%	-2.0%	-8.2%	4.5%
5b--Industrial	4.9%	-1.6%	-1.3%	-7.6%	5.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality WILMETTE

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	3.3%	9.5%	9.8%	12.9%	-2.2%
2--Senior Freeze Homeowner	-15.6%	-20.1%	-18.2%	-21.7%	-9.5%
2--Non-Homeowner	10.8%	4.8%	6.5%	1.9%	17.9%
3--Apartment	-5.2%	-10.4%	-12.1%	-15.9%	-2.7%
5a--Commercial	-2.9%	-8.2%	-4.7%	-8.8%	5.6%
5b--Industrial	-1.7%	-6.7%	-9.2%	-12.9%	-0.1%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality PALATINE

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	-\$31	\$613	\$694	\$1,237	\$13
2--Senior Freeze Homeowner	-\$228	-\$343	-\$227	-\$330	-\$104
2--Non-Homeowner	\$538	\$310	\$474	\$198	\$775
3--Apartment	-\$1,618	-\$2,253	-\$3,116	-\$3,885	-\$1,896
5a--Commercial	\$460	-\$524	-\$817	-\$2,649	\$1,265
5b--Industrial	\$201	-\$2,117	-\$1,756	-\$4,029	\$1,249

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality PARK RIDGE

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	\$1	\$487	\$625	\$931	-\$29
2--Senior Freeze Homeowner	-\$313	-\$479	-\$378	-\$497	-\$153
2--Non-Homeowner	\$496	\$79	\$296	\$34	\$946
3--Apartment	-\$354	-\$1,501	-\$2,263	-\$3,517	-\$163
5a--Commercial	\$3	-\$633	-\$1,105	-\$1,946	\$443
5b--Industrial	\$940	\$9	-\$128	-\$661	\$3,139

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality SCHAUMBURG

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	\$2	\$595	\$557	\$1,191	\$30
2--Senior Freeze Homeowner	-\$165	-\$240	-\$129	-\$206	-\$64
2--Non-Homeowner	\$549	\$366	\$514	\$247	\$727
3--Apartment	\$4,171	-\$5,716	-\$9,815	-\$36,309	\$3,340
5a--Commercial	\$1,038	-\$817	-\$1,389	-\$5,068	\$2,349
5b--Industrial	\$1,057	-\$356	-\$419	-\$2,314	\$1,335

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
North Triad 2004 and 2007**

municipality WILMETTE

	2004 7%	2004 No 7%	2007 7%	2007 No 7%	2007 \$60k
Class 2--Homeowner	\$260	\$717	\$896	\$1,218	-\$128
2--Senior Freeze Homeowner	-\$449	-\$577	-\$437	-\$518	-\$233
2--Non-Homeowner	\$549	\$204	\$495	\$146	\$1,323
3--Apartment	-\$1,017	-\$1,477	-\$905	-\$987	-\$512
5a--Commercial	-\$186	-\$669	-\$1,301	-\$2,108	\$338
5b--Industrial	-\$507	-\$1,959	-\$1,603	-\$2,247	-\$15

Results are for those properties that were the same class from 2002-2005.

South Triad

Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	0.0%	17.1%	3.5%	19.8%	2.7%
2--Senior Freeze Homeowner	-9.4%	-16.8%	-6.7%	-14.4%	-4.0%
2--Non-Homeowner	18.4%	8.6%	8.9%	0.0%	11.9%
3--Apartment	9.8%	0.7%	-2.6%	-10.8%	0.0%
5a--Commercial	5.6%	-2.7%	5.6%	-2.7%	8.5%
5b--Industrial	3.6%	-3.7%	3.1%	-4.2%	5.3%

Results are for those properties that were the same class from 2002-2005.

Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$1	\$558	\$133	\$803	\$92
2--Senior Freeze Homeowner	-\$111	-\$221	-\$78	-\$176	-\$45
2--Non-Homeowner	\$499	\$223	\$309	\$0	\$400
3--Apartment	\$684	\$28	-\$247	-\$1,206	\$3
5a--Commercial	\$283	-\$124	\$501	-\$219	\$831
5b--Industrial	\$270	-\$222	\$407	-\$602	\$770

Results are for those properties that were the same class from 2002-2005.

Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008

municipality BERWYN

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-3.6%	16.2%	9.4%	23.1%	1.4%
2--Senior Freeze Homeowner	-15.6%	-25.3%	-10.1%	-19.3%	-4.4%
2--Non-Homeowner	21.4%	7.4%	4.0%	-6.5%	11.1%
3--Apartment	4.2%	-7.9%	-6.3%	-15.8%	-0.4%
5a--Commercial	-5.5%	-16.4%	1.7%	-8.7%	8.1%
5b--Industrial	-4.7%	-15.7%	-1.1%	-11.2%	5.1%

Results are for those properties that were the same class from 2002-2005.

Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008

municipality BERWYN

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-\$129	\$620	\$397	\$976	\$51
2--Senior Freeze Homeowner	-\$272	-\$438	-\$146	-\$274	-\$65
2--Non-Homeowner	\$1,045	\$362	\$272	-\$317	\$648
3--Apartment	\$666	-\$581	-\$878	-\$2,148	-\$70
5a--Commercial	-\$279	-\$958	\$101	-\$874	\$754
5b--Industrial	-\$322	-\$1,118	-\$145	-\$811	\$351

Results are for those properties that were the same class from 2002-2005.

Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008

municipality HARVEY

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-5.4%	33.3%	-0.7%	45.9%	-0.3%
2--Senior Freeze Homeowner	-11.6%	-17.9%	-6.3%	-13.8%	-6.0%
2--Non-Homeowner	21.6%	13.2%	8.9%	0.1%	9.3%
3--Apartment	11.8%	4.5%	-2.3%	-9.6%	-2.0%
5a--Commercial	8.3%	0.8%	5.0%	-3.4%	5.4%
5b--Industrial	6.5%	-1.1%	2.1%	-6.1%	2.5%

Results are for those properties that were the same class from 2002-2005.

Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008

municipality HARVEY

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-\$74	\$436	-\$4	\$661	-\$2
2--Senior Freeze Homeowner	-\$40	-\$61	-\$18	-\$40	-\$18
2--Non-Homeowner	\$401	\$246	\$214	\$4	\$224
3--Apartment	\$1,206	\$373	-\$139	-\$767	-\$120
5a--Commercial	\$219	\$13	\$241	-\$105	\$257
5b--Industrial	\$146	-\$7	\$143	-\$271	\$164

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality MAYWOOD

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-2.2%	23.3%	-0.1%	27.3%	2.4%
2--Senior Freeze Homeowner	-8.6%	-18.2%	-6.6%	-16.6%	-4.3%
2--Non-Homeowner	27.3%	13.9%	9.5%	-2.2%	12.2%
3--Apartment	14.9%	2.8%	-2.7%	-13.1%	-0.3%
5a--Commercial	7.7%	-3.6%	5.6%	-5.7%	8.2%
5b--Industrial	6.3%	-4.9%	2.7%	-8.3%	5.2%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality MAYWOOD

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-\$67	\$755	-\$2	\$994	\$85
2--Senior Freeze Homeowner	-\$95	-\$200	-\$65	-\$163	-\$43
2--Non-Homeowner	\$1,034	\$514	\$469	-\$109	\$606
3--Apartment	\$302	\$39	-\$421	-\$2,042	-\$43
5a--Commercial	\$372	-\$112	\$532	-\$550	\$786
5b--Industrial	\$851	-\$192	\$342	-\$1,058	\$668

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality OAK PARK

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	9.8%	20.9%	8.8%	14.5%	3.1%
2--Senior Freeze Homeowner	-10.0%	-17.5%	-9.4%	-15.9%	0.0%
2--Non-Homeowner	24.6%	14.3%	3.9%	-3.5%	14.6%
3--Apartment	7.4%	-1.4%	-5.5%	-12.3%	4.2%
5a--Commercial	4.5%	-3.9%	2.5%	-4.9%	13.1%
5b--Industrial	4.0%	-4.6%	-0.3%	-7.5%	9.9%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality OAK PARK

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$717	\$1,345	\$782	\$1,358	\$154
2--Senior Freeze Homeowner	-\$209	-\$362	-\$180	-\$304	-\$1
2--Non-Homeowner	\$1,038	\$586	\$252	-\$115	\$899
3--Apartment	\$2,029	-\$103	-\$1,499	-\$3,317	\$1,141
5a--Commercial	\$809	-\$237	\$443	-\$830	\$2,277
5b--Industrial	\$174	-\$178	-\$36	-\$816	\$1,094

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality ORLAND PARK

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	1.4%	13.7%	6.2%	15.1%	3.0%
2--Senior Freeze Homeowner	-9.0%	-16.4%	-7.8%	-14.4%	-3.7%
2--Non-Homeowner	11.9%	1.9%	6.9%	-1.8%	10.4%
3--Apartment	29.9%	19.2%	-2.9%	-10.8%	0.3%
5a--Commercial	5.4%	-3.4%	4.3%	-3.2%	8.9%
5b--Industrial	4.9%	-4.1%	2.5%	-5.9%	5.9%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality ORLAND PARK

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$56	\$657	\$298	\$877	\$150
2--Senior Freeze Homeowner	-\$128	-\$269	-\$127	-\$249	-\$65
2--Non-Homeowner	\$176	\$17	\$162	-\$3	\$278
3--Apartment	\$2,164	\$1,807	-\$100	-\$376	\$11
5a--Commercial	\$1,437	-\$406	\$1,588	-\$1,079	\$3,028
5b--Industrial	\$2,250	-\$1,287	\$859	-\$2,744	\$3,023

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Percent Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality SOUTH HOLLAND

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-0.1%	13.6%	1.9%	16.1%	1.9%
2--Senior Freeze Homeowner	-6.8%	-12.8%	-4.6%	-11.4%	-4.2%
2--Non-Homeowner	17.3%	8.8%	11.0%	1.9%	11.6%
3--Apartment	7.3%	0.4%	-0.6%	-7.6%	-0.2%
5a--Commercial	9.5%	2.0%	7.9%	0.2%	8.3%
5b--Industrial	5.2%	-1.5%	4.9%	-2.5%	5.3%

Results are for those properties that were the same class from 2002-2005.

**Median Estimated Dollar Change in Taxes Owed Compared to the Previous Year:
South Triad 2005 and 2008**

municipality SOUTH HOLLAND

	2005 7%	2005 No 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	-\$2	\$457	\$66	\$611	\$81
2--Senior Freeze Homeowner	-\$93	-\$186	-\$67	-\$166	-\$62
2--Non-Homeowner	\$607	\$321	\$507	\$101	\$532
3--Apartment	\$2,326	\$137	-\$174	-\$2,339	-\$60
5a--Commercial	\$748	\$120	\$1,060	\$24	\$1,114
5b--Industrial	\$1,056	-\$180	\$1,325	-\$706	\$1,437

Results are for those properties that were the same class from 2002-2005.

APPENDIX F: ESTIMATED PERCENT CHANGE IN TAXES OWED COMPARED TO THE PREVIOUS YEAR (RANGE)

City Triad

(next page)

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	4,824	2.2%	5,634	2.6%	994	0.5%	0	0.0%	16,390	7.6%
	-14.9% to -10.0%	5,698	2.6%	5,158	2.4%	695	0.3%	0	0.0%	12,011	5.6%
	-9.9% to -5.0%	133,404	61.7%	8,139	3.8%	31,518	14.6%	162	0.1%	16,417	7.6%
	-4.9% to 0.0%	28,519	13.2%	11,872	5.5%	13,346	6.2%	310	0.1%	149,465	69.1%
	0.1% to 5.0%	13,671	6.3%	18,649	8.6%	14,935	6.9%	3,523	1.6%	9,747	4.5%
	5.1% to 10.0%	10,128	4.7%	22,175	10.3%	16,741	7.7%	4,751	2.2%	6,820	3.2%
	10.1% to 15.0%	7,045	3.3%	26,065	12.1%	16,976	7.8%	8,926	4.1%	2,573	1.2%
	15.1%+	12,963	6.0%	118,560	54.8%	121,106	56.0%	198,639	91.8%	2,888	1.3%
2--Senior Freeze Homeowner	<= -15.0%	487	2.1%	23,640	99.9%	0	0.0%	22,967	100.0%	1	0.0%
	-14.9% to -10.0%	23,156	97.9%	4	0.0%	22,968	100.0%	8	0.0%	0	0.0%
	-9.9% to -5.0%	2	0.0%	4	0.0%	9	0.0%	1	0.0%	22,967	100.0%
	-4.9% to 0.0%	7	0.0%	1	0.0%	0	0.0%	0	0.0%	9	0.0%
	0.1% to 5.0%	1	0.0%	2	0.0%	0	0.0%	1	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	4	0.0%	6	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	3,280	1.8%	20,223	11.3%	0	0.0%	6	0.0%	0	0.0%
	-14.9% to -10.0%	18,508	10.3%	7,039	3.9%	6	0.0%	233	0.1%	0	0.0%
	-9.9% to -5.0%	6,236	3.5%	7,820	4.4%	233	0.1%	123	0.1%	6	0.0%
	-4.9% to 0.0%	8,130	4.5%	10,517	5.9%	123	0.1%	2,831	1.6%	233	0.1%
	0.1% to 5.0%	10,245	5.7%	14,752	8.2%	1,889	1.1%	23,402	13.1%	123	0.1%
	5.1% to 10.0%	14,066	7.9%	19,270	10.8%	21,362	11.9%	16,388	9.2%	402	0.2%
	10.1% to 15.0%	18,591	10.4%	18,401	10.3%	18,492	10.3%	50,532	28.2%	17,166	9.6%
	15.1%+	99,855	55.8%	80,889	45.2%	136,924	76.5%	85,514	47.8%	161,099	90.0%
3--Apartment	<= -15.0%	1,786	15.0%	2,526	21.2%	0	0.0%	2	0.0%	6	0.1%
	-14.9% to -10.0%	974	8.2%	1,360	11.4%	2	0.0%	11,762	99.0%	1	0.0%
	-9.9% to -5.0%	1,346	11.3%	1,351	11.4%	11,785	99.2%	91	0.8%	2	0.0%
	-4.9% to 0.0%	1,234	10.4%	993	8.4%	73	0.6%	17	0.1%	11,784	99.2%
	0.1% to 5.0%	965	8.1%	923	7.8%	16	0.1%	2	0.0%	83	0.7%
	5.1% to 10.0%	866	7.3%	822	6.9%	1	0.0%	1	0.0%	0	0.0%
	10.1% to 15.0%	778	6.5%	687	5.8%	0	0.0%	2	0.0%	0	0.0%
	15.1%+	3,941	33.1%	3,228	27.1%	1	0.0%	1	0.0%	2	0.0%
5a--Commercial	<= -15.0%	2,912	8.9%	9,346	28.6%	0	0.0%	10	0.0%	5	0.0%
	-14.9% to -10.0%	7,299	22.4%	3,620	11.1%	10	0.0%	0	0.0%	5	0.0%
	-9.9% to -5.0%	3,250	10.0%	3,061	9.4%	19	0.1%	31,809	97.5%	14	0.0%
	-4.9% to 0.0%	2,935	9.0%	2,933	9.0%	31,866	97.6%	699	2.1%	22	0.1%
	0.1% to 5.0%	2,756	8.4%	2,674	8.2%	643	2.0%	105	0.3%	32,023	98.1%
	5.1% to 10.0%	2,544	7.8%	2,192	6.7%	99	0.3%	5	0.0%	568	1.7%
	10.1% to 15.0%	2,078	6.4%	1,593	4.9%	0	0.0%	2	0.0%	0	0.0%
	15.1%+	8,864	27.2%	7,219	22.1%	3	0.0%	10	0.0%	3	0.0%
5b--Industrial	<= -15.0%	1,426	11.8%	3,653	30.2%	0	0.0%	1	0.0%	0	0.0%
	-14.9% to -10.0%	2,703	22.3%	2,277	18.8%	1	0.0%	12,078	99.7%	2	0.0%
	-9.9% to -5.0%	2,079	17.2%	2,566	21.2%	12,099	99.9%	33	0.3%	2	0.0%
	-4.9% to 0.0%	2,755	22.7%	1,996	16.5%	13	0.1%	1	0.0%	12,063	99.6%
	0.1% to 5.0%	1,553	12.8%	374	3.1%	0	0.0%	0	0.0%	46	0.4%
	5.1% to 10.0%	354	2.9%	199	1.6%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	194	1.6%	151	1.2%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	1,049	8.7%	897	7.4%	0	0.0%	0	0.0%	0	0.0%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community AUSTIN

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	89	1.4%	69	1.1%	14	0.2%	0	0.0%	260	4.1%	
	-14.9% to -10.0%	85	1.4%	74	1.2%	17	0.3%	0	0.0%	77	1.2%	
	-9.9% to -5.0%	5,273	83.8%	218	3.5%	706	11.2%	0	0.0%	182	2.9%	
	-4.9% to 0.0%	546	8.7%	296	4.7%	418	6.6%	0	0.0%	5,561	88.4%	
	0.1% to 5.0%	130	2.1%	638	10.1%	401	6.4%	0	0.0%	113	1.8%	
	5.1% to 10.0%	98	1.6%	501	8.0%	384	6.1%	0	0.0%	53	0.8%	
	10.1% to 15.0%	40	0.6%	907	14.4%	408	6.5%	1	0.0%	22	0.3%	
	15.1%+	32	0.5%	3,590	57.0%	3,945	62.7%	6,292	100.0%	25	0.4%	
	2--Senior Freeze Homeowner	<= -15.0%	13	1.6%	791	100.0%	0	0.0%	766	100.0%	0	0.0%
		-14.9% to -10.0%	778	98.4%	0	0.0%	766	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	766	100.0%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	37	0.7%	355	7.1%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	332	6.6%	81	1.6%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	84	1.7%	261	5.2%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	274	5.5%	398	7.9%	0	0.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	391	7.8%	583	11.6%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	565	11.3%	700	14.0%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	673	13.4%	698	13.9%	0	0.0%	653	13.0%	0	0.0%	
	15.1%+	2,661	53.0%	1,941	38.7%	5,017	100.0%	4,364	87.0%	5,017	100.0%	
3--Apartment	<= -15.0%	46	10.1%	58	12.7%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	17	3.7%	36	7.9%	0	0.0%	457	100.0%	0	0.0%	
	-9.9% to -5.0%	33	7.2%	18	3.9%	457	100.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	17	3.7%	28	6.1%	0	0.0%	0	0.0%	457	100.0%	
	0.1% to 5.0%	32	7.0%	37	8.1%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	32	7.0%	26	5.7%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	24	5.3%	29	6.3%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	256	56.0%	225	49.2%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	111	11.9%	369	39.7%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	274	29.5%	145	15.6%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	139	14.9%	78	8.4%	0	0.0%	929	99.9%	0	0.0%	
	-4.9% to 0.0%	69	7.4%	54	5.8%	929	99.9%	1	0.1%	0	0.0%	
	0.1% to 5.0%	57	6.1%	63	6.8%	1	0.1%	0	0.0%	929	99.9%	
	5.1% to 10.0%	59	6.3%	44	4.7%	0	0.0%	0	0.0%	1	0.1%	
	10.1% to 15.0%	44	4.7%	45	4.8%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	177	19.0%	132	14.2%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	59	11.3%	182	34.9%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	142	27.3%	89	17.1%	0	0.0%	521	100.0%	0	0.0%	
	-9.9% to -5.0%	78	15.0%	107	20.5%	521	100.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	120	23.0%	105	20.2%	0	0.0%	0	0.0%	521	100.0%	
	0.1% to 5.0%	84	16.1%	15	2.9%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	15	2.9%	2	0.4%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	2	0.4%	6	1.2%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	21	4.0%	15	2.9%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community BRIDGEPORT

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	64	2.5%	73	2.8%	1	0.0%	0	0.0%	133	5.1%
	-14.9% to -10.0%	62	2.4%	58	2.2%	1	0.0%	0	0.0%	91	3.5%
	-9.9% to -5.0%	1,917	73.6%	88	3.4%	19	0.7%	0	0.0%	205	7.9%
	-4.9% to 0.0%	336	12.9%	122	4.7%	31	1.2%	0	0.0%	1,989	76.4%
	0.1% to 5.0%	128	4.9%	190	7.3%	74	2.8%	0	0.0%	63	2.4%
	5.1% to 10.0%	47	1.8%	170	6.5%	92	3.5%	0	0.0%	62	2.4%
	10.1% to 15.0%	20	0.8%	250	9.6%	130	5.0%	4	0.2%	19	0.7%
	15.1%+	30	1.2%	1,653	63.5%	2,256	86.6%	2,600	99.8%	42	1.6%
2--Senior Freeze Homeowner	<= -15.0%	6	1.6%	385	99.7%	0	0.0%	382	100.0%	0	0.0%
	-14.9% to -10.0%	379	98.2%	0	0.0%	382	100.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	382	100.0%
	-4.9% to 0.0%	1	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	0	0.0%	1	0.3%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	42	2.5%	267	15.7%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	230	13.5%	24	1.4%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	22	1.3%	31	1.8%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	30	1.8%	71	4.2%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	80	4.7%	106	6.2%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	96	5.6%	148	8.7%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	140	8.2%	167	9.8%	0	0.0%	235	13.8%	0	0.0%
	15.1%+	1,061	62.4%	887	52.1%	1,701	100.0%	1,466	86.2%	1,701	100.0%
3--Apartment	<= -15.0%	24	32.0%	26	34.7%	0	0.0%	0	0.0%	1	1.3%
	-14.9% to -10.0%	2	2.7%	5	6.7%	0	0.0%	74	98.7%	0	0.0%
	-9.9% to -5.0%	7	9.3%	2	2.7%	75	100.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	1	1.3%	3	4.0%	0	0.0%	0	0.0%	74	98.7%
	0.1% to 5.0%	3	4.0%	1	1.3%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	1	1.3%	2	2.7%	0	0.0%	1	1.3%	0	0.0%
	10.1% to 15.0%	2	2.7%	3	4.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	35	46.7%	33	44.0%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial	<= -15.0%	28	7.9%	138	38.8%	0	0.0%	0	0.0%	1	0.3%
	-14.9% to -10.0%	113	31.7%	27	7.6%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	33	9.3%	33	9.3%	0	0.0%	355	99.7%	0	0.0%
	-4.9% to 0.0%	26	7.3%	10	2.8%	356	100.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	8	2.2%	14	3.9%	0	0.0%	1	0.3%	355	99.7%
	5.1% to 10.0%	14	3.9%	18	5.1%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	18	5.1%	31	8.7%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	116	32.6%	85	23.9%	0	0.0%	0	0.0%	0	0.0%
5b--Industrial	<= -15.0%	18	5.6%	72	22.6%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	63	19.7%	61	19.1%	0	0.0%	319	100.0%	0	0.0%
	-9.9% to -5.0%	57	17.9%	64	20.1%	319	100.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	80	25.1%	94	29.5%	0	0.0%	0	0.0%	319	100.0%
	0.1% to 5.0%	73	22.9%	7	2.2%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	7	2.2%	5	1.6%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	5	1.6%	1	0.3%	0	0.0%	0	0.0%	0	0.0%
15.1%+	16	5.0%	15	4.7%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community ENGLEWOOD

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	38	3.0%	9	0.7%	10	0.8%	0	0.0%	25	2.0%	
	-14.9% to -10.0%	7	0.6%	4	0.3%	1	0.1%	0	0.0%	5	0.4%	
	-9.9% to -5.0%	986	78.9%	9	0.7%	155	12.4%	0	0.0%	5	0.4%	
	-4.9% to 0.0%	96	7.7%	13	1.0%	65	5.2%	0	0.0%	1,121	89.8%	
	0.1% to 5.0%	20	1.6%	19	1.5%	53	4.2%	0	0.0%	71	5.7%	
	5.1% to 10.0%	5	0.4%	53	4.2%	49	3.9%	0	0.0%	13	1.0%	
	10.1% to 15.0%	6	0.5%	58	4.6%	39	3.1%	0	0.0%	4	0.3%	
	15.1%+	91	7.3%	1,084	86.8%	876	70.2%	1,248	100.0%	4	0.3%	
	2--Senior Freeze Homeowner	<= -15.0%	7	3.7%	191	100.0%	0	0.0%	151	100.0%	0	0.0%
		-14.9% to -10.0%	184	96.3%	0	0.0%	151	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	151	100.0%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	44	1.5%	78	2.6%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	45	1.5%	41	1.4%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	37	1.2%	68	2.2%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	67	2.2%	57	1.9%	0	0.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	54	1.8%	116	3.8%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	114	3.8%	179	5.9%	0	0.0%	26	0.9%	0	0.0%	
	10.1% to 15.0%	172	5.7%	226	7.5%	26	0.9%	209	6.9%	0	0.0%	
	15.1%+	2,497	82.4%	2,265	74.8%	3,004	99.1%	2,795	92.2%	3,030	100.0%	
	3--Apartment	<= -15.0%	19	10.7%	31	17.4%	0	0.0%	0	0.0%	0	0.0%
-14.9% to -10.0%		22	12.4%	47	26.4%	0	0.0%	178	100.0%	0	0.0%	
-9.9% to -5.0%		41	23.0%	31	17.4%	178	100.0%	0	0.0%	0	0.0%	
-4.9% to 0.0%		27	15.2%	29	16.3%	0	0.0%	0	0.0%	178	100.0%	
0.1% to 5.0%		31	17.4%	16	9.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		15	8.4%	9	5.1%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		7	3.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		16	9.0%	15	8.4%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	25	8.0%	86	27.6%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	65	20.8%	8	2.6%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	4	1.3%	14	4.5%	0	0.0%	312	100.0%	0	0.0%	
	-4.9% to 0.0%	17	5.4%	28	9.0%	312	100.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	28	9.0%	33	10.6%	0	0.0%	0	0.0%	312	100.0%	
	5.1% to 10.0%	30	9.6%	29	9.3%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	29	9.3%	11	3.5%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	114	36.5%	103	33.0%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	1	1.2%	13	15.1%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	14	16.3%	9	10.5%	0	0.0%	86	100.0%	0	0.0%	
	-9.9% to -5.0%	11	12.8%	14	16.3%	86	100.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	10	11.6%	2	2.3%	0	0.0%	0	0.0%	86	100.0%	
	0.1% to 5.0%	2	2.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	48	55.8%	48	55.8%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community HUMBOLDT PARK

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	34	1.5%	22	1.0%	0	0.0%	0	0.0%	225	9.8%	
	-14.9% to -10.0%	20	0.9%	11	0.5%	0	0.0%	0	0.0%	93	4.1%	
	-9.9% to -5.0%	1,740	75.9%	11	0.5%	7	0.3%	0	0.0%	91	4.0%	
	-4.9% to 0.0%	149	6.5%	14	0.6%	11	0.5%	0	0.0%	1,826	79.6%	
	0.1% to 5.0%	71	3.1%	25	1.1%	25	1.1%	0	0.0%	26	1.1%	
	5.1% to 10.0%	92	4.0%	41	1.8%	38	1.7%	0	0.0%	12	0.5%	
	10.1% to 15.0%	58	2.5%	50	2.2%	38	1.7%	1	0.0%	5	0.2%	
	15.1%+	130	5.7%	2,120	92.4%	2,174	94.8%	2,292	100.0%	15	0.7%	
	2--Senior Freeze Homeowner	<= -15.0%	2	0.8%	243	100.0%	0	0.0%	223	100.0%	0	0.0%
		-14.9% to -10.0%	241	99.2%	0	0.0%	223	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	223	100.0%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	37	1.0%	353	10.0%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	320	9.0%	12	0.3%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	12	0.3%	22	0.6%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	21	0.6%	30	0.8%	0	0.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	29	0.8%	60	1.7%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	58	1.6%	84	2.4%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	83	2.3%	141	4.0%	0	0.0%	327	9.2%	0	0.0%	
	15.1%+	2,982	84.2%	2,840	80.2%	3,542	100.0%	3,215	90.8%	3,542	100.0%	
	3--Apartment	<= -15.0%	24	16.2%	25	16.9%	0	0.0%	0	0.0%	1	0.7%
		-14.9% to -10.0%	3	2.0%	3	2.0%	0	0.0%	147	99.3%	0	0.0%
-9.9% to -5.0%		3	2.0%	10	6.8%	147	99.3%	0	0.0%	0	0.0%	
-4.9% to 0.0%		8	5.4%	2	1.4%	1	0.7%	0	0.0%	147	99.3%	
0.1% to 5.0%		2	1.4%	3	2.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		3	2.0%	3	2.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		3	2.0%	6	4.1%	0	0.0%	1	0.7%	0	0.0%	
15.1%+		102	68.9%	96	64.9%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	68	12.9%	223	42.4%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	168	31.9%	75	14.3%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	75	14.3%	53	10.1%	0	0.0%	525	99.8%	0	0.0%	
	-4.9% to 0.0%	43	8.2%	37	7.0%	525	99.8%	0	0.0%	1	0.2%	
	0.1% to 5.0%	37	7.0%	36	6.8%	1	0.2%	0	0.0%	525	99.8%	
	5.1% to 10.0%	34	6.5%	21	4.0%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	20	3.8%	11	2.1%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	81	15.4%	70	13.3%	0	0.0%	1	0.2%	0	0.0%	
5b--Industrial	<= -15.0%	63	12.1%	177	33.9%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	141	27.0%	110	21.1%	0	0.0%	522	100.0%	0	0.0%	
	-9.9% to -5.0%	91	17.4%	117	22.4%	522	100.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	123	23.6%	79	15.1%	0	0.0%	0	0.0%	522	100.0%	
	0.1% to 5.0%	67	12.8%	19	3.6%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	17	3.3%	8	1.5%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	8	1.5%	4	0.8%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	12	2.3%	8	1.5%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community JEFFERSON PARK

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	15	0.4%	32	0.9%	2	0.1%	0	0.0%	267	7.3%	
	-14.9% to -10.0%	59	1.6%	26	0.7%	2	0.1%	0	0.0%	168	4.6%	
	-9.9% to -5.0%	2,136	58.4%	60	1.6%	103	2.8%	0	0.0%	444	12.1%	
	-4.9% to 0.0%	938	25.6%	61	1.7%	122	3.3%	0	0.0%	2,692	73.6%	
	0.1% to 5.0%	327	8.9%	168	4.6%	163	4.5%	0	0.0%	38	1.0%	
	5.1% to 10.0%	88	2.4%	331	9.1%	130	3.6%	31	0.8%	36	1.0%	
	10.1% to 15.0%	50	1.4%	694	19.0%	195	5.3%	83	2.3%	5	0.1%	
	15.1%+	44	1.2%	2,285	62.5%	2,940	80.4%	3,543	96.9%	7	0.2%	
	2--Senior Freeze Homeowner	<= -15.0%	10	1.8%	544	100.0%	0	0.0%	538	100.0%	0	0.0%
		-14.9% to -10.0%	534	98.2%	0	0.0%	538	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	538	100.0%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	17	1.4%	130	10.8%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	113	9.4%	11	0.9%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	11	0.9%	26	2.2%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	32	2.7%	50	4.1%	0	0.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	46	3.8%	70	5.8%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	69	5.7%	124	10.3%	0	0.0%	172	14.3%	0	0.0%	
	10.1% to 15.0%	114	9.4%	318	26.3%	172	14.3%	758	62.8%	0	0.0%	
	15.1%+	805	66.7%	478	39.6%	1,035	85.7%	277	22.9%	1,207	100.0%	
	3--Apartment	<= -15.0%	10	18.2%	13	23.6%	0	0.0%	0	0.0%	0	0.0%
		-14.9% to -10.0%	5	9.1%	12	21.8%	0	0.0%	55	100.0%	0	0.0%
-9.9% to -5.0%		11	20.0%	7	12.7%	55	100.0%	0	0.0%	0	0.0%	
-4.9% to 0.0%		6	10.9%	3	5.5%	0	0.0%	0	0.0%	55	100.0%	
0.1% to 5.0%		3	5.5%	2	3.6%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		2	3.6%	1	1.8%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		1	1.8%	1	1.8%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		17	30.9%	16	29.1%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	37	10.4%	113	31.7%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	95	26.7%	59	16.6%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	45	12.6%	33	9.3%	0	0.0%	356	100.0%	0	0.0%	
	-4.9% to 0.0%	32	9.0%	29	8.1%	356	100.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	26	7.3%	23	6.5%	0	0.0%	0	0.0%	356	100.0%	
	5.1% to 10.0%	22	6.2%	19	5.3%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	18	5.1%	24	6.7%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	81	22.8%	56	15.7%	0	0.0%	0	0.0%	0	0.0%	
	5b--Industrial	<= -15.0%	9	7.0%	24	18.6%	0	0.0%	0	0.0%	0	0.0%
-14.9% to -10.0%		24	18.6%	42	32.6%	0	0.0%	129	100.0%	0	0.0%	
-9.9% to -5.0%		41	31.8%	26	20.2%	129	100.0%	0	0.0%	0	0.0%	
-4.9% to 0.0%		25	19.4%	35	27.1%	0	0.0%	0	0.0%	129	100.0%	
0.1% to 5.0%		28	21.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		2	1.6%	2	1.6%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community KENWOOD

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	24	2.2%	66	5.9%	4	0.4%	0	0.0%	74	6.7%
	-14.9% to -10.0%	61	5.5%	22	2.0%	7	0.6%	0	0.0%	74	6.7%
	-9.9% to -5.0%	522	46.9%	51	4.6%	201	18.1%	0	0.0%	101	9.1%
	-4.9% to 0.0%	148	13.3%	74	6.7%	84	7.6%	0	0.0%	635	57.1%
	0.1% to 5.0%	67	6.0%	71	6.4%	113	10.2%	46	4.1%	80	7.2%
	5.1% to 10.0%	70	6.3%	145	13.0%	116	10.4%	61	5.5%	73	6.6%
	10.1% to 15.0%	52	4.7%	162	14.6%	197	17.7%	112	10.1%	10	0.9%
	15.1%+	168	15.1%	521	46.9%	390	35.1%	893	80.3%	65	5.8%
	2--Senior Freeze Homeowner	<= -15.0%	0	0.0%	45	100.0%	0	0.0%	42	100.0%	0
-14.9% to -10.0%		45	100.0%	0	0.0%	42	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	42	100.0%
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	29	2.8%	202	19.4%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	177	17.0%	40	3.8%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	39	3.7%	27	2.6%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	34	3.3%	61	5.8%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	51	4.9%	317	30.4%	0	0.0%	95	9.1%	0	0.0%
	5.1% to 10.0%	317	30.4%	86	8.2%	95	9.1%	0	0.0%	0	0.0%
	10.1% to 15.0%	85	8.1%	30	2.9%	0	0.0%	223	21.4%	95	9.1%
	15.1%+	311	29.8%	280	26.8%	948	90.9%	725	69.5%	948	90.9%
	3--Apartment	<= -15.0%	24	23.1%	28	26.9%	0	0.0%	0	0.0%	0
-14.9% to -10.0%		9	8.7%	18	17.3%	0	0.0%	103	99.0%	1	1.0%
-9.9% to -5.0%		17	16.3%	12	11.5%	104	100.0%	1	1.0%	0	0.0%
-4.9% to 0.0%		8	7.7%	2	1.9%	0	0.0%	0	0.0%	103	99.0%
0.1% to 5.0%		2	1.9%	9	8.7%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		9	8.7%	8	7.7%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		8	7.7%	3	2.9%	0	0.0%	0	0.0%	0	0.0%
15.1%+		27	26.0%	24	23.1%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial		<= -15.0%	15	21.4%	34	48.6%	0	0.0%	0	0.0%	0
	-14.9% to -10.0%	29	41.4%	11	15.7%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	2	2.9%	2	2.9%	0	0.0%	70	100.0%	0	0.0%
	-4.9% to 0.0%	1	1.4%	2	2.9%	70	100.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	2	2.9%	5	7.1%	0	0.0%	0	0.0%	70	100.0%
	5.1% to 10.0%	5	7.1%	2	2.9%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	2	2.9%	2	2.9%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	14	20.0%	12	17.1%	0	0.0%	0	0.0%	0	0.0%
	5b--Industrial	<= -15.0%	0	0.0%	2	20.0%	0	0.0%	0	0.0%	0
-14.9% to -10.0%		2	20.0%	5	50.0%	0	0.0%	10	100.0%	0	0.0%
-9.9% to -5.0%		5	50.0%	2	20.0%	10	100.0%	0	0.0%	0	0.0%
-4.9% to 0.0%		3	30.0%	1	10.0%	0	0.0%	0	0.0%	10	100.0%
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community LINCOLN PARK

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	78	1.1%	233	3.2%	42	0.6%	0	0.0%	694	9.6%
	-14.9% to -10.0%	179	2.5%	202	2.8%	55	0.8%	0	0.0%	551	7.6%
	-9.9% to -5.0%	2,997	41.3%	319	4.4%	294	4.1%	3	0.0%	972	13.4%
	-4.9% to 0.0%	1,007	13.9%	343	4.7%	452	6.2%	106	1.5%	3,625	50.0%
	0.1% to 5.0%	811	11.2%	736	10.2%	997	13.7%	701	9.7%	736	10.2%
	5.1% to 10.0%	663	9.1%	865	11.9%	1,198	16.5%	1,149	15.8%	423	5.8%
	10.1% to 15.0%	522	7.2%	889	12.3%	1,398	19.3%	1,091	15.0%	163	2.2%
	15.1%+	992	13.7%	3,662	50.5%	2,815	38.8%	4,201	57.9%	87	1.2%
2--Senior Freeze Homeowner	<= -15.0%	3	2.1%	143	98.6%	0	0.0%	143	100.0%	0	0.0%
	-14.9% to -10.0%	142	97.9%	2	1.4%	143	100.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	143	100.0%
	-4.9% to 0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	309	3.7%	735	8.9%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	596	7.2%	557	6.7%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	409	4.9%	290	3.5%	0	0.0%	7	0.1%	0	0.0%
	-4.9% to 0.0%	320	3.9%	324	3.9%	7	0.1%	1,361	16.4%	0	0.0%
	0.1% to 5.0%	348	4.2%	663	8.0%	419	5.1%	848	10.2%	7	0.1%
	5.1% to 10.0%	595	7.2%	915	11.0%	1,790	21.6%	5,576	67.3%	189	2.3%
	10.1% to 15.0%	880	10.6%	941	11.4%	5,576	67.3%	357	4.3%	2,020	24.4%
	15.1%+	4,827	58.3%	3,859	46.6%	492	5.9%	135	1.6%	6,068	73.2%
3--Apartment	<= -15.0%	57	14.7%	88	22.7%	0	0.0%	0	0.0%	1	0.3%
	-14.9% to -10.0%	43	11.1%	45	11.6%	0	0.0%	387	99.7%	0	0.0%
	-9.9% to -5.0%	37	9.5%	42	10.8%	388	100.0%	1	0.3%	0	0.0%
	-4.9% to 0.0%	42	10.8%	39	10.1%	0	0.0%	0	0.0%	387	99.7%
	0.1% to 5.0%	39	10.1%	21	5.4%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	18	4.6%	41	10.6%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	39	10.1%	33	8.5%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	113	29.1%	79	20.4%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial	<= -15.0%	27	4.2%	139	21.8%	0	0.0%	1	0.2%	0	0.0%
	-14.9% to -10.0%	133	20.8%	79	12.4%	1	0.2%	0	0.0%	0	0.0%
	-9.9% to -5.0%	71	11.1%	55	8.6%	0	0.0%	637	99.8%	1	0.2%
	-4.9% to 0.0%	46	7.2%	47	7.4%	637	99.8%	0	0.0%	0	0.0%
	0.1% to 5.0%	49	7.7%	49	7.7%	0	0.0%	0	0.0%	637	99.8%
	5.1% to 10.0%	43	6.7%	52	8.2%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	49	7.7%	37	5.8%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	220	34.5%	180	28.2%	0	0.0%	0	0.0%	0	0.0%
5b--Industrial	<= -15.0%	14	7.9%	38	21.3%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	29	16.3%	11	6.2%	0	0.0%	178	100.0%	0	0.0%
	-9.9% to -5.0%	10	5.6%	48	27.0%	178	100.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	51	28.7%	33	18.5%	0	0.0%	0	0.0%	178	100.0%
	0.1% to 5.0%	26	14.6%	15	8.4%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	15	8.4%	5	2.8%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	5	2.8%	2	1.1%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	28	15.7%	26	14.6%	0	0.0%	0	0.0%	0	0.0%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community LOOP

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	3	0.2%	54	2.8%	4	0.2%	0	0.0%	141	7.3%
	-14.9% to -10.0%	61	3.2%	47	2.4%	20	1.0%	0	0.0%	173	9.0%
	-9.9% to -5.0%	1,095	57.0%	8	0.4%	62	3.2%	0	0.0%	208	10.8%
	-4.9% to 0.0%	292	15.2%	98	5.1%	111	5.8%	0	0.0%	1,235	64.3%
	0.1% to 5.0%	229	11.9%	112	5.8%	194	10.1%	0	0.0%	66	3.4%
	5.1% to 10.0%	182	9.5%	277	14.4%	121	6.3%	0	0.0%	94	4.9%
	10.1% to 15.0%	52	2.7%	198	10.3%	129	6.7%	212	11.0%	2	0.1%
	15.1%+	8	0.4%	1,128	58.7%	1,281	66.6%	1,710	89.0%	3	0.2%
	2--Senior Freeze Homeowner	<= -15.0%	0	0.0%	44	100.0%	0	0.0%	44	100.0%	0
-14.9% to -10.0%		44	100.0%	0	0.0%	44	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	44	100.0%
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner		<= -15.0%	5	0.2%	489	17.2%	0	0.0%	0	0.0%	0
	-14.9% to -10.0%	484	17.1%	92	3.2%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	92	3.2%	3	0.1%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	77	2.7%	390	13.8%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	316	11.1%	65	2.3%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	65	2.3%	834	29.4%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	833	29.4%	141	5.0%	0	0.0%	2,226	78.5%	0	0.0%
	15.1%+	964	34.0%	822	29.0%	2,836	100.0%	610	21.5%	2,836	100.0%
	3--Apartment	<= -15.0%	21	44.7%	21	44.7%	0	0.0%	0	0.0%	0
-14.9% to -10.0%		1	2.1%	2	4.3%	0	0.0%	47	100.0%	0	0.0%
-9.9% to -5.0%		2	4.3%	2	4.3%	47	100.0%	0	0.0%	0	0.0%
-4.9% to 0.0%		1	2.1%	0	0.0%	0	0.0%	0	0.0%	47	100.0%
0.1% to 5.0%		0	0.0%	5	10.6%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		6	12.8%	10	21.3%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		9	19.1%	3	6.4%	0	0.0%	0	0.0%	0	0.0%
15.1%+		7	14.9%	4	8.5%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial		<= -15.0%	56	4.9%	217	18.9%	0	0.0%	0	0.0%	0
	-14.9% to -10.0%	180	15.7%	139	12.1%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	186	16.2%	212	18.5%	0	0.0%	1,146	100.0%	0	0.0%
	-4.9% to 0.0%	167	14.6%	139	12.1%	1,146	100.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	120	10.5%	85	7.4%	0	0.0%	0	0.0%	1,146	100.0%
	5.1% to 10.0%	84	7.3%	78	6.8%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	76	6.6%	46	4.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	277	24.2%	230	20.1%	0	0.0%	0	0.0%	0	0.0%
	5b--Industrial	<= -15.0%	1	6.7%	4	26.7%	0	0.0%	0	0.0%	0
-14.9% to -10.0%		4	26.7%	4	26.7%	0	0.0%	15	100.0%	0	0.0%
-9.9% to -5.0%		4	26.7%	5	33.3%	15	100.0%	0	0.0%	0	0.0%
-4.9% to 0.0%		4	26.7%	2	13.3%	0	0.0%	0	0.0%	15	100.0%
0.1% to 5.0%		2	13.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community ROGERS PARK

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	17	0.7%	56	2.4%	8	0.3%	0	0.0%	205	8.6%
	-14.9% to -10.0%	49	2.1%	48	2.1%	4	0.2%	0	0.0%	135	5.7%
	-9.9% to -5.0%	1,265	54.1%	34	1.5%	79	3.3%	0	0.0%	313	13.1%
	-4.9% to 0.0%	294	12.6%	77	3.3%	58	2.4%	0	0.0%	1,390	58.3%
	0.1% to 5.0%	271	11.6%	85	3.6%	63	2.6%	0	0.0%	166	7.0%
	5.1% to 10.0%	164	7.0%	114	4.9%	87	3.6%	0	0.0%	111	4.7%
	10.1% to 15.0%	115	4.9%	161	6.9%	112	4.7%	30	1.3%	47	2.0%
	15.1%+	165	7.1%	1,765	75.4%	1,973	82.8%	2,354	98.7%	17	0.7%
	2--Senior Freeze Homeowner	<= -15.0%	0	0.0%	100	100.0%	0	0.0%	96	100.0%	0
-14.9% to -10.0%		100	100.0%	0	0.0%	96	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	96	100.0%
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner		<= -15.0%	36	1.8%	98	4.8%	0	0.0%	1	0.0%	0
	-14.9% to -10.0%	64	3.2%	52	2.6%	1	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	74	3.7%	74	3.7%	0	0.0%	0	0.0%	1	0.0%
	-4.9% to 0.0%	50	2.5%	38	1.9%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	39	1.9%	82	4.1%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	81	4.0%	158	7.8%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	155	7.7%	115	5.7%	0	0.0%	242	11.5%	0	0.0%
	15.1%+	1,522	75.3%	1,404	69.5%	2,096	100.0%	1,854	88.4%	2,096	100.0%
	3--Apartment	<= -15.0%	54	7.1%	70	9.2%	0	0.0%	0	0.0%	0
-14.9% to -10.0%		22	2.9%	52	6.8%	0	0.0%	748	98.4%	0	0.0%
-9.9% to -5.0%		49	6.4%	53	7.0%	760	100.0%	12	1.6%	0	0.0%
-4.9% to 0.0%		58	7.6%	94	12.4%	0	0.0%	0	0.0%	760	100.0%
0.1% to 5.0%		96	12.6%	134	17.6%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		125	16.4%	128	16.8%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		122	16.0%	80	10.5%	0	0.0%	0	0.0%	0	0.0%
15.1%+		235	30.9%	150	19.7%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial		<= -15.0%	34	11.0%	62	20.1%	0	0.0%	0	0.0%	0
	-14.9% to -10.0%	42	13.6%	43	14.0%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	38	12.3%	46	14.9%	0	0.0%	309	100.0%	0	0.0%
	-4.9% to 0.0%	43	14.0%	35	11.4%	309	100.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	30	9.7%	23	7.5%	0	0.0%	0	0.0%	309	100.0%
	5.1% to 10.0%	22	7.1%	22	7.1%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	22	7.1%	18	5.8%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	77	25.0%	59	19.2%	0	0.0%	0	0.0%	0	0.0%
	5b--Industrial	<= -15.0%	8	8.4%	39	41.1%	0	0.0%	0	0.0%	0
-14.9% to -10.0%		34	35.8%	22	23.2%	0	0.0%	95	100.0%	0	0.0%
-9.9% to -5.0%		20	21.1%	10	10.5%	95	100.0%	0	0.0%	0	0.0%
-4.9% to 0.0%		10	10.5%	4	4.2%	0	0.0%	0	0.0%	95	100.0%
0.1% to 5.0%		3	3.2%	15	15.8%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		15	15.8%	1	1.1%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		1	1.1%	1	1.1%	0	0.0%	0	0.0%	0	0.0%
15.1%+		4	4.2%	3	3.2%	0	0.0%	0	0.0%	0	0.0%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community ROSELAND

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	240	5.3%	137	3.0%	45	1.0%	0	0.0%	42	0.9%	
	-14.9% to -10.0%	97	2.1%	148	3.3%	9	0.2%	0	0.0%	15	0.3%	
	-9.9% to -5.0%	3,478	76.8%	336	7.4%	3,726	82.3%	0	0.0%	11	0.2%	
	-4.9% to 0.0%	450	9.9%	500	11.0%	324	7.2%	1	0.0%	4,034	89.1%	
	0.1% to 5.0%	28	0.6%	505	11.2%	162	3.6%	234	5.2%	230	5.1%	
	5.1% to 10.0%	91	2.0%	616	13.6%	129	2.8%	304	6.7%	94	2.1%	
	10.1% to 15.0%	70	1.5%	585	12.9%	61	1.3%	459	10.1%	63	1.4%	
	15.1%+	75	1.7%	1,702	37.6%	73	1.6%	3,531	78.0%	40	0.9%	
	2--Senior Freeze Homeowner	<= -15.0%	24	3.1%	783	99.9%	0	0.0%	752	100.0%	0	0.0%
		-14.9% to -10.0%	759	96.8%	0	0.0%	752	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		1	0.1%	0	0.0%	0	0.0%	0	0.0%	752	100.0%	
-4.9% to 0.0%		0	0.0%	1	0.1%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	45	1.2%	322	8.5%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	289	7.6%	108	2.9%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	128	3.4%	321	8.5%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	328	8.7%	386	10.2%	0	0.0%	400	10.6%	0	0.0%	
	0.1% to 5.0%	373	9.9%	562	14.9%	400	10.6%	523	13.8%	0	0.0%	
	5.1% to 10.0%	545	14.4%	565	14.9%	523	13.8%	470	12.4%	0	0.0%	
	10.1% to 15.0%	538	14.2%	444	11.7%	470	12.4%	2,249	59.5%	923	24.4%	
	15.1%+	1,537	40.6%	1,075	28.4%	2,390	63.2%	141	3.7%	2,860	75.6%	
3--Apartment	<= -15.0%	12	10.7%	29	25.9%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	18	16.1%	11	9.8%	0	0.0%	111	99.1%	0	0.0%	
	-9.9% to -5.0%	11	9.8%	8	7.1%	111	99.1%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	8	7.1%	10	8.9%	0	0.0%	0	0.0%	111	99.1%	
	0.1% to 5.0%	11	9.8%	19	17.0%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	17	15.2%	7	6.3%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	7	6.3%	7	6.3%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	28	25.0%	21	18.8%	1	0.9%	1	0.9%	1	0.9%	
5a--Commercial	<= -15.0%	66	12.1%	191	34.9%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	137	25.0%	44	8.0%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	39	7.1%	62	11.3%	0	0.0%	547	100.0%	0	0.0%	
	-4.9% to 0.0%	67	12.2%	66	12.1%	547	100.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	63	11.5%	50	9.1%	0	0.0%	0	0.0%	547	100.0%	
	5.1% to 10.0%	43	7.9%	31	5.7%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	27	4.9%	18	3.3%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	105	19.2%	85	15.5%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	7	12.1%	10	17.2%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	4	6.9%	11	19.0%	0	0.0%	58	100.0%	0	0.0%	
	-9.9% to -5.0%	12	20.7%	15	25.9%	58	100.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	13	22.4%	7	12.1%	0	0.0%	0	0.0%	58	100.0%	
	0.1% to 5.0%	8	13.8%	3	5.2%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	2	3.4%	1	1.7%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	1	1.7%	5	8.6%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	11	19.0%	6	10.3%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community SOUTH SHORE

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	73	3.1%	81	3.4%	11	0.5%	0	0.0%	42	1.8%	
	-14.9% to -10.0%	86	3.6%	94	4.0%	8	0.3%	0	0.0%	37	1.6%	
	-9.9% to -5.0%	1,678	70.9%	80	3.4%	547	23.1%	0	0.0%	73	3.1%	
	-4.9% to 0.0%	253	10.7%	156	6.6%	223	9.4%	0	0.0%	1,933	81.7%	
	0.1% to 5.0%	89	3.8%	309	13.1%	314	13.3%	0	0.0%	111	4.7%	
	5.1% to 10.0%	62	2.6%	298	12.6%	240	10.1%	0	0.0%	90	3.8%	
	10.1% to 15.0%	35	1.5%	342	14.5%	155	6.5%	2	0.1%	35	1.5%	
	15.1%+	90	3.8%	1,006	42.5%	869	36.7%	2,365	99.9%	46	1.9%	
	2--Senior Freeze Homeowner	<= -15.0%	6	1.9%	309	100.0%	0	0.0%	303	100.0%	0	0.0%
		-14.9% to -10.0%	303	98.1%	0	0.0%	303	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	303	100.0%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	40	1.4%	244	8.3%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	246	8.4%	102	3.5%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	69	2.4%	191	6.5%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	196	6.7%	562	19.1%	0	0.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	579	19.7%	429	14.6%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	399	13.6%	395	13.5%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	381	13.0%	321	10.9%	0	0.0%	1,433	48.8%	0	0.0%	
	15.1%+	1,026	34.9%	692	23.6%	2,936	100.0%	1,503	51.2%	2,936	100.0%	
	3--Apartment	<= -15.0%	116	19.8%	192	32.8%	0	0.0%	0	0.0%	0	0.0%
-14.9% to -10.0%		84	14.3%	59	10.1%	0	0.0%	586	100.0%	0	0.0%	
-9.9% to -5.0%		67	11.4%	77	13.1%	586	100.0%	0	0.0%	0	0.0%	
-4.9% to 0.0%		62	10.6%	45	7.7%	0	0.0%	0	0.0%	586	100.0%	
0.1% to 5.0%		49	8.4%	48	8.2%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		44	7.5%	34	5.8%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		33	5.6%	32	5.5%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		131	22.4%	99	16.9%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	76	18.0%	178	42.1%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	112	26.5%	45	10.6%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	40	9.5%	32	7.6%	0	0.0%	423	100.0%	0	0.0%	
	-4.9% to 0.0%	32	7.6%	24	5.7%	423	100.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	19	4.5%	14	3.3%	0	0.0%	0	0.0%	423	100.0%	
	5.1% to 10.0%	14	3.3%	22	5.2%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	20	4.7%	12	2.8%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	110	26.0%	96	22.7%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	1	2.3%	13	29.5%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	12	27.3%	11	25.0%	0	0.0%	44	100.0%	0	0.0%	
	-9.9% to -5.0%	16	36.4%	11	25.0%	44	100.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	6	13.6%	3	6.8%	0	0.0%	0	0.0%	44	100.0%	
	0.1% to 5.0%	3	6.8%	2	4.5%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	2	4.5%	1	2.3%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	1	2.3%	1	2.3%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	3	6.8%	2	4.5%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
City Triad 2003 and 2006**

community WEST LAWN

Class		2003 7%		2003 No 7%		2006 7%		2006 No 7%		2006 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	93	2.9%	11	0.3%	6	0.2%	0	0.0%	223	7.0%
	-14.9% to -10.0%	43	1.3%	23	0.7%	4	0.1%	0	0.0%	17	0.5%
	-9.9% to -5.0%	2,579	80.5%	21	0.7%	119	3.7%	0	0.0%	19	0.6%
	-4.9% to 0.0%	404	12.6%	40	1.2%	103	3.2%	0	0.0%	2,902	90.6%
	0.1% to 5.0%	33	1.0%	183	5.7%	140	4.4%	0	0.0%	23	0.7%
	5.1% to 10.0%	35	1.1%	191	6.0%	63	2.0%	0	0.0%	14	0.4%
	10.1% to 15.0%	3	0.1%	437	13.6%	96	3.0%	0	0.0%	4	0.1%
	15.1%+	13	0.4%	2,297	71.7%	2,672	83.4%	3,203	100.0%	1	0.0%
2--Senior Freeze Homeowner	<= -15.0%	8	1.9%	413	100.0%	0	0.0%	409	100.0%	0	0.0%
	-14.9% to -10.0%	405	98.1%	0	0.0%	409	100.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	409	100.0%
	-4.9% to 0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	3	0.2%	97	6.5%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	94	6.3%	11	0.7%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	14	0.9%	19	1.3%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	19	1.3%	178	11.9%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	178	11.9%	78	5.2%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	74	5.0%	166	11.1%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	147	9.9%	430	28.9%	0	0.0%	88	5.9%	0	0.0%
	15.1%+	961	64.5%	511	34.3%	1,490	100.0%	1,402	94.1%	1,490	100.0%
3--Apartment	<= -15.0%	3	7.0%	3	7.0%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	2	4.7%	10	23.3%	0	0.0%	43	100.0%	0	0.0%
	-9.9% to -5.0%	9	20.9%	13	30.2%	43	100.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	12	27.9%	9	20.9%	0	0.0%	0	0.0%	43	100.0%
	0.1% to 5.0%	11	25.6%	4	9.3%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	2	4.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	2	4.7%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	4	9.3%	2	4.7%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial	<= -15.0%	58	13.7%	75	17.8%	0	0.0%	0	0.0%	1	0.2%
	-14.9% to -10.0%	21	5.0%	31	7.3%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	31	7.3%	45	10.7%	0	0.0%	421	99.8%	0	0.0%
	-4.9% to 0.0%	51	12.1%	52	12.3%	421	99.8%	0	0.0%	0	0.0%
	0.1% to 5.0%	42	10.0%	39	9.2%	1	0.2%	0	0.0%	421	99.8%
	5.1% to 10.0%	40	9.5%	56	13.3%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	55	13.0%	28	6.6%	0	0.0%	1	0.2%	0	0.0%
	15.1%+	124	29.4%	96	22.7%	0	0.0%	0	0.0%	0	0.0%
5b--Industrial	<= -15.0%	6	12.8%	16	34.0%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	13	27.7%	7	14.9%	0	0.0%	47	100.0%	0	0.0%
	-9.9% to -5.0%	6	12.8%	10	21.3%	47	100.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	10	21.3%	3	6.4%	0	0.0%	0	0.0%	47	100.0%
	0.1% to 5.0%	1	2.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	11	23.4%	11	23.4%	0	0.0%	0	0.0%	0	0.0%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2006 reflects use of a common factor to project AV.

North Triad

Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
North Triad 2004 and 2007

Class		2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	523	0.3%	994	0.5%	283	0.1%	207	0.1%	1,005	0.5%
	-14.9% to -10.0%	1,056	0.5%	1,707	0.8%	2,080	1.0%	175	0.1%	2,655	1.3%
	-9.9% to -5.0%	24,865	12.3%	3,826	1.9%	12,278	6.1%	810	0.4%	12,817	6.3%
	-4.9% to 0.0%	70,851	35.0%	8,370	4.1%	13,342	6.6%	2,512	1.2%	64,377	31.8%
	0.1% to 5.0%	48,172	23.8%	17,731	8.8%	17,067	8.4%	6,057	3.0%	107,355	53.0%
	5.1% to 10.0%	23,703	11.7%	27,757	13.7%	26,245	13.0%	12,195	6.0%	8,684	4.3%
	10.1% to 15.0%	15,278	7.5%	33,209	16.4%	35,327	17.5%	21,690	10.7%	3,938	1.9%
	15.1%+	17,947	8.9%	108,801	53.8%	95,772	47.3%	158,748	78.4%	1,563	0.8%
	2--Senior Freeze Homeowner	<= -15.0%	3,098	23.8%	11,608	89.1%	5,412	42.0%	12,490	96.9%	0
-14.9% to -10.0%		7,747	59.4%	1,409	10.8%	6,863	53.2%	401	3.1%	42	0.3%
-9.9% to -5.0%		2,132	16.4%	13	0.1%	616	4.8%	0	0.0%	11,745	91.1%
-4.9% to 0.0%		49	0.4%	1	0.0%	0	0.0%	0	0.0%	1,104	8.6%
0.1% to 5.0%		5	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1%+		3	0.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner		<= -15.0%	1,572	2.7%	2,304	4.0%	314	0.5%	635	1.1%	135
	-14.9% to -10.0%	556	1.0%	1,561	2.7%	319	0.6%	1,284	2.2%	133	0.2%
	-9.9% to -5.0%	1,241	2.2%	2,796	4.8%	1,350	2.3%	3,242	5.6%	125	0.2%
	-4.9% to 0.0%	2,218	3.8%	3,741	6.5%	2,462	4.3%	3,806	6.6%	723	1.3%
	0.1% to 5.0%	3,184	5.5%	5,063	8.8%	2,487	4.3%	12,187	21.1%	1,327	2.3%
	5.1% to 10.0%	3,773	6.5%	6,708	11.6%	8,400	14.6%	17,948	31.1%	1,616	2.8%
	10.1% to 15.0%	5,329	9.2%	7,791	13.5%	12,565	21.8%	12,182	21.1%	3,103	5.4%
	15.1%+	39,787	69.0%	27,696	48.0%	29,761	51.6%	6,374	11.1%	50,496	87.6%
	3--Apartment	<= -15.0%	360	18.0%	627	31.3%	571	28.5%	1,233	61.6%	99
-14.9% to -10.0%		212	10.6%	379	18.9%	666	33.3%	278	13.9%	28	1.4%
-9.9% to -5.0%		329	16.4%	201	10.0%	236	11.8%	206	10.3%	662	33.1%
-4.9% to 0.0%		257	12.8%	215	10.7%	214	10.7%	198	9.9%	463	23.1%
0.1% to 5.0%		178	8.9%	218	10.9%	63	3.1%	71	3.5%	272	13.6%
5.1% to 10.0%		196	9.8%	125	6.2%	186	9.3%	0	0.0%	101	5.0%
10.1% to 15.0%		165	8.2%	50	2.5%	50	2.5%	1	0.0%	129	6.4%
15.1%+		307	15.3%	189	9.4%	16	0.8%	15	0.7%	248	12.4%
5a--Commercial		<= -15.0%	889	8.0%	1,493	13.5%	53	0.5%	1,664	15.0%	15
	-14.9% to -10.0%	439	4.0%	1,466	13.2%	1,358	12.2%	5,095	46.0%	2	0.0%
	-9.9% to -5.0%	1,087	9.8%	2,314	20.9%	4,106	37.0%	3,114	28.1%	103	0.9%
	-4.9% to 0.0%	1,999	18.0%	1,904	17.2%	4,126	37.2%	704	6.4%	424	3.8%
	0.1% to 5.0%	2,117	19.1%	1,139	10.3%	777	7.0%	174	1.6%	6,895	62.2%
	5.1% to 10.0%	1,323	11.9%	722	6.5%	332	3.0%	316	2.9%	2,813	25.4%
	10.1% to 15.0%	821	7.4%	470	4.2%	167	1.5%	0	0.0%	287	2.6%
	15.1%+	2,421	21.8%	1,588	14.3%	167	1.5%	19	0.2%	547	4.9%
	5b--Industrial	<= -15.0%	420	7.0%	695	11.7%	11	0.2%	714	12.0%	8
-14.9% to -10.0%		218	3.7%	541	9.1%	674	11.3%	1,928	32.3%	1	0.0%
-9.9% to -5.0%		428	7.2%	1,344	22.6%	1,842	30.9%	3,201	53.7%	8	0.1%
-4.9% to 0.0%		1,179	19.8%	1,347	22.6%	3,226	54.1%	103	1.7%	271	4.5%
0.1% to 5.0%		1,437	24.1%	831	13.9%	116	1.9%	7	0.1%	4,946	83.0%
5.1% to 10.0%		880	14.8%	412	6.9%	84	1.4%	5	0.1%	609	10.2%
10.1% to 15.0%		482	8.1%	267	4.5%	0	0.0%	3	0.1%	103	1.7%
15.1%+		916	15.4%	523	8.8%	8	0.1%	0	0.0%	15	0.3%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2007 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
North Triad 2004 and 2007**

municipality EVANSTON

Class		2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	148	1.6%	187	2.0%	177	1.9%	177	1.9%	276	2.9%
	-14.9% to -10.0%	57	0.6%	187	2.0%	467	4.9%	58	0.6%	344	3.6%
	-9.9% to -5.0%	3,553	37.5%	345	3.6%	439	4.6%	140	1.5%	981	10.4%
	-4.9% to 0.0%	1,155	12.2%	621	6.6%	576	6.1%	162	1.7%	5,718	60.3%
	0.1% to 5.0%	1,277	13.5%	1,032	10.9%	825	8.7%	608	6.4%	847	8.9%
	5.1% to 10.0%	1,140	12.0%	1,429	15.1%	1,470	15.5%	1,014	10.7%	790	8.3%
	10.1% to 15.0%	835	8.8%	1,313	13.9%	1,745	18.4%	1,693	17.9%	372	3.9%
	15.1%+	1,310	13.8%	4,361	46.0%	3,776	39.9%	5,623	59.3%	147	1.6%
2--Senior Freeze Homeowner	<= -15.0%	275	70.5%	390	100.0%	388	100.0%	388	100.0%	0	0.0%
	-14.9% to -10.0%	115	29.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	388	100.0%
	-4.9% to 0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	219	5.4%	278	6.8%	109	2.7%	183	4.5%	75	1.8%
	-14.9% to -10.0%	45	1.1%	137	3.4%	74	1.8%	190	4.7%	34	0.8%
	-9.9% to -5.0%	105	2.6%	187	4.6%	190	4.7%	121	3.0%	0	0.0%
	-4.9% to 0.0%	115	2.8%	349	8.6%	121	3.0%	281	6.9%	36	0.9%
	0.1% to 5.0%	345	8.5%	334	8.2%	174	4.3%	980	24.1%	228	5.6%
	5.1% to 10.0%	307	7.6%	562	13.8%	908	22.3%	1,497	36.8%	29	0.7%
	10.1% to 15.0%	356	8.8%	544	13.4%	1,479	36.4%	814	20.0%	266	6.5%
	15.1%+	2,574	63.3%	1,675	41.2%	1,011	24.9%	0	0.0%	3,398	83.6%
3--Apartment	<= -15.0%	104	18.2%	161	28.1%	74	12.9%	243	42.5%	0	0.0%
	-14.9% to -10.0%	53	9.3%	84	14.7%	169	29.5%	37	6.5%	4	0.7%
	-9.9% to -5.0%	74	12.9%	43	7.5%	37	6.5%	115	20.1%	70	12.2%
	-4.9% to 0.0%	50	8.7%	35	6.1%	112	19.6%	163	28.5%	169	29.5%
	0.1% to 5.0%	31	5.4%	108	18.9%	3	0.5%	3	0.5%	37	6.5%
	5.1% to 10.0%	67	11.7%	50	8.7%	166	29.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	63	11.0%	7	1.2%	0	0.0%	0	0.0%	115	20.1%
	15.1%+	130	22.7%	84	14.7%	11	1.9%	11	1.9%	177	30.9%
5a--Commercial	<= -15.0%	61	9.7%	109	17.4%	0	0.0%	174	27.8%	0	0.0%
	-14.9% to -10.0%	31	4.9%	160	25.5%	174	27.8%	239	38.1%	0	0.0%
	-9.9% to -5.0%	146	23.3%	76	12.1%	240	38.3%	180	28.7%	1	0.2%
	-4.9% to 0.0%	80	12.8%	88	14.0%	163	26.0%	1	0.2%	123	19.6%
	0.1% to 5.0%	72	11.5%	48	7.7%	17	2.7%	32	5.1%	205	32.7%
	5.1% to 10.0%	70	11.2%	43	6.9%	32	5.1%	0	0.0%	248	39.6%
	10.1% to 15.0%	50	8.0%	26	4.1%	0	0.0%	0	0.0%	17	2.7%
	15.1%+	117	18.7%	77	12.3%	1	0.2%	1	0.2%	33	5.3%
5b--Industrial	<= -15.0%	7	5.0%	15	10.7%	0	0.0%	113	80.7%	0	0.0%
	-14.9% to -10.0%	5	3.6%	57	40.7%	113	80.7%	27	19.3%	0	0.0%
	-9.9% to -5.0%	51	36.4%	25	17.9%	27	19.3%	0	0.0%	0	0.0%
	-4.9% to 0.0%	25	17.9%	21	15.0%	0	0.0%	0	0.0%	113	80.7%
	0.1% to 5.0%	25	17.9%	11	7.9%	0	0.0%	0	0.0%	27	19.3%
	5.1% to 10.0%	12	8.6%	2	1.4%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	4	2.9%	2	1.4%	0	0.0%	0	0.0%	0	0.0%
15.1%+	11	7.9%	7	5.0%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2007 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
North Triad 2004 and 2007**

municipality NILES

Class		2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	8	0.2%	20	0.4%	0	0.0%	0	0.0%	20	0.4%
	-14.9% to -10.0%	18	0.3%	34	0.6%	67	1.3%	0	0.0%	70	1.3%
	-9.9% to -5.0%	126	2.4%	78	1.5%	320	6.1%	0	0.0%	573	10.9%
	-4.9% to 0.0%	1,817	34.7%	73	1.4%	107	2.0%	150	2.9%	3,300	63.0%
	0.1% to 5.0%	1,141	21.8%	149	2.8%	206	3.9%	45	0.9%	990	18.9%
	5.1% to 10.0%	871	16.6%	362	6.9%	362	6.9%	180	3.4%	147	2.8%
	10.1% to 15.0%	752	14.4%	837	16.0%	628	12.0%	176	3.4%	97	1.9%
	15.1%+	504	9.6%	3,684	70.3%	3,547	67.7%	4,686	89.5%	40	0.8%
2--Senior Freeze Homeowner	<= -15.0%	84	9.9%	780	91.8%	590	70.6%	836	100.0%	0	0.0%
	-14.9% to -10.0%	578	68.0%	70	8.2%	246	29.4%	0	0.0%	0	0.0%
	-9.9% to -5.0%	188	22.1%	0	0.0%	0	0.0%	0	0.0%	836	100.0%
	-4.9% to 0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	90	7.1%	92	7.2%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	1	0.1%	16	1.3%	0	0.0%	46	3.6%	0	0.0%
	-9.9% to -5.0%	11	0.9%	21	1.6%	8	0.6%	0	0.0%	0	0.0%
	-4.9% to 0.0%	23	1.8%	53	4.2%	38	3.0%	180	14.1%	0	0.0%
	0.1% to 5.0%	28	2.2%	34	2.7%	151	11.9%	153	12.0%	0	0.0%
	5.1% to 10.0%	45	3.5%	92	7.2%	29	2.3%	413	32.4%	46	3.6%
	10.1% to 15.0%	25	2.0%	158	12.4%	564	44.3%	336	26.4%	70	5.5%
	15.1%+	1,050	82.5%	807	63.4%	483	37.9%	145	11.4%	1,157	90.9%
3--Apartment	<= -15.0%	4	13.3%	6	20.0%	0	0.0%	10	33.3%	0	0.0%
	-14.9% to -10.0%	1	3.3%	8	26.7%	9	30.0%	12	40.0%	0	0.0%
	-9.9% to -5.0%	9	30.0%	2	6.7%	13	43.3%	0	0.0%	0	0.0%
	-4.9% to 0.0%	2	6.7%	4	13.3%	0	0.0%	8	26.7%	9	30.0%
	0.1% to 5.0%	4	13.3%	4	13.3%	8	26.7%	0	0.0%	13	43.3%
	5.1% to 10.0%	2	6.7%	2	6.7%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	4	13.3%	3	10.0%	0	0.0%	0	0.0%	8	26.7%
	15.1%+	4	13.3%	1	3.3%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial	<= -15.0%	31	6.0%	53	10.3%	2	0.4%	15	3.0%	0	0.0%
	-14.9% to -10.0%	17	3.3%	47	9.1%	0	0.0%	464	91.9%	0	0.0%
	-9.9% to -5.0%	24	4.7%	101	19.6%	477	94.5%	26	5.1%	2	0.4%
	-4.9% to 0.0%	84	16.3%	148	28.7%	26	5.1%	0	0.0%	0	0.0%
	0.1% to 5.0%	148	28.7%	60	11.6%	0	0.0%	0	0.0%	456	90.3%
	5.1% to 10.0%	86	16.7%	40	7.8%	0	0.0%	0	0.0%	47	9.3%
	10.1% to 15.0%	41	7.9%	13	2.5%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	85	16.5%	54	10.5%	0	0.0%	0	0.0%	0	0.0%
5b--Industrial	<= -15.0%	7	4.2%	14	8.3%	0	0.0%	3	1.8%	0	0.0%
	-14.9% to -10.0%	7	4.2%	8	4.8%	2	1.2%	165	98.2%	0	0.0%
	-9.9% to -5.0%	8	4.8%	43	25.6%	166	98.8%	0	0.0%	0	0.0%
	-4.9% to 0.0%	37	22.0%	60	35.7%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	62	36.9%	27	16.1%	0	0.0%	0	0.0%	168	100.0%
	5.1% to 10.0%	28	16.7%	4	2.4%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	7	4.2%	7	4.2%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	12	7.1%	5	3.0%	0	0.0%	0	0.0%	0	0.0%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2007 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
North Triad 2004 and 2007**

municipality PALATINE

Class		2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	16	0.1%	37	0.3%	0	0.0%	0	0.0%	110	0.9%	
	-14.9% to -10.0%	35	0.3%	63	0.5%	0	0.0%	0	0.0%	169	1.4%	
	-9.9% to -5.0%	96	0.8%	207	1.8%	1,676	14.3%	0	0.0%	634	5.4%	
	-4.9% to 0.0%	7,145	61.1%	499	4.3%	805	6.9%	83	0.7%	1,379	11.8%	
	0.1% to 5.0%	1,714	14.7%	1,036	8.9%	1,179	10.1%	422	3.6%	9,084	77.7%	
	5.1% to 10.0%	1,209	10.3%	1,369	11.7%	1,359	11.6%	782	6.7%	196	1.7%	
	10.1% to 15.0%	632	5.4%	2,197	18.8%	1,627	13.9%	1,142	9.8%	65	0.6%	
	15.1%+	840	7.2%	6,279	53.7%	5,041	43.1%	9,258	79.2%	50	0.4%	
	2--Senior Freeze Homeowner	<= -15.0%	119	22.3%	531	99.6%	0	0.0%	530	100.0%	0	0.0%
		-14.9% to -10.0%	394	73.9%	2	0.4%	530	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		19	3.6%	0	0.0%	0	0.0%	0	0.0%	530	100.0%	
-4.9% to 0.0%		1	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	30	0.8%	86	2.3%	1	0.0%	22	0.6%	1	0.0%	
	-14.9% to -10.0%	23	0.6%	190	5.2%	21	0.6%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	130	3.5%	199	5.4%	0	0.0%	293	8.0%	0	0.0%	
	-4.9% to 0.0%	120	3.3%	170	4.6%	4	0.1%	107	2.9%	21	0.6%	
	0.1% to 5.0%	247	6.7%	388	10.6%	307	8.4%	995	27.1%	0	0.0%	
	5.1% to 10.0%	299	8.2%	351	9.6%	157	4.3%	2,094	57.1%	4	0.1%	
	10.1% to 15.0%	242	6.6%	624	17.0%	1,142	31.1%	154	4.2%	325	8.9%	
	15.1%+	2,576	70.2%	1,659	45.2%	2,035	55.5%	2	0.1%	3,316	90.4%	
	3--Apartment	<= -15.0%	46	41.4%	57	51.4%	70	63.1%	70	63.1%	51	45.9%
		-14.9% to -10.0%	10	9.0%	12	10.8%	0	0.0%	33	29.7%	0	0.0%
-9.9% to -5.0%		3	2.7%	15	13.5%	33	29.7%	8	7.2%	19	17.1%	
-4.9% to 0.0%		23	20.7%	6	5.4%	8	7.2%	0	0.0%	7	6.3%	
0.1% to 5.0%		6	5.4%	1	0.9%	0	0.0%	0	0.0%	26	23.4%	
5.1% to 10.0%		3	2.7%	6	5.4%	0	0.0%	0	0.0%	8	7.2%	
10.1% to 15.0%		5	4.5%	4	3.6%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		15	13.5%	10	9.0%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	29	5.7%	50	9.9%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	17	3.4%	63	12.5%	0	0.0%	303	59.9%	0	0.0%	
	-9.9% to -5.0%	29	5.7%	117	23.1%	6	1.2%	170	33.6%	0	0.0%	
	-4.9% to 0.0%	105	20.8%	112	22.1%	467	92.3%	32	6.3%	0	0.0%	
	0.1% to 5.0%	101	20.0%	47	9.3%	23	4.5%	0	0.0%	302	59.7%	
	5.1% to 10.0%	84	16.6%	26	5.1%	9	1.8%	1	0.2%	171	33.8%	
	10.1% to 15.0%	31	6.1%	23	4.5%	0	0.0%	0	0.0%	23	4.5%	
	15.1%+	110	21.7%	68	13.4%	1	0.2%	0	0.0%	10	2.0%	
5b--Industrial	<= -15.0%	15	11.7%	23	18.0%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	5	3.9%	10	7.8%	0	0.0%	128	100.0%	0	0.0%	
	-9.9% to -5.0%	5	3.9%	44	34.4%	47	36.7%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	31	24.2%	20	15.6%	81	63.3%	0	0.0%	0	0.0%	
	0.1% to 5.0%	33	25.8%	11	8.6%	0	0.0%	0	0.0%	128	100.0%	
	5.1% to 10.0%	11	8.6%	3	2.3%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	9	7.0%	4	3.1%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	19	14.8%	13	10.2%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2007 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
North Triad 2004 and 2007**

municipality PARK RIDGE

Class		2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	20	0.2%	54	0.6%	0	0.0%	8	0.1%	33	0.4%	
	-14.9% to -10.0%	25	0.3%	134	1.5%	182	2.1%	0	0.0%	208	2.4%	
	-9.9% to -5.0%	165	1.9%	248	2.9%	401	4.6%	101	1.2%	920	10.6%	
	-4.9% to 0.0%	4,105	47.3%	788	9.1%	737	8.5%	372	4.3%	6,328	73.0%	
	0.1% to 5.0%	1,578	18.2%	1,520	17.5%	1,107	12.8%	892	10.3%	790	9.1%	
	5.1% to 10.0%	1,171	13.5%	1,752	20.2%	2,166	25.0%	1,338	15.4%	253	2.9%	
	10.1% to 15.0%	827	9.5%	1,463	16.9%	2,556	29.5%	1,941	22.4%	66	0.8%	
	15.1%+	780	9.0%	2,712	31.3%	1,522	17.6%	4,019	46.3%	73	0.8%	
	2--Senior Freeze Homeowner	<= -15.0%	41	7.7%	532	100.0%	530	100.0%	530	100.0%	0	0.0%
		-14.9% to -10.0%	484	91.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		7	1.3%	0	0.0%	0	0.0%	0	0.0%	530	100.0%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	10	0.5%	25	1.1%	1	0.0%	64	2.9%	1	0.0%	
	-14.9% to -10.0%	8	0.4%	98	4.4%	63	2.9%	32	1.4%	0	0.0%	
	-9.9% to -5.0%	60	2.7%	88	4.0%	5	0.2%	424	19.2%	0	0.0%	
	-4.9% to 0.0%	87	3.9%	240	10.9%	372	16.8%	153	6.9%	63	2.9%	
	0.1% to 5.0%	156	7.1%	346	15.7%	90	4.1%	800	36.2%	0	0.0%	
	5.1% to 10.0%	194	8.8%	237	10.7%	864	39.1%	50	2.3%	32	1.4%	
	10.1% to 15.0%	327	14.8%	238	10.8%	78	3.5%	151	6.8%	425	19.2%	
	15.1%+	1,367	61.9%	937	42.4%	736	33.3%	535	24.2%	1,688	76.4%	
	3--Apartment	<= -15.0%	4	7.5%	15	28.3%	1	1.9%	52	98.1%	0	0.0%
		-14.9% to -10.0%	6	11.3%	11	20.8%	46	86.8%	1	1.9%	0	0.0%
-9.9% to -5.0%		9	17.0%	15	28.3%	6	11.3%	0	0.0%	1	1.9%	
-4.9% to 0.0%		20	37.7%	4	7.5%	0	0.0%	0	0.0%	41	77.4%	
0.1% to 5.0%		3	5.7%	3	5.7%	0	0.0%	0	0.0%	11	20.8%	
5.1% to 10.0%		4	7.5%	2	3.8%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		3	5.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		4	7.5%	3	5.7%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	46	11.2%	71	17.4%	1	0.2%	123	30.1%	1	0.2%	
	-14.9% to -10.0%	13	3.2%	86	21.0%	2	0.5%	272	66.5%	0	0.0%	
	-9.9% to -5.0%	46	11.2%	96	23.5%	392	95.8%	6	1.5%	0	0.0%	
	-4.9% to 0.0%	99	24.2%	40	9.8%	6	1.5%	0	0.0%	0	0.0%	
	0.1% to 5.0%	63	15.4%	27	6.6%	0	0.0%	0	0.0%	385	94.1%	
	5.1% to 10.0%	35	8.6%	26	6.4%	0	0.0%	0	0.0%	9	2.2%	
	10.1% to 15.0%	21	5.1%	7	1.7%	0	0.0%	0	0.0%	6	1.5%	
	15.1%+	86	21.0%	56	13.7%	8	2.0%	8	2.0%	8	2.0%	
5b--Industrial	<= -15.0%	2	28.6%	2	28.6%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	0	0.0%	0	0.0%	0	0.0%	5	71.4%	0	0.0%	
	-4.9% to 0.0%	0	0.0%	1	14.3%	5	71.4%	0	0.0%	0	0.0%	
	0.1% to 5.0%	0	0.0%	2	28.6%	0	0.0%	2	28.6%	0	0.0%	
	5.1% to 10.0%	2	28.6%	1	14.3%	2	28.6%	0	0.0%	0	0.0%	
	10.1% to 15.0%	2	28.6%	1	14.3%	0	0.0%	0	0.0%	5	71.4%	
	15.1%+	1	14.3%	0	0.0%	0	0.0%	0	0.0%	2	28.6%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2007 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
North Triad 2004 and 2007**

municipality SCHAUMBURG

Class		2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	2	0.0%	3	0.0%	0	0.0%	0	0.0%	11	0.1%	
	-14.9% to -10.0%	25	0.2%	8	0.1%	0	0.0%	0	0.0%	37	0.3%	
	-9.9% to -5.0%	673	5.0%	174	1.3%	2,059	15.2%	0	0.0%	257	1.9%	
	-4.9% to 0.0%	1,351	10.0%	89	0.7%	1,065	7.9%	110	0.8%	1,124	8.3%	
	0.1% to 5.0%	9,219	68.1%	690	5.1%	716	5.3%	27	0.2%	12,026	88.8%	
	5.1% to 10.0%	1,026	7.6%	1,116	8.2%	1,301	9.6%	245	1.8%	67	0.5%	
	10.1% to 15.0%	643	4.7%	2,396	17.7%	2,101	15.5%	800	5.9%	12	0.1%	
	15.1%+	605	4.5%	9,068	67.0%	6,302	46.5%	12,362	91.3%	10	0.1%	
	2--Senior Freeze Homeowner	<= -15.0%	163	20.2%	749	92.9%	1	0.1%	799	100.0%	0	0.0%
		-14.9% to -10.0%	537	66.6%	57	7.1%	735	92.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		106	13.2%	0	0.0%	63	7.9%	0	0.0%	736	92.1%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	63	7.9%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	0	0.0%	8	0.2%	0	0.0%	17	0.4%	0	0.0%	
	-9.9% to -5.0%	6	0.1%	364	9.1%	17	0.4%	102	2.5%	0	0.0%	
	-4.9% to 0.0%	84	2.1%	42	1.0%	14	0.3%	1	0.0%	15	0.4%	
	0.1% to 5.0%	309	7.7%	243	6.0%	89	2.2%	1,447	36.0%	3	0.1%	
	5.1% to 10.0%	193	4.8%	631	15.7%	506	12.6%	512	12.7%	102	2.5%	
	10.1% to 15.0%	286	7.1%	469	11.7%	1,066	26.5%	1,418	35.3%	0	0.0%	
	15.1%+	3,142	78.2%	2,263	56.3%	2,328	57.9%	523	13.0%	3,900	97.0%	
	3--Apartment	<= -15.0%	1	2.4%	6	14.3%	0	0.0%	14	33.3%	0	0.0%
-14.9% to -10.0%		5	11.9%	6	14.3%	14	33.3%	19	45.2%	0	0.0%	
-9.9% to -5.0%		4	9.5%	3	7.1%	2	4.8%	7	16.7%	11	26.2%	
-4.9% to 0.0%		4	9.5%	13	31.0%	20	47.6%	2	4.8%	4	9.5%	
0.1% to 5.0%		12	28.6%	8	19.0%	4	9.5%	0	0.0%	18	42.9%	
5.1% to 10.0%		9	21.4%	2	4.8%	2	4.8%	0	0.0%	7	16.7%	
10.1% to 15.0%		2	4.8%	2	4.8%	0	0.0%	0	0.0%	2	4.8%	
15.1%+		5	11.9%	2	4.8%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	29	4.8%	49	8.0%	0	0.0%	2	0.3%	0	0.0%	
	-14.9% to -10.0%	17	2.8%	42	6.9%	0	0.0%	152	25.0%	0	0.0%	
	-9.9% to -5.0%	36	5.9%	155	25.5%	57	9.4%	413	67.8%	0	0.0%	
	-4.9% to 0.0%	118	19.4%	146	24.0%	498	81.8%	38	6.2%	19	3.1%	
	0.1% to 5.0%	142	23.3%	77	12.6%	42	6.9%	4	0.7%	492	80.8%	
	5.1% to 10.0%	106	17.4%	41	6.7%	12	2.0%	0	0.0%	58	9.5%	
	10.1% to 15.0%	51	8.4%	27	4.4%	0	0.0%	0	0.0%	39	6.4%	
	15.1%+	110	18.1%	72	11.8%	0	0.0%	0	0.0%	1	0.2%	
5b--Industrial	<= -15.0%	13	3.5%	21	5.6%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	7	1.9%	10	2.7%	0	0.0%	25	6.7%	0	0.0%	
	-9.9% to -5.0%	9	2.4%	99	26.5%	25	6.7%	349	93.3%	0	0.0%	
	-4.9% to 0.0%	74	19.8%	90	24.1%	349	93.3%	0	0.0%	2	0.5%	
	0.1% to 5.0%	88	23.5%	52	13.9%	0	0.0%	0	0.0%	117	31.3%	
	5.1% to 10.0%	73	19.5%	28	7.5%	0	0.0%	0	0.0%	255	68.2%	
	10.1% to 15.0%	27	7.2%	26	7.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	83	22.2%	48	12.8%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2007 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
North Triad 2004 and 2007**

municipality WILMETTE

Class		2004 7%		2004 No 7%		2007 7%		2007 No 7%		2007 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	31	0.5%	85	1.4%	0	0.0%	15	0.2%	67	1.1%	
	-14.9% to -10.0%	65	1.0%	139	2.2%	107	1.7%	6	0.1%	219	3.5%	
	-9.9% to -5.0%	1,278	20.6%	270	4.4%	79	1.3%	22	0.4%	614	9.9%	
	-4.9% to 0.0%	944	15.2%	578	9.3%	537	8.7%	222	3.6%	2,929	47.2%	
	0.1% to 5.0%	1,198	19.3%	949	15.3%	645	10.4%	683	11.0%	1,475	23.8%	
	5.1% to 10.0%	966	15.6%	1,203	19.4%	1,839	29.6%	1,121	18.1%	660	10.6%	
	10.1% to 15.0%	681	11.0%	1,041	16.8%	2,062	33.2%	1,837	29.6%	153	2.5%	
	15.1%+	1,040	16.8%	1,938	31.2%	934	15.1%	2,297	37.0%	86	1.4%	
	2--Senior Freeze Homeowner	<= -15.0%	134	78.4%	170	99.4%	169	100.0%	169	100.0%	0	0.0%
		-14.9% to -10.0%	36	21.1%	1	0.6%	0	0.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		1	0.6%	0	0.0%	0	0.0%	0	0.0%	169	100.0%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	22	1.4%	47	3.0%	0	0.0%	10	0.6%	0	0.0%	
	-14.9% to -10.0%	25	1.6%	76	4.9%	10	0.6%	155	10.0%	0	0.0%	
	-9.9% to -5.0%	68	4.4%	230	14.8%	223	14.4%	259	16.7%	10	0.6%	
	-4.9% to 0.0%	195	12.5%	263	16.9%	192	12.4%	205	13.2%	0	0.0%	
	0.1% to 5.0%	287	18.5%	179	11.5%	209	13.4%	686	44.1%	238	15.3%	
	5.1% to 10.0%	155	10.0%	214	13.8%	681	43.8%	122	7.9%	177	11.4%	
	10.1% to 15.0%	182	11.7%	214	13.8%	122	7.9%	74	4.8%	209	13.4%	
	15.1%+	620	39.9%	331	21.3%	117	7.5%	43	2.8%	920	59.2%	
	3--Apartment	<= -15.0%	12	32.4%	15	40.5%	16	43.2%	21	56.8%	10	27.0%
-14.9% to -10.0%		3	8.1%	6	16.2%	5	13.5%	0	0.0%	1	2.7%	
-9.9% to -5.0%		6	16.2%	2	5.4%	0	0.0%	0	0.0%	6	16.2%	
-4.9% to 0.0%		2	5.4%	3	8.1%	0	0.0%	0	0.0%	4	10.8%	
0.1% to 5.0%		3	8.1%	1	2.7%	0	0.0%	16	43.2%	0	0.0%	
5.1% to 10.0%		1	2.7%	5	13.5%	16	43.2%	0	0.0%	0	0.0%	
10.1% to 15.0%		3	8.1%	1	2.7%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		7	18.9%	4	10.8%	0	0.0%	0	0.0%	16	43.2%	
5a--Commercial	<= -15.0%	15	6.9%	21	9.7%	0	0.0%	11	5.1%	0	0.0%	
	-14.9% to -10.0%	7	3.2%	67	30.9%	54	24.9%	95	43.8%	0	0.0%	
	-9.9% to -5.0%	65	30.0%	38	17.5%	52	24.0%	110	50.7%	0	0.0%	
	-4.9% to 0.0%	38	17.5%	17	7.8%	110	50.7%	1	0.5%	54	24.9%	
	0.1% to 5.0%	17	7.8%	17	7.8%	1	0.5%	0	0.0%	52	24.0%	
	5.1% to 10.0%	14	6.5%	12	5.5%	0	0.0%	0	0.0%	110	50.7%	
	10.1% to 15.0%	11	5.1%	12	5.5%	0	0.0%	0	0.0%	1	0.5%	
	15.1%+	50	23.0%	33	15.2%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	1	14.3%	1	14.3%	1	14.3%	1	14.3%	1	14.3%	
	-14.9% to -10.0%	0	0.0%	2	28.6%	0	0.0%	4	57.1%	0	0.0%	
	-9.9% to -5.0%	2	28.6%	1	14.3%	4	57.1%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	1	14.3%	2	28.6%	0	0.0%	2	28.6%	4	57.1%	
	0.1% to 5.0%	2	28.6%	0	0.0%	2	28.6%	0	0.0%	0	0.0%	
	5.1% to 10.0%	0	0.0%	1	14.3%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	1	14.3%	0	0.0%	0	0.0%	0	0.0%	2	28.6%	
15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2007 reflects use of a common factor to project AV.

South Triad

Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
South Triad 2005 and 2008

Class		2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	841	0.4%	949	0.5%	0	0.0%	0	0.0%	2,442	1.2%
	-14.9% to -10.0%	1,584	0.8%	1,348	0.6%	0	0.0%	0	0.0%	3,090	1.5%
	-9.9% to -5.0%	25,059	12.0%	3,916	1.9%	96	0.0%	13	0.0%	7,154	3.4%
	-4.9% to 0.0%	76,655	36.7%	8,731	4.2%	26,895	12.9%	2,451	1.2%	16,740	8.0%
	0.1% to 5.0%	58,527	28.0%	14,407	6.9%	90,812	43.4%	13,355	6.4%	153,698	73.4%
	5.1% to 10.0%	19,927	9.5%	24,238	11.6%	40,295	19.3%	20,135	9.6%	22,242	10.6%
	10.1% to 15.0%	11,143	5.3%	35,351	16.9%	40,136	19.2%	31,494	15.0%	3,093	1.5%
	15.1%+	15,400	7.4%	120,196	57.5%	11,052	5.3%	141,838	67.8%	827	0.4%
	2--Senior Freeze Homeowner	<= -15.0%	1,819	9.7%	12,971	69.2%	0	0.0%	6,426	34.6%	0
-14.9% to -10.0%		4,949	26.4%	5,304	28.3%	857	4.6%	11,955	64.5%	0	0.0%
-9.9% to -5.0%		10,499	56.0%	399	2.1%	14,879	80.2%	165	0.9%	2,535	13.7%
-4.9% to 0.0%		1,218	6.5%	22	0.1%	2,810	15.2%	1	0.0%	16,011	86.3%
0.1% to 5.0%		208	1.1%	5	0.0%	0	0.0%	0	0.0%	0	0.0%
5.1% to 10.0%		3	0.0%	4	0.0%	1	0.0%	0	0.0%	1	0.0%
10.1% to 15.0%		5	0.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%
15.1%+		31	0.2%	26	0.1%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner		<= -15.0%	653	0.8%	2,158	2.8%	0	0.0%	0	0.0%	0
	-14.9% to -10.0%	619	0.8%	3,393	4.4%	0	0.0%	2	0.0%	0	0.0%
	-9.9% to -5.0%	1,516	1.9%	7,235	9.3%	0	0.0%	3,687	4.7%	0	0.0%
	-4.9% to 0.0%	4,950	6.4%	9,560	12.3%	2	0.0%	35,295	45.3%	2	0.0%
	0.1% to 5.0%	8,334	10.7%	8,943	11.5%	5,784	7.4%	37,414	48.0%	491	0.6%
	5.1% to 10.0%	8,314	10.7%	10,819	13.9%	47,913	61.4%	1,581	2.0%	15,375	19.7%
	10.1% to 15.0%	7,702	9.9%	11,496	14.8%	24,284	31.1%	4	0.0%	57,315	73.5%
	15.1%+	45,771	58.8%	24,255	31.2%	0	0.0%	0	0.0%	4,800	6.2%
	3--Apartment	<= -15.0%	205	5.4%	443	11.6%	0	0.0%	396	10.4%	0
-14.9% to -10.0%		71	1.9%	368	9.6%	0	0.0%	1,864	48.8%	0	0.0%
-9.9% to -5.0%		267	7.0%	487	12.7%	723	18.9%	1,543	40.4%	0	0.0%
-4.9% to 0.0%		409	10.7%	551	14.4%	3,039	79.5%	19	0.5%	1,643	43.0%
0.1% to 5.0%		490	12.8%	446	11.7%	60	1.6%	0	0.0%	2,179	57.0%
5.1% to 10.0%		503	13.2%	294	7.7%	0	0.0%	0	0.0%	0	0.0%
10.1% to 15.0%		354	9.3%	220	5.8%	0	0.0%	0	0.0%	0	0.0%
15.1%+		1,523	39.8%	1,013	26.5%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial		<= -15.0%	994	5.3%	2,558	13.8%	0	0.0%	2	0.0%	3
	-14.9% to -10.0%	450	2.4%	2,068	11.1%	1	0.0%	2	0.0%	2	0.0%
	-9.9% to -5.0%	1,477	7.9%	3,288	17.7%	3	0.0%	3,511	18.9%	6	0.0%
	-4.9% to 0.0%	2,703	14.5%	2,934	15.8%	5	0.0%	13,193	70.9%	7	0.0%
	0.1% to 5.0%	3,218	17.3%	2,282	12.3%	6,510	35.0%	1,877	10.1%	91	0.5%
	5.1% to 10.0%	2,753	14.8%	1,533	8.2%	11,973	64.4%	5	0.0%	15,491	83.3%
	10.1% to 15.0%	1,834	9.9%	1,035	5.6%	105	0.6%	3	0.0%	2,997	16.1%
5b--Industrial	<= -15.0%	411	6.4%	882	13.8%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	194	3.0%	716	11.2%	0	0.0%	604	9.4%	2	0.0%
	-9.9% to -5.0%	542	8.5%	1,257	19.7%	0	0.0%	1,351	21.1%	0	0.0%
	-4.9% to 0.0%	1,100	17.2%	1,187	18.6%	635	9.9%	4,365	68.2%	2	0.0%
	0.1% to 5.0%	1,302	20.4%	734	11.5%	5,154	80.6%	73	1.1%	2,241	35.0%
	5.1% to 10.0%	878	13.7%	509	8.0%	608	9.5%	1	0.0%	4,152	64.9%
	10.1% to 15.0%	595	9.3%	303	4.7%	0	0.0%	2	0.0%	0	0.0%
	15.1%+	1,369	21.4%	803	12.6%	0	0.0%	1	0.0%	0	0.0%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2008 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
South Triad 2005 and 2008**

municipality BERWYN

Class		2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	28	0.5%	29	0.5%	0	0.0%	0	0.0%	226	3.8%	
	-14.9% to -10.0%	440	7.4%	22	0.4%	0	0.0%	0	0.0%	298	5.0%	
	-9.9% to -5.0%	2,134	35.9%	61	1.0%	96	1.6%	10	0.2%	586	9.9%	
	-4.9% to 0.0%	1,195	20.1%	70	1.2%	798	13.4%	57	1.0%	1,050	17.7%	
	0.1% to 5.0%	1,021	17.2%	177	3.0%	856	14.4%	58	1.0%	3,754	63.2%	
	5.1% to 10.0%	550	9.3%	1,091	18.4%	1,536	25.8%	96	1.6%	12	0.2%	
	10.1% to 15.0%	221	3.7%	1,167	19.6%	2,640	44.4%	371	6.2%	16	0.3%	
	15.1%+	354	6.0%	3,326	56.0%	17	0.3%	5,351	90.0%	1	0.0%	
	2--Senior Freeze Homeowner	<= -15.0%	776	99.4%	776	99.4%	0	0.0%	769	100.0%	0	0.0%
		-14.9% to -10.0%	0	0.0%	0	0.0%	769	100.0%	0	0.0%	0	0.0%
-9.9% to -5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	250	32.5%	
-4.9% to 0.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	519	67.5%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		5	0.6%	5	0.6%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	24	0.9%	196	7.3%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	17	0.6%	259	9.7%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	37	1.4%	35	1.3%	0	0.0%	2,681	100.0%	0	0.0%	
	-4.9% to 0.0%	356	13.3%	141	5.3%	0	0.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	36	1.3%	413	15.4%	1,449	54.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	49	1.8%	541	20.2%	1,232	46.0%	0	0.0%	452	16.9%	
	10.1% to 15.0%	163	6.1%	605	22.6%	0	0.0%	0	0.0%	2,229	83.1%	
	15.1%+	1,999	74.6%	491	18.3%	0	0.0%	0	0.0%	0	0.0%	
	3--Apartment	<= -15.0%	14	7.7%	59	32.4%	0	0.0%	182	100.0%	0	0.0%
-14.9% to -10.0%		8	4.4%	19	10.4%	0	0.0%	0	0.0%	0	0.0%	
-9.9% to -5.0%		31	17.0%	18	9.9%	182	100.0%	0	0.0%	0	0.0%	
-4.9% to 0.0%		18	9.9%	23	12.6%	0	0.0%	0	0.0%	182	100.0%	
0.1% to 5.0%		21	11.5%	19	10.4%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		14	7.7%	8	4.4%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		18	9.9%	6	3.3%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		58	31.9%	30	16.5%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	60	7.5%	467	58.0%	0	0.0%	1	0.1%	0	0.0%	
	-14.9% to -10.0%	68	8.4%	97	12.0%	1	0.1%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	303	37.6%	51	6.3%	0	0.0%	804	99.9%	1	0.1%	
	-4.9% to 0.0%	100	12.4%	49	6.1%	1	0.1%	0	0.0%	0	0.0%	
	0.1% to 5.0%	67	8.3%	44	5.5%	803	99.8%	0	0.0%	1	0.1%	
	5.1% to 10.0%	41	5.1%	28	3.5%	0	0.0%	0	0.0%	803	99.8%	
	10.1% to 15.0%	39	4.8%	16	2.0%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	127	15.8%	53	6.6%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	9	19.1%	24	51.1%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	2	4.3%	11	23.4%	0	0.0%	47	100.0%	0	0.0%	
	-9.9% to -5.0%	12	25.5%	5	10.6%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	12	25.5%	2	4.3%	47	100.0%	0	0.0%	0	0.0%	
	0.1% to 5.0%	4	8.5%	1	2.1%	0	0.0%	0	0.0%	20	42.6%	
	5.1% to 10.0%	2	4.3%	4	8.5%	0	0.0%	0	0.0%	27	57.4%	
	10.1% to 15.0%	1	2.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	5	10.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2008 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
South Triad 2005 and 2008**

municipality HARVEY

Class		2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	52	2.0%	20	0.8%	0	0.0%	0	0.0%	7	0.3%	
	-14.9% to -10.0%	8	0.3%	4	0.2%	0	0.0%	0	0.0%	5	0.2%	
	-9.9% to -5.0%	2,001	76.0%	20	0.8%	0	0.0%	0	0.0%	9	0.3%	
	-4.9% to 0.0%	484	18.4%	47	1.8%	1,366	51.8%	0	0.0%	1,462	55.4%	
	0.1% to 5.0%	15	0.6%	116	4.4%	1,128	42.8%	29	1.1%	1,112	42.2%	
	5.1% to 10.0%	9	0.3%	163	6.2%	41	1.6%	93	3.5%	15	0.6%	
	10.1% to 15.0%	7	0.3%	175	6.6%	35	1.3%	111	4.2%	18	0.7%	
	15.1%+	57	2.2%	2,088	79.3%	67	2.5%	2,404	91.2%	9	0.3%	
	2--Senior Freeze Homeowner	<= -15.0%	3	1.4%	219	100.0%	0	0.0%	0	0.0%	0	0.0%
		-14.9% to -10.0%	210	95.9%	0	0.0%	0	0.0%	217	100.0%	0	0.0%
-9.9% to -5.0%		6	2.7%	0	0.0%	215	99.1%	0	0.0%	213	98.2%	
-4.9% to 0.0%		0	0.0%	0	0.0%	2	0.9%	0	0.0%	4	1.8%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	42	1.0%	67	1.6%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	16	0.4%	251	5.9%	0	0.0%	2	0.0%	0	0.0%	
	-9.9% to -5.0%	38	0.9%	503	11.8%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	583	13.7%	592	13.9%	2	0.0%	1,050	24.7%	2	0.0%	
	0.1% to 5.0%	517	12.1%	157	3.7%	0	0.0%	3,204	75.3%	0	0.0%	
	5.1% to 10.0%	298	7.0%	246	5.8%	3,998	93.9%	0	0.0%	2,671	62.8%	
	10.1% to 15.0%	151	3.5%	558	13.1%	256	6.0%	0	0.0%	1,583	37.2%	
	15.1%+	2,611	61.3%	1,882	44.2%	0	0.0%	0	0.0%	0	0.0%	
3--Apartment	<= -15.0%	9	14.8%	10	16.4%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	1	1.6%	0	0.0%	0	0.0%	30	49.2%	0	0.0%	
	-9.9% to -5.0%	0	0.0%	4	6.6%	0	0.0%	31	50.8%	0	0.0%	
	-4.9% to 0.0%	4	6.6%	9	14.8%	61	100.0%	0	0.0%	61	100.0%	
	0.1% to 5.0%	4	6.6%	8	13.1%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	12	19.7%	5	8.2%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	2	3.3%	6	9.8%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	29	47.5%	19	31.1%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	28	3.6%	36	4.6%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	7	0.9%	68	8.6%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	25	3.2%	94	11.9%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	96	12.2%	173	22.0%	0	0.0%	787	100.0%	0	0.0%	
	0.1% to 5.0%	147	18.7%	136	17.3%	465	59.1%	0	0.0%	0	0.0%	
	5.1% to 10.0%	143	18.2%	90	11.4%	322	40.9%	0	0.0%	787	100.0%	
	10.1% to 15.0%	90	11.4%	79	10.0%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	251	31.9%	111	14.1%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	4	1.9%	10	4.9%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	5	2.4%	30	14.6%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	17	8.3%	35	17.0%	0	0.0%	139	67.5%	0	0.0%	
	-4.9% to 0.0%	36	17.5%	38	18.4%	0	0.0%	67	32.5%	0	0.0%	
	0.1% to 5.0%	30	14.6%	36	17.5%	206	100.0%	0	0.0%	206	100.0%	
	5.1% to 10.0%	44	21.4%	17	8.3%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	25	12.1%	4	1.9%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	45	21.8%	36	17.5%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2008 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
South Triad 2005 and 2008**

municipality MAYWOOD

Class		2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	17	0.7%	7	0.3%	0	0.0%	0	0.0%	57	2.5%
	-14.9% to -10.0%	23	1.0%	19	0.8%	0	0.0%	0	0.0%	16	0.7%
	-9.9% to -5.0%	4	0.2%	11	0.5%	0	0.0%	0	0.0%	32	1.4%
	-4.9% to 0.0%	1,905	82.6%	21	0.9%	1,308	56.7%	27	1.2%	68	3.0%
	0.1% to 5.0%	88	3.8%	43	1.9%	418	18.1%	37	1.6%	2,099	91.1%
	5.1% to 10.0%	85	3.7%	73	3.2%	170	7.4%	47	2.0%	7	0.3%
	10.1% to 15.0%	73	3.2%	169	7.3%	144	6.2%	77	3.3%	21	0.9%
	15.1%+	110	4.8%	1,962	85.1%	265	11.5%	2,117	91.8%	5	0.2%
2--Senior Freeze Homeowner	<= -15.0%	4	1.2%	329	100.0%	0	0.0%	325	100.0%	0	0.0%
	-14.9% to -10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	325	98.8%	0	0.0%	325	100.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	325	100.0%
	0.1% to 5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	10	0.6%	25	1.5%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	7	0.4%	80	4.7%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	8	0.5%	303	17.8%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	51	3.0%	64	3.8%	0	0.0%	1,701	100.0%	0	0.0%
	0.1% to 5.0%	277	16.3%	43	2.5%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	111	6.5%	134	7.9%	1,687	99.2%	0	0.0%	394	23.2%
	10.1% to 15.0%	27	1.6%	301	17.7%	14	0.8%	0	0.0%	1,307	76.8%
	15.1%+	1,210	71.1%	751	44.2%	0	0.0%	0	0.0%	0	0.0%
3--Apartment	<= -15.0%	2	2.4%	5	6.0%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	0	0.0%	10	11.9%	0	0.0%	84	100.0%	0	0.0%
	-9.9% to -5.0%	3	3.6%	7	8.3%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	10	11.9%	8	9.5%	84	100.0%	0	0.0%	84	100.0%
	0.1% to 5.0%	6	7.1%	27	32.1%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	7	8.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	28	33.3%	1	1.2%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	28	33.3%	26	31.0%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial	<= -15.0%	17	5.9%	29	10.1%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	3	1.0%	33	11.5%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	9	3.1%	59	20.5%	0	0.0%	286	99.3%	0	0.0%
	-4.9% to 0.0%	29	10.1%	51	17.7%	1	0.3%	2	0.7%	0	0.0%
	0.1% to 5.0%	53	18.4%	38	13.2%	1	0.3%	0	0.0%	2	0.7%
	5.1% to 10.0%	48	16.7%	21	7.3%	286	99.3%	0	0.0%	286	99.3%
	10.1% to 15.0%	40	13.9%	11	3.8%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	89	30.9%	46	16.0%	0	0.0%	0	0.0%	0	0.0%
5b--Industrial	<= -15.0%	11	10.3%	23	21.5%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	3	2.8%	12	11.2%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	9	8.4%	18	16.8%	0	0.0%	107	100.0%	0	0.0%
	-4.9% to 0.0%	11	10.3%	13	12.1%	0	0.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	14	13.1%	10	9.3%	107	100.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	17	15.9%	4	3.7%	0	0.0%	0	0.0%	107	100.0%
	10.1% to 15.0%	9	8.4%	4	3.7%	0	0.0%	0	0.0%	0	0.0%
15.1%+	33	30.8%	23	21.5%	0	0.0%	0	0.0%	0	0.0%	

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2008 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
South Triad 2005 and 2008**

municipality OAK PARK

Class		2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k	
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class
2--Homeowner	<= -15.0%	10	0.1%	18	0.2%	0	0.0%	0	0.0%	295	3.4%
	-14.9% to -10.0%	11	0.1%	138	1.6%	0	0.0%	0	0.0%	402	4.6%
	-9.9% to -5.0%	30	0.3%	97	1.1%	0	0.0%	0	0.0%	1,181	13.4%
	-4.9% to 0.0%	2,177	24.8%	157	1.8%	1,330	15.1%	332	3.8%	1,679	19.1%
	0.1% to 5.0%	980	11.2%	430	4.9%	789	9.0%	407	4.6%	1,357	15.4%
	5.1% to 10.0%	1,230	14.0%	626	7.1%	4,575	52.0%	1,308	14.9%	3,632	41.3%
	10.1% to 15.0%	1,246	14.2%	1,166	13.3%	2,038	23.2%	2,608	29.7%	83	0.9%
	15.1%+	3,105	35.3%	6,157	70.1%	62	0.7%	4,139	47.1%	165	1.9%
2--Senior Freeze Homeowner	<= -15.0%	6	1.7%	362	100.0%	0	0.0%	357	100.0%	0	0.0%
	-14.9% to -10.0%	356	98.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	0	0.0%	0	0.0%	357	100.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	357	100.0%
	0.1% to 5.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2--Non-Homeowner	<= -15.0%	9	0.4%	18	0.7%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	4	0.2%	49	2.0%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	8	0.3%	187	7.5%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	67	2.7%	284	11.4%	0	0.0%	2,494	99.7%	0	0.0%
	0.1% to 5.0%	323	12.9%	146	5.8%	1,282	51.3%	7	0.3%	0	0.0%
	5.1% to 10.0%	196	7.8%	251	10.0%	1,219	48.7%	0	0.0%	0	0.0%
	10.1% to 15.0%	80	3.2%	350	14.0%	0	0.0%	350	0.0%	1,282	51.3%
	15.1%+	1,814	72.5%	1,216	48.6%	0	0.0%	0	0.0%	1,219	48.7%
3--Apartment	<= -15.0%	14	4.7%	23	7.7%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	6	2.0%	28	9.3%	0	0.0%	300	100.0%	0	0.0%
	-9.9% to -5.0%	7	2.3%	55	18.3%	294	98.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	46	15.3%	60	20.0%	6	2.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	56	18.7%	33	11.0%	0	0.0%	0	0.0%	300	100.0%
	5.1% to 10.0%	45	15.0%	22	7.3%	0	0.0%	22	0.0%	0	0.0%
	10.1% to 15.0%	27	9.0%	16	5.3%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	99	33.0%	63	21.0%	0	0.0%	0	0.0%	0	0.0%
5a--Commercial	<= -15.0%	23	3.6%	35	5.5%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	4	0.6%	78	12.2%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	21	3.3%	181	28.3%	0	0.0%	0	0.0%	0	0.0%
	-4.9% to 0.0%	123	19.2%	74	11.6%	0	0.0%	639	100.0%	0	0.0%
	0.1% to 5.0%	155	24.3%	50	7.8%	639	100.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	53	8.3%	39	6.1%	0	0.0%	0	0.0%	0	0.0%
	10.1% to 15.0%	44	6.9%	44	6.9%	0	0.0%	0	0.0%	639	100.0%
	15.1%+	216	33.8%	138	21.6%	0	0.0%	0	0.0%	0	0.0%
5b--Industrial	<= -15.0%	4	11.1%	5	13.9%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	1	2.8%	7	19.4%	0	0.0%	0	0.0%	0	0.0%
	-9.9% to -5.0%	0	0.0%	5	13.9%	0	0.0%	37	100.0%	0	0.0%
	-4.9% to 0.0%	9	25.0%	6	16.7%	37	100.0%	0	0.0%	0	0.0%
	0.1% to 5.0%	8	22.2%	1	2.8%	0	0.0%	0	0.0%	0	0.0%
	5.1% to 10.0%	1	2.8%	3	8.3%	0	0.0%	0	0.0%	37	100.0%
	10.1% to 15.0%	1	2.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	15.1%+	12	33.3%	9	25.0%	0	0.0%	0	0.0%	0	0.0%

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2008 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
South Triad 2005 and 2008**

municipality ORLAND PARK

Class		2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	34	0.3%	90	0.7%	0	0.0%	0	0.0%	90	0.7%	
	-14.9% to -10.0%	34	0.3%	114	0.9%	0	0.0%	0	0.0%	253	2.0%	
	-9.9% to -5.0%	244	1.9%	241	1.9%	0	0.0%	0	0.0%	322	2.6%	
	-4.9% to 0.0%	5,354	42.6%	908	7.2%	2,733	21.7%	367	2.9%	846	6.7%	
	0.1% to 5.0%	3,255	25.9%	1,169	9.3%	2,976	23.7%	1,790	14.2%	10,103	80.4%	
	5.1% to 10.0%	1,897	15.1%	1,979	15.7%	2,980	23.7%	1,534	12.2%	572	4.5%	
	10.1% to 15.0%	951	7.6%	2,411	19.2%	3,752	29.8%	2,508	19.9%	367	2.9%	
	15.1%+	804	6.4%	5,661	45.0%	132	1.0%	6,374	50.7%	20	0.2%	
	2--Senior Freeze Homeowner	<= -15.0%	9	1.0%	616	71.3%	0	0.0%	37	4.3%	0	0.0%
		-14.9% to -10.0%	1	0.1%	248	28.7%	0	0.0%	818	95.7%	0	0.0%
-9.9% to -5.0%		643	74.4%	0	0.0%	855	100.0%	0	0.0%	0	0.0%	
-4.9% to 0.0%		211	24.4%	0	0.0%	0	0.0%	0	0.0%	855	100.0%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	8	0.4%	78	3.4%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	5	0.2%	93	4.1%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	94	4.1%	142	6.2%	0	0.0%	64	2.8%	0	0.0%	
	-4.9% to 0.0%	100	4.4%	625	27.4%	0	0.0%	1,353	59.2%	0	0.0%	
	0.1% to 5.0%	217	9.5%	320	14.0%	64	2.8%	868	38.0%	0	0.0%	
	5.1% to 10.0%	569	24.9%	206	9.0%	2,209	96.7%	0	0.0%	64	2.8%	
	10.1% to 15.0%	281	12.3%	392	17.2%	12	0.5%	0	0.0%	2,209	96.7%	
	15.1%+	1,011	44.2%	429	18.8%	0	0.0%	0	0.0%	12	0.5%	
	3--Apartment	<= -15.0%	0	0.0%	1	2.0%	0	0.0%	0	0.0%	0	0.0%
-14.9% to -10.0%		1	2.0%	1	2.0%	0	0.0%	51	100.0%	0	0.0%	
-9.9% to -5.0%		0	0.0%	1	2.0%	0	0.0%	0	0.0%	0	0.0%	
-4.9% to 0.0%		2	3.9%	3	5.9%	51	100.0%	0	0.0%	0	0.0%	
0.1% to 5.0%		0	0.0%	1	2.0%	0	0.0%	0	0.0%	51	100.0%	
5.1% to 10.0%		3	5.9%	12	23.5%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		1	2.0%	1	2.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		44	86.3%	31	60.8%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial		<= -15.0%	17	3.2%	38	7.1%	0	0.0%	0	0.0%	0	0.0%
	-14.9% to -10.0%	6	1.1%	63	11.7%	0	0.0%	1	0.2%	0	0.0%	
	-9.9% to -5.0%	39	7.2%	130	24.2%	1	0.2%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	77	14.3%	106	19.7%	0	0.0%	537	99.8%	1	0.2%	
	0.1% to 5.0%	119	22.1%	62	11.5%	443	82.3%	0	0.0%	0	0.0%	
	5.1% to 10.0%	88	16.4%	71	13.2%	94	17.5%	0	0.0%	536	99.6%	
	10.1% to 15.0%	55	10.2%	15	2.8%	0	0.0%	0	0.0%	1	0.2%	
	15.1%+	137	25.5%	53	9.9%	0	0.0%	0	0.0%	0	0.0%	
5b--Industrial	<= -15.0%	1	2.5%	2	5.0%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	0	0.0%	3	7.5%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	2	5.0%	11	27.5%	0	0.0%	34	85.0%	0	0.0%	
	-4.9% to 0.0%	3	7.5%	15	37.5%	0	0.0%	6	15.0%	0	0.0%	
	0.1% to 5.0%	14	35.0%	2	5.0%	40	100.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	12	30.0%	2	5.0%	0	0.0%	0	0.0%	40	100.0%	
	10.1% to 15.0%	1	2.5%	1	2.5%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	7	17.5%	4	10.0%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2008 reflects use of a common factor to project AV.

**Estimated Percent Change in Taxes Owed Compared to the Previous Year (Ranges):
South Triad 2005 and 2008**

municipality SOUTH HOLLAND

Class		2005 7%		2005 No 7%		2008 7%		2008 No 7%		2008 \$60k		
		Count	% of class	Count	% of class	Count	% of class	Count	% of class	Count	% of class	
2--Homeowner	<= -15.0%	6	0.2%	7	0.2%	0	0.0%	0	0.0%	13	0.3%	
	-14.9% to -10.0%	25	0.6%	15	0.4%	0	0.0%	0	0.0%	6	0.2%	
	-9.9% to -5.0%	62	1.6%	17	0.4%	0	0.0%	0	0.0%	20	0.5%	
	-4.9% to 0.0%	2,754	69.0%	133	3.3%	58	1.5%	0	0.0%	26	0.7%	
	0.1% to 5.0%	926	23.2%	199	5.0%	3,414	85.5%	154	3.9%	3,774	94.5%	
	5.1% to 10.0%	84	2.1%	455	11.4%	225	5.6%	460	11.5%	99	2.5%	
	10.1% to 15.0%	77	1.9%	1,599	40.0%	156	3.9%	1,010	25.3%	49	1.2%	
	15.1%+	59	1.5%	1,568	39.3%	140	3.5%	2,369	59.3%	6	0.2%	
	2--Senior Freeze Homeowner	<= -15.0%	3	0.8%	3	0.8%	0	0.0%	0	0.0%	0	0.0%
		-14.9% to -10.0%	0	0.0%	362	99.2%	0	0.0%	362	100.0%	0	0.0%
-9.9% to -5.0%		339	92.9%	0	0.0%	178	49.2%	0	0.0%	30	8.3%	
-4.9% to 0.0%		23	6.3%	0	0.0%	184	50.8%	0	0.0%	332	91.7%	
0.1% to 5.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5.1% to 10.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
10.1% to 15.0%		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
15.1%+		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
2--Non-Homeowner	<= -15.0%	5	0.4%	16	1.4%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	7	0.6%	38	3.2%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	36	3.1%	16	1.4%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	12	1.0%	109	9.3%	0	0.0%	78	6.6%	0	0.0%	
	0.1% to 5.0%	70	6.0%	152	12.9%	16	1.4%	1,097	93.4%	2	0.2%	
	5.1% to 10.0%	104	8.9%	435	37.0%	195	16.6%	0	0.0%	209	17.8%	
	10.1% to 15.0%	170	14.5%	256	21.8%	964	82.0%	0	0.0%	964	82.0%	
	15.1%+	771	65.6%	153	13.0%	0	0.0%	0	0.0%	0	0.0%	
3--Apartment	<= -15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%	
	-4.9% to 0.0%	0	0.0%	0	0.0%	1	100.0%	0	0.0%	1	100.0%	
	0.1% to 5.0%	0	0.0%	1	100.0%	0	0.0%	0	0.0%	0	0.0%	
	5.1% to 10.0%	1	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	10.1% to 15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	15.1%+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
5a--Commercial	<= -15.0%	32	8.6%	41	11.1%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	5	1.4%	18	4.9%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	17	4.6%	36	9.7%	0	0.0%	0	0.0%	0	0.0%	
	-4.9% to 0.0%	25	6.8%	45	12.2%	0	0.0%	89	24.1%	1	0.3%	
	0.1% to 5.0%	39	10.5%	75	20.3%	0	0.0%	280	75.7%	0	0.0%	
	5.1% to 10.0%	73	19.7%	42	11.4%	369	99.7%	0	0.0%	369	99.7%	
	10.1% to 15.0%	43	11.6%	20	5.4%	1	0.3%	0	0.0%	0	0.0%	
	15.1%+	136	36.8%	93	25.1%	0	0.0%	1	0.3%	0	0.0%	
5b--Industrial	<= -15.0%	23	10.8%	31	14.6%	0	0.0%	0	0.0%	0	0.0%	
	-14.9% to -10.0%	7	3.3%	8	3.8%	0	0.0%	0	0.0%	0	0.0%	
	-9.9% to -5.0%	7	3.3%	26	12.2%	0	0.0%	6	2.8%	0	0.0%	
	-4.9% to 0.0%	20	9.4%	50	23.5%	0	0.0%	206	96.7%	1	0.5%	
	0.1% to 5.0%	47	22.1%	21	9.9%	212	99.5%	1	0.5%	30	14.1%	
	5.1% to 10.0%	28	13.1%	28	13.1%	1	0.5%	0	0.0%	182	85.4%	
	10.1% to 15.0%	24	11.3%	22	10.3%	0	0.0%	0	0.0%	0	0.0%	
15.1%+	57	26.8%	27	12.7%	0	0.0%	0	0.0%	0	0.0%		

Results are for those properties that were the same class from 2002-2005. Reduced spread in 2008 reflects use of a common factor to project AV.

APPENDIX G: MEDIAN HOMEOWNER EXEMPTIONS

City Triad

Median Homeowner Exemption: City Triad 2003 to 2008

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$13,463	\$4,500	\$13,020	\$5,000	\$13,078	\$5,000	\$20,000	\$5,000	\$32,957	\$20,000	\$5,000	\$33,118	\$20,000	\$5,000	\$33,332

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community AUSTIN

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$12,283	\$4,500	\$12,189	\$5,000	\$12,539	\$5,000	\$20,000	\$5,000	\$30,203	\$20,000	\$5,000	\$30,470	\$20,000	\$5,000	\$30,803

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community BRIDGEPORT

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$14,432	\$4,500	\$14,260	\$5,000	\$14,626	\$5,000	\$20,000	\$5,000	\$40,019	\$20,000	\$5,000	\$40,503	\$20,000	\$5,000	\$41,038

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community ENGLEWOOD

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$10,374	\$4,500	\$10,545	\$5,000	\$11,105	\$5,000	\$20,000	\$5,000	\$25,774	\$20,000	\$5,000	\$26,466	\$20,000	\$5,000	\$27,202

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community HUMBOLDT PARK

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$15,448	\$4,500	\$15,538	\$5,000	\$16,145	\$5,000	\$20,000	\$5,000	\$38,656	\$20,000	\$5,000	\$39,347	\$20,000	\$5,000	\$40,098

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community JEFFERSON PARK

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$17,467	\$4,500	\$17,141	\$5,000	\$17,513	\$5,000	\$20,000	\$5,000	\$39,719	\$20,000	\$5,000	\$39,682	\$20,000	\$5,000	\$39,769

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community KENWOOD

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$11,505	\$4,500	\$11,142	\$5,000	\$10,385	\$5,000	\$20,000	\$5,000	\$31,686	\$20,000	\$5,000	\$31,930	\$20,000	\$5,000	\$31,123

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community LINCOLN PARK

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$4,500	\$19,875	\$5,000	\$19,717	\$5,000	\$20,000	\$5,000	\$45,310	\$20,000	\$5,000	\$44,246	\$20,000	\$5,000	\$43,263

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community LOOP

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$16,555	\$4,500	\$16,214	\$5,000	\$16,359	\$5,000	\$20,000	\$5,000	\$37,637	\$20,000	\$5,000	\$37,460	\$20,000	\$5,000	\$37,257

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community ROGERS PARK

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$17,385	\$4,500	\$17,232	\$5,000	\$17,671	\$5,000	\$20,000	\$5,000	\$42,605	\$20,000	\$5,000	\$43,007	\$20,000	\$5,000	\$43,610

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community ROSELAND

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$8,199	\$4,500	\$8,121	\$5,000	\$8,424	\$5,000	\$15,232	\$5,000	\$15,242	\$15,183	\$5,000	\$15,190	\$15,175	\$5,000	\$15,182

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community SOUTH SHORE

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$9,546	\$4,500	\$9,322	\$5,000	\$9,554	\$5,000	\$20,000	\$5,000	\$23,418	\$20,000	\$5,000	\$23,492	\$20,000	\$5,000	\$23,705

Results are for those properties that were the same class from 2002-2005.

Median Homeowner Exemption: City Triad 2003 to 2008

community WEST LAWN

	2003 7%	2003 No 7%	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2006 No 7%	2006 \$60k	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$13,148	\$4,500	\$13,058	\$5,000	\$13,506	\$5,000	\$20,000	\$5,000	\$32,565	\$20,000	\$5,000	\$32,902	\$20,000	\$5,000	\$33,321

Results are for those properties that were the same class from 2002-2005.

North Triad

Median Homeowner Exemption: North Triad 2004 to 2008

	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$19,521	\$5,000	\$19,596	\$5,000	\$15,478	\$20,000	\$5,000	\$37,918	\$20,000	\$5,000	\$37,551

7% is the only scenario for 2006 because the projections assume that 7% was in place for 2005 and alternative scenarios do not take effect until the reassessment year (2007).

Median Homeowner Exemption: North Triad 2004 to 2008

municipality EVANSTON

	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$5,000	\$20,000	\$5,000	\$18,106	\$20,000	\$5,000	\$45,564	\$20,000	\$5,000	\$45,004

7% is the only scenario for 2006 because the projections assume that 7% was in place for 2005 and alternative scenarios do not take effect until the reassessment year (2007).

Median Homeowner Exemption: North Triad 2004 to 2008

municipality NILES

	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$5,000	\$20,000	\$5,000	\$17,482	\$20,000	\$5,000	\$43,622	\$20,000	\$5,000	\$43,500

7% is the only scenario for 2006 because the projections assume that 7% was in place for 2005 and alternative scenarios do not take effect until the reassessment year (2007).

Median Homeowner Exemption: North Triad 2004 to 2008

municipality PALATINE

	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$18,211	\$5,000	\$17,942	\$5,000	\$14,139	\$20,000	\$5,000	\$35,354	\$20,000	\$5,000	\$35,000

7% is the only scenario for 2006 because the projections assume that 7% was in place for 2005 and alternative scenarios do not take effect until the reassessment year (2007).

Median Homeowner Exemption: North Triad 2004 to 2008

municipality PARK RIDGE

	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$5,000	\$20,000	\$5,000	\$16,566	\$20,000	\$5,000	\$43,555	\$20,000	\$5,000	\$42,708

7% is the only scenario for 2006 because the projections assume that 7% was in place for 2005 and alternative scenarios do not take effect until the reassessment year (2007).

Median Homeowner Exemption: North Triad 2004 to 2008

municipality SCHAUMBURG

	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$16,629	\$5,000	\$16,715	\$5,000	\$13,441	\$20,000	\$5,000	\$31,825	\$20,000	\$5,000	\$31,507

7% is the only scenario for 2006 because the projections assume that 7% was in place for 2005 and alternative scenarios do not take effect until the reassessment year (2007).

Median Homeowner Exemption: North Triad 2004 to 2008

municipality WILMETTE

	2004 7%	2004 No 7%	2005 7%	2005 No 7%	2006 7%	2007 7%	2007 No 7%	2007 \$60k	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$5,000	\$20,000	\$5,000	\$20,000	\$20,000	\$5,000	\$60,000	\$20,000	\$5,000	\$60,000

7% is the only scenario for 2006 because the projections assume that 7% was in place for 2005 and alternative scenarios do not take effect until the reassessment year (2007).

South Triad

Median Homeowner Exemption: South Triad 2005 to 2008

	2005 7%	2005 No 7%	2006 7%	2007 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$16,616	\$5,000	\$13,547	\$12,789	\$19,711	\$5,000	\$19,827

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was in place for 2005 and alternative scenarios

Median Homeowner Exemption: South Triad 2005 to 2008

municipality BERWYN

	2005 7%	2005 No 7%	2006 7%	2007 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$5,000	\$19,680	\$19,313	\$20,000	\$5,000	\$26,990

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was in place for 2005 and alternative scenarios

Median Homeowner Exemption: South Triad 2005 to 2008

municipality HARVEY

	2005 7%	2005 No 7%	2006 7%	2007 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$9,788	\$5,000	\$8,909	\$8,948	\$11,740	\$5,000	\$11,773

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was in place for 2005 and alternative scenarios

Median Homeowner Exemption: South Triad 2005 to 2008

municipality MAYWOOD

	2005 7%	2005 No 7%	2006 7%	2007 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$15,389	\$5,000	\$13,446	\$13,165	\$18,421	\$5,000	\$18,437

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was in place for 2005 and alternative scenarios

Median Homeowner Exemption: South Triad 2005 to 2008

municipality OAK PARK

	2005 7%	2005 No 7%	2006 7%	2007 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$5,000	\$20,000	\$20,000	\$20,000	\$5,000	\$35,859

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was in place for 2005 and alternative scenarios

Median Homeowner Exemption: South Triad 2005 to 2008

municipality ORLAND PARK

	2005 7%	2005 No 7%	2006 7%	2007 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$20,000	\$5,000	\$16,202	\$15,016	\$20,000	\$5,000	\$24,514

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was in place for 2005 and alternative scenarios

Median Homeowner Exemption: South Triad 2005 to 2008

municipality SOUTH HOLLAND

	2005 7%	2005 No 7%	2006 7%	2007 7%	2008 7%	2008 No 7%	2008 \$60k
Class 2--Homeowner	\$12,177	\$5,000	\$9,793	\$9,110	\$14,468	\$5,000	\$14,480

7% is the only scenario for 2006 and 2007 because the projections assume that 7% was in place for 2005 and alternative scenarios

APPENDIX H: ESTIMATED PERCENTAGE OF HOMEOWNER EXEMPTIONS THAT HIT \$20,000 AND \$60,000 LIMIT

City Triad

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	74.9%	76.5%	75.2%	17.4%	17.4%	17.5%
	hit \$20k limit	25.1%	23.5%	24.8%	82.6%	82.6%	82.5%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community AUSTIN

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	94.5%	94.6%	92.7%	11.5%	11.6%	11.3%
	hit \$20k limit	5.5%	5.4%	7.3%	88.5%	88.4%	88.7%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community BRIDGEPORT

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	86.1%	85.1%	81.3%	2.7%	2.8%	3.0%
	hit \$20k limit	13.9%	14.9%	18.7%	97.3%	97.2%	97.0%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community ENGLEWOOD

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	99.4%	99.6%	98.8%	12.5%	9.3%	7.0%
	hit \$20k limit	0.6%	0.4%	1.2%	87.5%	90.7%	93.0%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community HUMBOLDT PARK

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	84.0%	84.0%	82.1%	1.2%	1.2%	1.2%
	hit \$20k limit	16.0%	16.0%	17.9%	98.8%	98.8%	98.8%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community JEFFERSON PARK

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	71.3%	73.6%	69.7%	3.5%	3.7%	3.7%
	hit \$20k limit	28.7%	26.4%	30.3%	96.5%	96.3%	96.3%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community KENWOOD

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	66.7%	67.8%	67.1%	23.8%	24.0%	24.3%
	hit \$20k limit	33.3%	32.2%	32.9%	76.2%	76.0%	75.7%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community LINCOLN PARK

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	46.6%	49.6%	50.2%	7.7%	8.7%	9.7%
	hit \$20k limit	53.4%	50.4%	49.8%	92.3%	91.3%	90.3%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community LOOP

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	67.4%	70.1%	69.9%	6.5%	7.2%	7.5%
	hit \$20k limit	32.6%	29.9%	30.1%	93.5%	92.8%	92.5%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community ROGERS PARK

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	61.1%	61.8%	60.8%	6.0%	6.2%	6.3%
	hit \$20k limit	38.9%	38.2%	39.2%	94.0%	93.8%	93.7%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community ROSELAND

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	99.4%	99.8%	99.6%	90.5%	89.4%	88.7%
	hit \$20k limit	0.6%	0.2%	0.4%	9.5%	10.6%	11.3%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community SOUTH SHORE

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	91.4%	92.0%	91.6%	27.8%	27.6%	26.9%
	hit \$20k limit	8.6%	8.0%	8.4%	72.2%	72.4%	73.1%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: City Triad 2003 to 2008

community WEST LAWN

		2003	2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	98.0%	98.9%	98.6%	4.6%	4.6%	4.7%
	hit \$20k limit	2.0%	1.1%	1.4%	95.4%	95.4%	95.3%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	89.4%	89.4%	89.2%
	hit \$60k limit	10.6%	10.6%	10.8%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community AUSTIN

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	99.8%	99.8%	99.8%
	hit \$60k limit	0.2%	0.2%	0.2%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community BRIDGEPORT

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	96.9%	96.8%	96.7%
	hit \$60k limit	3.1%	3.2%	3.3%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community ENGLEWOOD

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	99.8%	99.8%	99.8%
	hit \$60k limit	0.2%	0.2%	0.2%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community HUMBOLDT PARK

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	95.5%	94.7%	94.0%
	hit \$60k limit	4.5%	5.3%	6.0%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community JEFFERSON PARK

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	96.1%	96.1%	96.1%
	hit \$60k limit	3.9%	3.9%	3.9%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community KENWOOD

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	74.6%	74.0%	73.2%
	hit \$60k limit	25.4%	26.0%	26.8%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community LINCOLN PARK

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	66.1%	67.5%	68.5%
	hit \$60k limit	33.9%	32.5%	31.5%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community LOOP

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	87.9%	88.1%	88.4%
	hit \$60k limit	12.1%	11.9%	11.6%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community ROGERS PARK

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	79.8%	79.2%	78.4%
	hit \$60k limit	20.2%	20.8%	21.6%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community ROSELAND

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	100.0%	100.0%	100.0%
	hit \$60k limit	0.0%	0.0%	0.0%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community SOUTH SHORE

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	95.5%	95.5%	95.4%
	hit \$60k limit	4.5%	4.5%	4.6%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
CityTriad 2006-2008**

community WEST LAWN

		2006	2007	2008
Class 2--Homeowner	under \$60k limit	99.8%	99.8%	99.8%
	hit \$60k limit	0.2%	0.2%	0.2%

Results are for those properties that were the same class from 2002-2005.

North Triad

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2008

		2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	49.3%	48.7%	69.7%	8.6%	9.1%
	hit \$20k limit	50.7%	51.3%	30.3%	91.4%	90.9%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2008

municipality EVANSTON

		2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	38.4%	40.1%	54.9%	8.5%	9.4%
	hit \$20k limit	61.6%	59.9%	45.1%	91.5%	90.6%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2008

municipality NILES

		2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	38.5%	38.2%	62.6%	7.4%	7.4%
	hit \$20k limit	61.5%	61.8%	37.4%	92.6%	92.6%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2008

municipality PALATINE

		2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	59.0%	58.2%	78.7%	14.2%	14.7%
	hit \$20k limit	41.0%	41.8%	21.3%	85.8%	85.3%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2008

municipality PARK RIDGE

		2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	34.3%	35.4%	61.8%	4.0%	4.8%
	hit \$20k limit	65.7%	64.6%	38.2%	96.0%	95.2%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2008

municipality SCHAUMBURG

		2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	70.4%	67.8%	87.3%	19.7%	20.0%
	hit \$20k limit	29.6%	32.2%	12.7%	80.3%	80.0%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: North Triad 2004 to 2008

municipality WILMETTE

		2004	2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	17.3%	21.5%	36.9%	3.5%	4.1%
	hit \$20k limit	82.7%	78.5%	63.1%	96.5%	95.9%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
North Triad 2007 to 2008**

		2007	2008
Class 2--Homeowner	under \$60k limit	83.8%	83.9%
	hit \$60k limit	16.2%	16.1%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
North Triad 2007 to 2008**

municipality EVANSTON

		2007	2008
Class 2--Homeowner	under \$60k limit	69.9%	70.4%
	hit \$60k limit	30.1%	29.6%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
North Triad 2007 to 2008**

municipality NILES

		2007	2008
Class 2--Homeowner	under \$60k limit	88.2%	87.1%
	hit \$60k limit	11.8%	12.9%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
North Triad 2007 to 2008**

municipality PALATINE

		2007	2008
Class 2--Homeowner	under \$60k limit	94.9%	95.0%
	hit \$60k limit	5.1%	5.0%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
North Triad 2007 to 2008**

municipality PARK RIDGE

		2007	2008
Class 2--Homeowner	under \$60k limit	81.8%	82.3%
	hit \$60k limit	18.2%	17.7%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
North Triad 2007 to 2008**

municipality SCHAUMBURG

		2007	2008
Class 2--Homeowner	under \$60k limit	95.4%	95.4%
	hit \$60k limit	4.6%	4.6%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
North Triad 2007 to 2008**

municipality WILMETTE

		2007	2008
Class 2--Homeowner	under \$60k limit	42.1%	43.9%
	hit \$60k limit	57.9%	56.1%

Results are for those properties that were the same class from 2002-2005.

South Triad

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2008

		2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	62.6%	78.4%	81.0%	47.7%
	hit \$20k limit	37.4%	21.6%	19.0%	52.3%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2008

municipality BERWYN

		2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit	27.3%	52.2%	56.0%	7.2%
	hit \$20k limit	72.7%	47.8%	44.0%	92.8%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2008

municipality HARVEY

			2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit		98.4%	99.2%	98.9%	94.3%
	hit \$20k limit		1.6%	0.8%	1.1%	5.7%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2008

municipality MAYWOOD

			2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit		84.0%	91.0%	91.0%	66.3%
	hit \$20k limit		16.0%	9.0%	9.0%	33.7%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2008

municipality OAK PARK

			2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit		20.5%	33.9%	38.5%	15.8%
	hit \$20k limit		79.5%	66.1%	61.5%	84.2%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2008

municipality ORLAND PARK

			2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit		44.9%	74.1%	80.1%	28.3%
	hit \$20k limit		55.1%	25.9%	19.9%	71.7%

Results are for those properties that were the same class from 2002-2005.

Percentage of Homeowner Exemptions that Hit \$20,000 Limit: South Triad 2005 to 2008

municipality SOUTH HOLLAND

			2005	2006	2007	2008
Class 2--Homeowner	under \$20k limit		95.2%	97.7%	98.0%	86.7%
	hit \$20k limit		4.8%	2.3%	2.0%	13.3%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
South Triad 2008**

			2008
Class	2--Homeowner	under \$60k limit	98.6%
		hit \$60k limit	1.4%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
South Triad 2008**

municipality BERWYN

			2008
Class	2--Homeowner	under \$60k limit	99.9%
		hit \$60k limit	0.1%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
South Triad 2008**

municipality HARVEY

			2008
Class	2--Homeowner	under \$60k limit	100.0%
		hit \$60k limit	0.0%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
South Triad 2008**

municipality MAYWOOD

			2008
Class	2--Homeowner	under \$60k limit	100.0%
		hit \$60k limit	0.0%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
South Triad 2008**

municipality OAK PARK

			2008
Class	2--Homeowner	under \$60k limit	92.2%
		hit \$60k limit	7.8%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
South Triad 2008**

municipality ORLAND PARK

			2008
Class	2--Homeowner	under \$60k limit	99.6%
		hit \$60k limit	0.4%

Results are for those properties that were the same class from 2002-2005.

**Percentage of Homeowner Exemptions that Hit \$60,000 Limit:
South Triad 2008**

municipality SOUTH HOLLAND

			2008
Class	2--Homeowner	under \$60k limit	100.0%
		hit \$60k limit	0.0%

Results are for those properties that were the same class from 2002-2005.