



DISTRICT 62

Dashboard Report

Tax Levy 2017 - 2022

Background

The data were obtained from the Agency Tax Rate Report from the Office of the Cook County Clerk. Cells highlighted in green in the column farthest to the right are estimates.

Data

Description	2017 - Actual	2018 - Actual	2019 - Actual	2020 - Actual	2021 - Actual	2022-Levied
Base (prior year EAV)	1,718,085,335	1,757,421,668	1,730,835,494	2,051,891,280	2,059,241,616	1,981,861,390
EAV Increase/Decrease	39,336,353	-26,586,174	321,055,786	7,350,336	-77,380,226	-198,186,139
Current Year EAV	1,757,421,688	1,730,835,494	2,051,891,280	2,059,241,616	1,981,861,390	1,783,675,251
New Property	11,711,660	14,963,691	18,546,395	28,515,943	82,244,880	70,000,000
Rate Setting EAV	1,745,710,028	1,715,871,803	2,033,344,885	2,030,725,673	1,899,616,510	1,713,675,251
Limiting Tax Rate	3.940	4.121	3.575	3.696	4.063	4.933
CPI (6 Yr Avg is 2.8%)	2.1%	2.1%	1.9%	2.3%	1.4%	7.0%(5.0%)
Extension	69,230,671	71,320,207	73,345,322	76,101,219	80,503,271	87,709,000
Prior Year Change	1,878,835	2,089,536	2,025,115	2,755,897	4,402,052	7,205,729
% Change	2.79%	3.02%	2.84%	3.76%	5.78%	8.95%

Analysis

Base (prior year EAV): Equalized Assessed Valuation (EAV) represents the value of a property divided by the factor the assessor uses to equalize the property. Homes are generally valued at 1/3 of their market price. Base EAV represents the prior year valuation of property that lies within the district's boundaries. The district has seen a steady increase in its EAV over the past few years, however, a decrease is expected this year.

EAV Increase/Decrease: Represents the change to the prior year EAV due to reassessments by the assessor's office. The district's property is assessed triennially. Therefore, we see significant swings in these numbers every three years, due to the Cook County Triennial assessment process.

Current Year EAV: This equals the Base EAV + the EAV Increase or Decrease

New Property: Represents new property built within a district's boundaries. The district continues to see increases in new property over the last number of years

Rate Setting EAV: This equals the Current Year EAV - New Property

Limited Tax Rate: This represents the rate charged to property owners on their tax bills. Due to the Property Tax Extension Limitation Law, this rate is adjusted due to the Consumer Price Index (CPI) and changes in assessed valuations. As increases in CPI affects the tax rate, in non-reassessment years the tax rate normally increases slightly if EAV is relatively constant. The limited rate is calculated by the Cook County Clerk's Office.

CPI: The yearly change in the Consumer Price Index for Urban Consumers.

Extension: The amount of actual dollars the district receives from the tax levy. The current year extension is the amount levied this year. The Property Tax Extension Limitation Law (PTELL) only allows the district to increase the prior year extension by the Consumer Price Index (CPI), which is capped at 5%. This number fluctuates annually. The six-year average CPI increase is 2.8%, which is about the same as the 2.5% average increase over the last thirty years. Since the PTELL was enacted, the CPI has ranged from a low of 0.1% to a high of 7.0%.

Prior Year Change and % Change: These figures are the increase in the dollar amount and percent increase over last year's extension. For the latest year, the levied (requested) amounts are shown.

Summary

The district benefits from having a large EAV base, which in recent years has seen a shift of more tax burden to the residential properties from the commercial/industrial properties. Over the past ten years, CPI has averaged 2.15%, which is down from the 2.5% thirty-year average. The district is capped at 5% levy growth with 2021 CPI at 7.0%. In 2022, CPI is trending over 6%, so District 62 will likely be capped again next year.

The base EAV was higher in 2019 as Cook County performed its triennial reassessment for suburban properties located in northern half of the county. The EAV for district 62 has been approximately \$1.75 billion during the last assessment period from 2016-2018. With the 2019 reassessment, EAV in District 62 went up 18.5% to over \$2 billion, this had the effect of reducing the tax rate from about \$4.00 per \$100 of taxable value to approximately \$3.50 per \$100 of taxable value. EAV is down 3.75% in the district between 2020 and 2021. Another, perhaps larger, decrease is expected from 2021 to 2022.

While CY2021 CPI is the highest in many years, the district will need to continue monitoring its revenues. There is still a possibility of a levy freeze would limit the district's ability to raise revenues in the coming years. Developments on any reduction in state funding or levy freeze will need to be closely monitored and the district will manage its resources to ensure that spending stays in-line with the projected revenue increases.

This Dashboard Report refers to the following policies:

4:01 Financial Planning

4:10 Fiscal Management Goals

If you have any questions about the contents of this report, please contact:

Mark Bertolozzi, Assistant Superintendent, at bertolozzim@d62.org