

Frankfort Township Assessor Paul J. Ruff, IFAS, C.I.A.O.-I, CREA, CA-S

State Certified Appraiser #156-000640

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11032 West Lincoln Highway
Frankfort, IL 60423

Scenario #1 Assumes equal market values	Bremen Township Cook County (Tax Code 13039)		Orland Township Cook County (Tax Code 28029)		Rich Township Cook County (Tax Code 32029)		Frankfort Township Will County (Tax Code 1920)	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Market value of \$1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Assessment ratio	36%	38%	36%	38%	36%	38%	33%	33%
Assessed value	360,000	380,000	360,000	380,000	360,000	380,000	333,300	333,300
Equalization factor (County/Township)	2.4689	2.4689	2.4689	2.4689	2.4689	2.4689	1	1
Equalized assessed value	888,804	938,182	888,804	938,182	888,804	938,182	333,300	333,300
Tax rate per \$100 of EAV	9.739	9.739	8.804	8.804	11.719	11.719	7.5113	7.5113
Annual real estate tax bill	86,561	91,370	78,250	82,598	104,159	109,946	25,035	25,035
Scenario #2 Assumes discounted valuation by Cook county Assessors 20%	Bremen Township Cook County (Tax Code 13039)		Orland Township Cook County (Tax Code 28013)		Rich Township Cook County (Tax Code 32013)		Frankfort Township Will County (Tax Code 1920)	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Market value of \$1,000,000	800,000	800,000	800,000	800,000	800,000	800,000	1,000,000	1,000,000
Assessment ratio	36%	38%	36%	38%	36%	38%	33%	33%
Assessed value	288,000	304,000	288,000	304,000	288,000	304,000	333,300	333,300
Equalization factor (County/Township)	2.4689	2.4689	2.4689	2.4689	2.4689	2.4689	1	1
Equalized assessed value	711,043	750,546	711,043	750,546	711,043	750,546	333,300	333,300
Tax rate per \$100 of EAV	9.739	9.739	8.804	8.804	11.719	11.719	7.5113	7.5113
Annual real estate tax bill	69,248	73,096	62,600	66,078	83,327	87,956	25,035	25,035

Difference to Lowest Value

	Scenario #1		Annual Savings	
	Annual Tax		VIA Frankfort Township	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Frankfort	25,035	25,035	0	0
Orland	78,250	82,598	53,215	57,562
Rich	104,159	109,946	79,124	84,910
Bremen	86,561	91,370	61,525	66,334

	Scenario #2		Annual Savings	
	Annual Tax		VIA Frankfort Township	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Frankfort	25,035	25,035	0	0
Orland	62,600	66,078	37,565	41,043
Rich	83,327	87,956	58,292	62,921
Bremen	69,248	73,096	44,213	48,060

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	(Tax Code 13039)		(Tax Code 28029)		(Tax Code 32029)		(Tax Code 1920)	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Market value of \$2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Assessment ratio	36%	38%	36%	38%	36%	38%	33%	33%
Assessed value	720,000	760,000	720,000	760,000	720,000	760,000	666,600	666,600
Equalization factor (County/Township)	2.4689	2.4689	2.4689	2.4689	2.4689	2.4689	1	1
Equalized assessed value	1,777,608	1,876,364	1,777,608	1,876,364	1,777,608	1,876,364	666,600	666,600
Tax rate per \$100 of EAV	9.739	9.739	8.804	8.804	11.719	11.719	7.5113	7.5113
Annual real estate tax bill	173,121	182,739	156,501	165,195	208,318	219,891	50,070	50,070
Scenario #2 Assumes discounted valuation by Cook county Assessors 20%	Bremen Township Cook County		Orland Township Cook County		Rich Township Cook County		Frankfort Township Will County	
	(Tax Code 13039)		(Tax Code 28013)		(Tax Code 32013)		(Tax Code 1920)	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Market value of \$2,000,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	2,000,000	2,000,000
Assessment ratio	36%	38%	36%	38%	36%	38%	33%	33%
Assessed value	576,000	608,000	576,000	608,000	576,000	608,000	666,600	666,600
Equalization factor (County/Township)	2.4689	2.4689	2.4689	2.4689	2.4689	2.4689	1	1
Equalized assessed value	1,422,086	1,501,091	1,422,086	1,501,091	1,422,086	1,501,091	666,600	666,600
Tax rate per \$100 of EAV	9.739	9.739	8.804	8.804	11.719	11.719	7.5113	7.5113
Annual real estate tax bill	138,497	146,191	125,200	132,156	166,654	175,913	50,070	50,070

Difference to Lowest Value

	Scenario #1		Annual Savings VIA Frankfort Township			Scenario #2		Annual Savings VIA Frankfort Township	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>		<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Frankfort	50,070	50,070	0	0	Frankfort	50,070	50,070	0	0
Orland	156,501	165,195	106,430	115,125	Orland	125,200	132,156	75,130	82,086
Rich	208,318	219,891	158,248	169,821	Rich	166,654	175,913	116,584	125,843
Bremen	173,121	182,739	123,051	132,669	Bremen	138,497	146,191	88,427	96,121

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	(Tax Code 13039)		(Tax Code 28029)		(Tax Code 32029)		(Tax Code 1920)	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Market value of \$5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Assessment ratio	36%	38%	36%	38%	36%	38%	33%	33%
Assessed value	1,800,000	1,900,000	1,800,000	1,900,000	1,800,000	1,900,000	1,666,500	1,666,500
Equalization factor (County/Township)	2.4689	2.4689	2.4689	2.4689	2.4689	2.4689	1	1
Equalized assessed value	4,444,020	4,690,910	4,444,020	4,690,910	4,444,020	4,690,910	1,666,500	1,666,500
Tax rate per \$100 of EAV	9.739	9.739	8.804	8.804	11.719	11.719	7.5113	7.5113
Annual real estate tax bill	432,803	456,848	391,252	412,988	520,795	549,728	125,176	125,176
Scenario #2 Assumes discounted valuation by Cook county Assessors 20%	Bremen Township Cook County		Orland Township Cook County		Rich Township Cook County		Frankfort Township Will County	
	(Tax Code 13039)		(Tax Code 28013)		(Tax Code 32013)		(Tax Code 1920)	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Market value of \$5,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	5,000,000	5,000,000
Assessment ratio	36%	38%	36%	38%	36%	38%	33%	33%
Assessed value	1,440,000	1,520,000	1,440,000	1,520,000	1,440,000	1,520,000	1,666,500	1,666,500
Equalization factor (County/Township)	2.4689	2.4689	2.4689	2.4689	2.4689	2.4689	1	1
Equalized assessed value	3,555,216	3,752,728	3,555,216	3,752,728	3,555,216	3,752,728	1,666,500	1,666,500
Tax rate per \$100 of EAV	9.739	9.739	8.804	8.804	11.719	11.719	7.5113	7.5113
Annual real estate tax bill	346,242	365,478	313,001	330,390	416,636	439,782	125,176	125,176

Difference to Lowest Value

	Scenario #1		Annual Savings VIA Frankfort Township			Scenario #2		Annual Savings VIA Frankfort Township	
	<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>		<u>Industrial</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Commercial</u>
Frankfort	125,176	125,176	0	0	Frankfort	125,176	125,176	0	0
Orland	391,252	412,988	266,076	287,812	Orland	313,001	330,390	187,825	205,214
Rich	520,795	549,728	395,619	424,552	Rich	416,636	439,782	291,460	314,606
Bremen	432,803	456,848	307,627	331,672	Bremen	346,242	365,478	221,067	240,302