

VERNON TOWNSHIP 2015 ANNUAL TOWN MEETING

FARM ACREAGE

1987 - 6726 Acres = 29%	1988 - 5500 Acres = 24%	1989 - 4500 Acres = 19.50%	1990 - 3288 Acres = 14.27%
1991 - 3410 Acres = 14.8%	1992 - 3200 Acres = 13.8 9%	1993 - 3172 Acres = 14.25%	1994 - 2927 Acres = 13.0 0%
1995 - 2720 Acres = 11.81%	1996 - 2392 Acres = 10.38%	1997 - 1896 Acres = 87.23%	1998 - 1795 Acres = 7.8%
1999 - 1617 Acres = 7.02%	2000 - 1525 Acres = 6.62%	2001 - 1405 Acres = 6.296%	2002 - 1395 Acres= 6.05%
2003 - 1309 Acres = 5.68%	2004 - 1221 Acres = 5.30%	2005 - 1178 Acres = 5.11%	2006- 1156 Acres= 5.02%
2007 - 1119 Acres = 4.86%	2008 - 1079 Ares = 4.68%	2009 - 974 Acres = 4.23%	2010- 1106.98 Acres = 4.23%
2011- 974.58 Acres = 4.23%	2012 - 977.28 Acres = 4.24%	2013 – 997.39 Acres = 4.32%	2014- 978.27 Acres = 4.25%

TOTAL TOWNSHIP ACREAGE = 23,040 ACRES

TAXABLE PARCELS

1985 - 14,229	1986 - 14,929	1987 - 15,876	2006 – 24,789
1988 - 17,205	1989 - 18,931	1990 - 20,087	2007 – 25,038
1991 - 20,300	1992 - 20,670	1993 - 21,044	2008 – 25,101
1994 - 21,197	1995 - 21,963	1996 - 22,764	2009 – 25,155
1997 - 23,067	1998 - 23,522	1999 - 23,832	2010 – 25.230
2000 - 23,960	2001 - 23,978	2002 - 24,017	2011 – 25,256
2003 - 24,222	2004 – 24,368	2005 – 24,478	2012 – 25,252

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2013 - 25,285

2014 - 25,278

ASSESSED VALUE

1987 - 706,000,000 (Gross Assessment +23% over prior year) 660,000,000 (Net Taxable Assessment)	2002 - 3,217,627,816 (Gross Assessment +8.5 %) 3,088,922,703 (Estimated Taxable Assessment)
1988 - 854,000,000 (Gross Assessment +21% over prior year) Assessment) 3,288,678,697 (Estimated Taxable Assessment)	2003 - 3,425,706,974 (Gross Assessment +6.50 %) 801,100,000 (Net Taxable Assessment)
1989 - 1,026,000,000 (Gross Assessment +20% over prior year) 992,663,753 (Net Taxable Assessment)	2004 - 3,618,887,800 (Gross Assessment +5.60 %) 538,800,000 (Net Taxable Assessment)
1990 - 1,152,492,077 (Gross Assessment +12.3% over prior year) 1,250,073,089 (Net Taxable Assessment)	2005 - 3,838,146,987 (Gross Assessment +6.06 %) 3,684,621,107 (Estimated Taxable Assessment)
1991 - 1,390,696,204 (Gross Assessment +12.07% over prior year) 1,380,800,000 (Net Taxable Assessment)	2006 - 4,053,532,224 (Gross Assessment +5.60 %) 3,891,390,934 (Estimated Taxable Assessment)
1992 - 1,521,897,374 (Gross Assessment +9.4% over prior year) 1,510,612,252 (Net Taxable Assessment)	2007 - 4,303,982,470 (Gross Assessment +6.18%) 4,131,823,170 (Estimated Taxable Assessment)
1993 - 1,669,263,442 (Gross Assessment +9.7% over prior year) 1,630,000,000 (Net Taxable Assessment) (Estimated Taxable Assessment)	2008 - 4,452,705,225 (Gross Assessment +3.46%) 4,274,597,016 (Estimated Taxable Assessment) 3,698,357,708
1994 - 1,796,244,836 (+7.6 % over prior year) 1,796,244,836 (+7.6 % over prior year)	2009 - 4,416,041,910 (Gross Assessment -8%) 4,239,400,233 (Estimated Taxable Assessment)
1995 - 1,942,134,728 (Gross Assessment +8.1 %) 1,912,359,318 (Net Taxable)	2010 - 4,119,001,159 (Gross Assessment - 6.7%) 3,954,241,113 (Estimated Taxable Assessment) Without State Factor
1996 - 2,090,442,796 (Gross Assessment +7.6 %) 2,068,624,273 (Net Taxable Assessment)	2011 - 3,852,455,946 (Gross Assessment -6.47%) 3,698,357,708 (Estimated Taxable Assessment)

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Without State Factor
3,805,610,082 (Estimated Taxable Assessment)
With State Factor

1997 - 2,283,249,619 (Gross Assessment +6.8 %)
2,181,444,011 (Net Taxable Assessment)

2012 - 3,613,682,455 (Gross Assessment -6.2%)
3,469,135,157 (Estimated Taxable Assessment)
Without State Factor

1998 2,374,370,318 (Gross Assessment +6.4 %)
2,322,300,106 (Net Taxable Assessment)

2013 - 3,514,304,818 (Gross Assessment – 2.75%)
3,373,732,625 (Estimated Taxable Assessment)

With State Factor

1999 - 2,534,050,851 (Gross Assessment +6.7 %)
2,432,688,816 (Estimated Taxable Assessment)

2014 - 3,517,243,701 (Gross Assessment + .08%)
3,376,553,953 (Estimated Taxable Assessment)
With State Factor

2000 - 2,688,467,564 (Gross Assessment +6.1 %)
2,580,928,861 (Estimated Taxable Assessment)

2001 - 2,966,096,784 (Gross Assessment +10 %)
2,847,452,912 (Estimated Taxable Assessment)

PERCENT OF TOTAL ASSESSMENT

<u>Year</u>	<u>Residential</u>	<u>Farm</u>	<u>Commercial</u>
1989	.7589 (778,631,000)	.0017 (1,744,000)	.2394 (245,624,000)
1990	.7537 (868,633,000)	.001 (1,152,000)	.2453 (282,706,000)
1991	.7571 (1,052,896,000)	.001 (1,390,000)	.2419 (336,409,000)
1992	.7511 (1,143,097,000)	.0015 (2,282,000)	.2474 (376,517,000)
1993	.7548 (1,259,960,000)	.0009 (1,502,000)	.2443 (407,801,000)
1994	.7414 (1,331,735,000)	.0008 (1,436,000)	.2578 (463,071,000)
1995	.7451 (1,447,084,000)	.0007 (1,359,000)	.2542 (493,690,000)
1996	.7475 (1,562,605,000)	.00065 (1,358,000)	.2518 (526,373,000)
1997	.7397 (1,688,919,000)	.00060 (1,369,000)	.2597 (592,959,000)

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1998	.7312 (1,736,139,000)	.00055 (1,305,000)	.2663 (632,294,000)
1999	.7136 (1,808,298,000)	.00051 (1,292,000)	.2859 (724,485,000)
2000	.7024 (1,888,379,000)	.00050 (1,344,000)	.2971 (798,743,000)
2001	.7097 (2,105,038,000)	.00043 (1,275,000)	.2899 (859,871,000)
2002	.7189 (2,313,152,636)	.00014 (450,000)	.2810 (894,744,098)
2003	.7353 (2,519,083,212)	.0004 (1,253,564)	.2643 (905,370,198)
2004	.7534 (2,725,985,103)	.0003 (1,223,865)	.2463 (891,178,432)
2005	.7645 (2,934,291,708)	.00032 (1,232,684)	.2352 (902,622,595)
2006	.7710 (3,125,445,415)	.0003 (1,202,604)	.2287 (926,883,583)
2007	.7764 (3,341,460,004)	.00026 (1,139,878)	.2233 (961,382,588)
2008	.7753 (3,452,357,790)	.00003 (1,170,660)	.2244 (999,176,775)
2009	.7743 (3,419,456,848)	.00003 (1,186,278)	.2254 (995,398,783)
2010	.7744 (3,189,553,322)	.00002 (1,174,637)	.2254 (928,272,441)
2011	.7644 (2,944,907,734)	.0003 (972,321)	.2353 (906,575,100)
2012	.7588 (2,742,230,392)	.0004 (1,216,549)	.2408 (870,235,554)
2013	.7540 (2,649,737,394)	.00035 (1,288,022)	.2457 (863,327,956)
2014	.7531 (2,648,966,862)	.0004 (1,318,529)	.2465 (866,945,064)

NEW CONSTRUCTION PERCENTAGE

1990	RES.	69.36%	61,813,350	1991	RES.	71.61%	63,024,981
	COM.	30.64%	<u>27,307,283</u>		COM.	28.39%	<u>24,984,530</u>
			89,120,633 Total New Const				88,009,512 Total New Const
1992	RES.	72.57%	44,781,714	1993	RES.	65.37%	40,546,735

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	COM.	27.43%	<u>16,922,861</u>			<u>21,472,872</u>	
			61,704,575 Total New Constr			62,019,607 Total New Constr	
1994	RES.	56.09%	33,980,217	1995	RES.	65.32%	45,842,000
	COM.	43.91%	<u>26,599,050</u>		COM.	34.68%	<u>24,339,000</u>
			60,579,267 Total New Constr				70,181,000 Total New Constr
1996	RES.	78.05 %	63,172,592	1997	RES.	61.99 %	40,081,846
	COM.	21.95 %	<u>17,760,878</u>		COM.	38.01 %	<u>24,576,593</u>
			80,933,470 Total New Constr				64,658,439 Total New Constr
1998	RES.	53.94 %	42,195,623	1999	RES.	40.61 %	41,196,168
	COM.	46.06 %	<u>36,037,786</u>		COM.	59.3 9%	<u>60,256,014</u>
			78,233,409 Total New Constr				101,452,482 Total New Constr
2000	RES.	37.63 %	31,611,010	2001	RES.	59.98 %	39,810,626
	COM.	62.37 %	<u>52,402,364</u>		COM.	40.02 %	<u>26,560,848</u>
			84,013,374 Total New Constr				66,371,474 Total New Constr
2002	RES.	65.28 %	36,821,622	2003	RES.	81.71 %	32,944,311
	COM.	34.72 %	<u>19,584,166</u>		COM.	18.29 %	<u>7,375,921</u>
			56,405,788 Total New Constr				40,320,232 Total New Constr
2004	RES.	67.39 %	32,917,488	2005	RES.	78.76 %	33,052,107
	COM.	32.61%	<u>15,926,822</u>		COM.	21.24 %	<u>8,915,239</u>
			48,844,310 Total New Constr				41,967,346 Total New Constr
2006	RES.	79.92 %	37,199,142	2007	RES.	74.85 %	41,292,212
	COM.	20.08 %	<u>9,348,364</u>		COM.	25.15 %	<u>13,877,964</u>
			46,547,506 Total New Constr				55,170,176 Total New Constr
2008	RES.	74.99 %	30,109,224	2009	RES.	69.23%	19,962,641
	COM.	25.01%	<u>10,041,742</u>		COM.	30.77%	<u>8,872,653</u>
			40,150,966 Total New Constr				28,835,294 Total New Constr
2010	RES	56.10%	19,137,105	2011	RES	96.70%	9,629,565
	COM	43.90%	<u>15,016,195</u>		COM	3.30%	<u>328,918</u>
			34,203,300 Total New Constr				9,958,483 Total New Constr
2012	RES	54.42%	6,928,560	2013	RES	65.44%	7,691,083
	COM	45.58%	<u>5,802,010</u>		COM	34.56%	<u>4,061,468</u>
			12,730,570 Total New Constr				11,752,551 Total New Constr
2014	RES	65.21%	10,810,329				

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COM 34.79%

5,766,997

16,577,329 Total New Construction

EXEMPTIONS

<u>Year</u>	<u>Senior Exemption</u>	<u>Homeowner Exemption</u>	<u>Disability</u>	<u>Senior Freeze</u>
1988	651	---		
1989	742	12,468		
1990	823	14,427		
1991	900	15,389		
1992	1,020	16,056		
1993	1,138	16,626		
1994	1,276	17,091		
1995	1,414	17,575		
1996	1,486	18,327		351
1997	1,547	18,881		351
1998	1,627	19,289		366
1999	1,672	19,726		366
2000	1,752	20,083		443
2001	1,875	20,341		486
2002	2,000	20,450		520
2003	2,143	20,530		611
2004	2,237	20,595		717
2005	2,233	20,544		685
2006	2,503	20,497		796
2007	2,663	20,521	50	798

VERNON TOWNSHIP 2015 ANNUAL TOWN MEETING

Median Sale Prices (Single Family Residential, excluding Condo's and Townhomes)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Vernon Township (601)	\$459,000 (408)	\$417,650 (403)	\$415,000 (448)	\$390,000 (388)	\$378,500 (604)	\$362,115 (778)	\$445,000
Buffalo Grove	\$400,000 (165)	\$370,000 (160)	\$365,000 (185)	\$350,000 (151)	\$330,000 (215)	\$364,250 (262)	\$395,000 (232)
Indian Creek	\$445,000 (7)	\$367,500 (8)	\$380,125 (3)	\$317,500 (4)	\$309,770 (12)	\$372,000 (13)	\$392,000 (13)
Lake Forest	\$860,000 (21)	\$775,500 (18)	\$849,000 (22)	\$755,000 (15)	\$620,000 (33)	\$675,000 (37)	\$785,000 (35)
Lincolnshire	\$590,000 (47)	\$527,500 (54)	\$471,250 (82)	\$458,500 (64)	\$473,000 (104)	\$485,000 (111)	\$531,000 (79)
Long Grove	\$755,000 (29)	\$660,000 (35)	\$700,000 (37)	\$630,750 (40)	\$585,000 (61)	\$650,000 (94)	\$655,000 (70)
Mettawa	\$ None	None	\$500,000 (1)	\$870,000 (1)	\$937,500 (4)	\$887,500 (4)	\$650,000 (1)
Mundelein	\$350,000 (1)	\$344,000 (4)	None	None	None	None	None
Riverwoods	\$909,313 (20)	\$645,734 (25)	\$427,500 (30)	\$650,000 (18)	\$625,000 (37)	\$547,500 (49)	\$683,800 (37)
Vernon Hills	\$378,470 (100)	\$344,250 (78)	\$357,500 (70)	\$306,693 (80)	\$326,500 (112)	\$325,000 (175)	\$350,950 (116)
Deerfield (Uninc)	\$274,000 (7)	\$290,000 (5)	\$318,500 (3)	\$145,000 (5)	\$188,016 (8)	\$241,000 (13)	\$295,000 (1)
Prairie View (Uninc)	\$267,000 (11)	\$224,000 (16)	\$246,000 (15)	\$235,550 (10)	\$201,500 (18)	\$230,250 (10)	\$272,000 (17)

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Median Sale Prices (Multi-Family)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Vernon Township	\$239,000 (294)	\$215,000 (300)	\$209,250 (324)	\$168,000 (224)	\$160,000 (412)	\$189,500 (528)	\$215,000 (441)
Buffalo Grove	\$420,000 (126)	\$15,000 (145)	\$190,000 (141)	\$165,000 (91)	\$167,000 (181)	\$187,500 (243)	\$208,500 (214)
Indian Creek	N/A						
Lake Forest	\$889,325 (6)	\$439,175 (10)	\$472,780 (28)	\$492,710 (15)	\$468,000 (11)	\$545,000 (24)	\$636,750 (15)
Lincolnshire	\$375,000 (14)	\$273,500 (27)	\$280,000 (27)	\$255,000 (21)	\$300,000 (39)	\$341,000 (50)	\$325,000 (45)
Long Grove	N/A						
Mettawa	N/A						
Mundelein	\$178,900 (19)	\$170,500 (16)	\$180,000 (13)	\$137,000 (18)	\$152,750 (20)	\$138,500 (21)	\$200,000 (13)
Riverwoods	N/A						
Vernon Hills	\$236,000 (84)	\$181,250 (56)	\$220,000 (79)	\$103,500 (56)	\$115,000 (110)	\$136,500 (125)	\$148,500 (106)
Deerfield (Uninc)	\$209,200 (45)	\$183,950 (46)	\$181,875 (36)	\$171,000 (23)	\$120,000 (51)	\$134,900 (65)	\$195,938 (48)
Prairie View (Uninc)	\$155,000 (2)	N/A	N/A	N/A	N/A	N/A	N/A