Joliet Township High School District 204

Equalized Assessed Valuation (EAV) History and Projection

Chart B

Line #	A Tax Year EAV Range Names	B Actual and *Projected* EAV	C Increase or (Decrease)	D % of Incr. Or Decr. (-)	E Market Value	F New Growth	G % of New Growth Increase	H % of EAV Growth Incr. Or (Decr.)	I $ Value of New Growth Incr. Or (Decr.)
1	EAV1981	562,013,585	51,033,899	9.99%	1,686,040,755				
2	EAV1982	658,805,789	96,792,204	17.22%	1,976,417,367				
3	EAV1983	646,181,437	(12,624,352)	-1.92%	1,938,544,311				
4	EAV1984	626,745,207	(19,436,230)	-3.01%	1,880,235,621				
5	EAV1985	636,268,613	9,523,406	1.52%	1,908,805,839				
6	EAV1986	817,049,901	180,781,288	28.41%	2,451,149,703				
7	EAV1987	840,029,185	22,979,284	2.81%	2,520,087,555				
8	EAV1988	857,256,147	17,226,962	2.05%	2,571,768,441				
9	EAV1989	866,399,764	9,143,617	1.07%	2,599,199,292				
10	EAV1993	1,061,217,759			3,183,653,277				
11	EAV1994	1,121,623,074	60,405,315	N/A	3,364,869,222				
12	EAV1995	1,156,147,272	34,524,198	3.08%	3,468,441,816				
13	EAV1996	1,187,569,637	31,422,365	2.72%	3,562,708,911				
14	EAV1997	1,243,117,707	55,548,070	4.68%	3,729,353,121	23,888,279		43.00%	
15	EAV1998	1,308,159,036	65,041,329	5.23%	3,924,477,108	29,112,333	21.87%	44.76%	5,224,054
16	EAV1999	1,382,096,706	73,937,670	5.65%	4,146,290,118	28,683,538	-1.47%	38.79%	(428,795)
17	EAV2000	1,476,648,283	94,551,577	6.84%	4,429,944,849	35,314,487	23.12%	37.35%	6,630,949
18	EAV2001	1,540,815,310	64,167,027	4.35%	4,622,445,930	43,777,360	23.96%	68.22%	8,462,873
19	EAV2002	1,649,364,351	108,549,041	7.04%	4,948,093,053	50,057,554	14.35%	46.12%	6,280,194
20	EAV2003 *	1,846,136,228	196,771,877	11.93%	5,538,408,684	98,825,759	97.42%	50.22%	48,768,205
21	EAV2004	1,973,219,303	127,083,075	6.88%	5,919,657,909	89,977,110	-8.95%	70.80%	(8,848,649)
22	EAV2005	2,187,423,105	214,203,802	10.86%	6,562,269,315	111,414,974	23.83%	52.01%	21,437,864
23	EAV2006	2,424,851,546	237,428,441	10.85%	7,274,554,638	112,444,779	0.92%	47.36%	1,029,805
24	EAV2007	2,752,831,818	327,980,272	13.53%	8,258,495,454	114,882,820	2.17%	35.03%	2,438,041
25	EAV2008	3,035,552,721	282,720,903	10.27%	9,106,658,163	108,034,082	-5.96%	38.21%	(6,848,738)
26	EAV2009	3,117,774,986	82,222,265	2.71%	9,353,324,958	83,510,084	-22.70%	101.57%	(24,523,998)
27	EAV2010	3,015,595,059	(102,179,927)	-3.28%	9,046,785,177	46,766,530	-44.00%	-45.77%	(36,743,554)
28	EAV2011	2,890,901,913	(124,693,146)	-4.13%	8,672,705,739	46,766,530	0.00%	0.00%	-
29	*EAV2012*	*2,732,855,995*	*(158,045,918)*	*-5.47%*	*8,198,567,985*	*55,661,342*	*19.02%*	*-35.22%*	*8,894,812*
30	*EAV2013*	*2,594,433,221*	*(138,422,774)*	*-5.07%*	*7,783,299,663*	*43,962,494*	*-21.02%*	*-31.76%*	*(11,698,848)*
31	*EAV2014*	*2,555,228,462*	*(39,204,759)*	*-1.51%*	*7,665,685,386*	*38,957,670*	*-11.38%*	*-99.37%*	*(5,004,824)*
32	*EAV2015*	*2,598,466,258*	*43,237,796*	*1.69%*	*7,795,398,774*	*39,627,911*	*1.72%*	*91.65%*	*670,241*
33	*EAV2016*	*2,704,622,923*	*106,156,665*	*4.09%*	*8,113,868,769*	*33,412,991*	*-15.68%*	*31.48%*	*(6,214,920)*
34	*EAV2017*	*2,860,767,558*	*156,144,635*	*5.77%*	*8,582,302,674*	*70,148,324*	*109.94%*	*44.93%*	*36,735,333*
35	*EAV2018*	*3,014,850,269*	*154,082,711*	*5.39%*	*9,044,550,807*	*45,214,023*	*-35.55%*	*29.34%*	*(24,934,301)*
36	*EAV2019*	*3,207,560,565*	*192,710,296*	*6.39%*	*9,622,681,695*	*69,748,629*	*54.26%*	*36.19%*	*24,534,606*
37	*EAV2020*	*3,394,336,014*	*186,775,449*	*5.82%*	*10,183,008,042*	*90,610,769*	*29.91%*	*48.51%*	*20,862,140*
38	*EAV2021*	*3,513,112,554*	*118,776,540*	*3.50%*	*10,539,337,662*	*76,758,135*	*-15.29%*	*64.62%*	*(13,852,634)*
39	*EAV2022*	*3,767,142,979*	*254,030,425*	*7.23%*	*11,301,428,937*	*113,009,105*	*47.23%*	*44.49%*	*36,250,970*
40	*EAV2023*	*4,242,541,384*	*475,398,405*	*12.62%*	*12,727,624,152*	*215,009,692*	*90.26%*	*45.23%*	*102,000,587*
41	*EAV2024*	*4,506,326,782*	*263,785,398*	*6.22%*	*13,518,980,346*	*38,726,176*	*-81.99%*	*14.68%*	*(176,283,516)*
42	*EAV2025*	*4,781,188,881*	*274,862,099*	*6.10%*	*14,343,566,643*	*25,033,052*	*-35.36%*	*9.11%*	*(13,693,124)*
42	*EAV2026*	*5,200,000,000*	*418,811,119*	*8.76%*	*15,600,000,000*	*200,000,000*	*698.94%*	*47.75%*	*174,966,948*

Average New Property Growth for past 25 years	1999-2025	74,089,843
Average New Property Growth Percentage for the past 25 years	2000-2025	9.61%
Percent Growth of New Property/ EAV(Col. F divided by Col. C) for past 25 years	1999-2025	32.07%
Average EAV Growth including New Property for past 25 years	1999-2025	133,578,071
Percent EAV Growth including New Property for past 25 years	1999-2025	5.24%
Average EAV including New Property for past 25 years	2000-2025	3,030,665,806.96