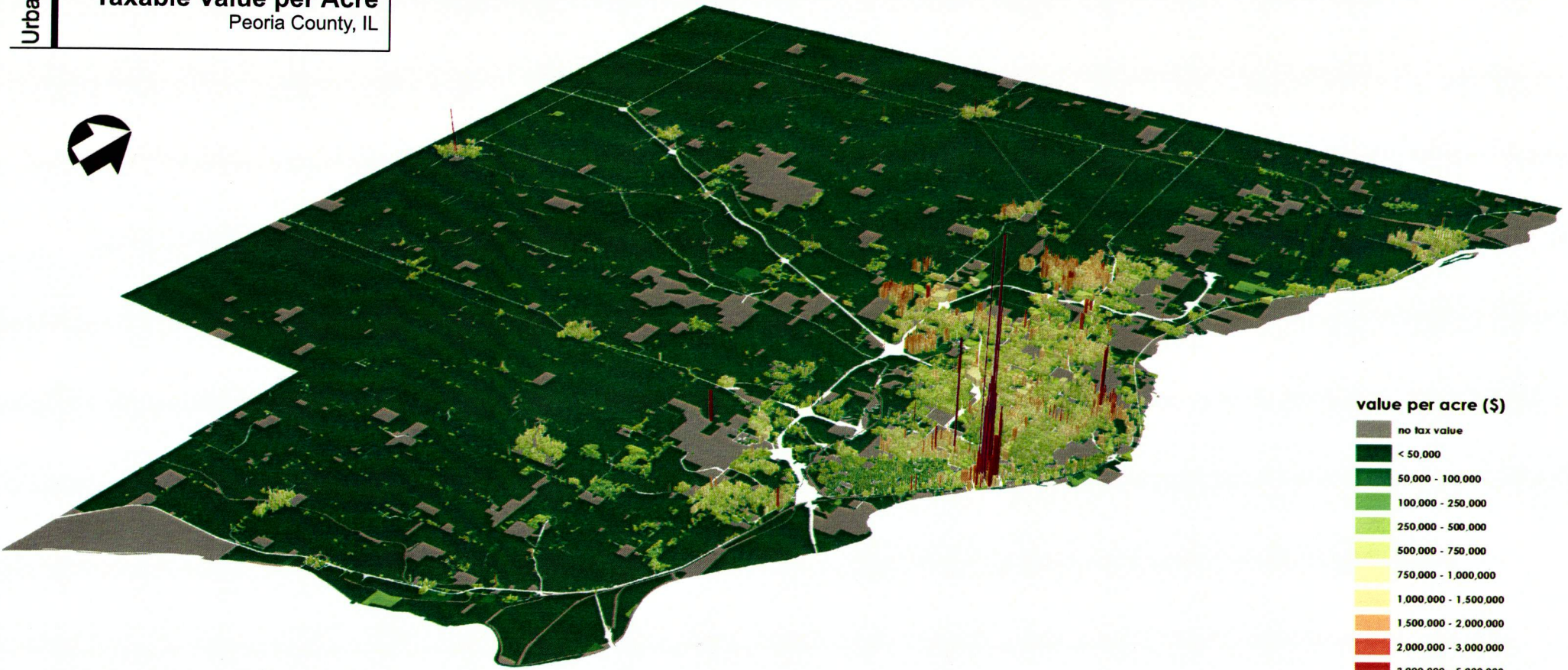


Distributed to Council 12/13/16

Urban3

Taxable Value per Acre
Peoria County, IL



value per acre (\$)

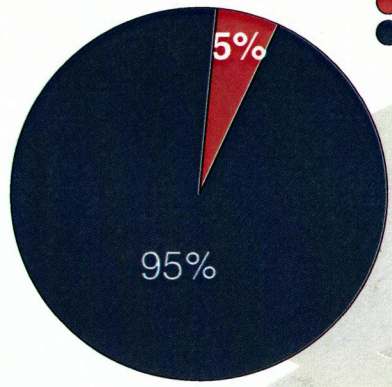
- no tax value
- < 50,000
- 50,000 - 100,000
- 100,000 - 250,000
- 250,000 - 500,000
- 500,000 - 750,000
- 750,000 - 1,000,000
- 1,000,000 - 1,500,000
- 1,500,000 - 2,000,000
- 2,000,000 - 3,000,000
- 3,000,000 - 5,000,000
- 5,000,000 - 10,000,000
- > 10,000,000

Comparative Impact

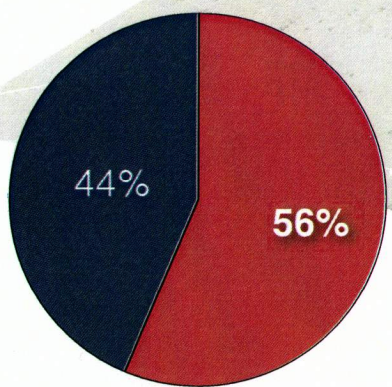
Peoria within Peoria

1:10

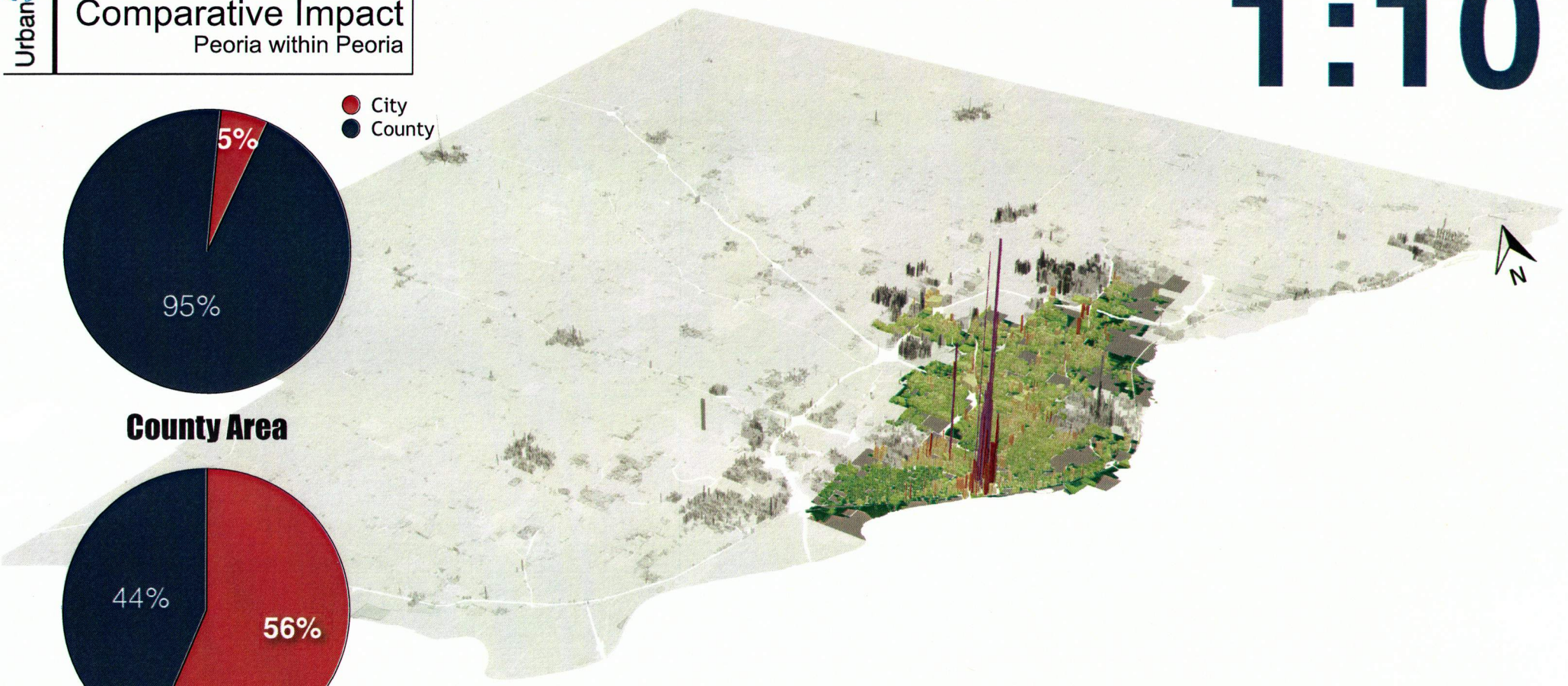
● City
● County

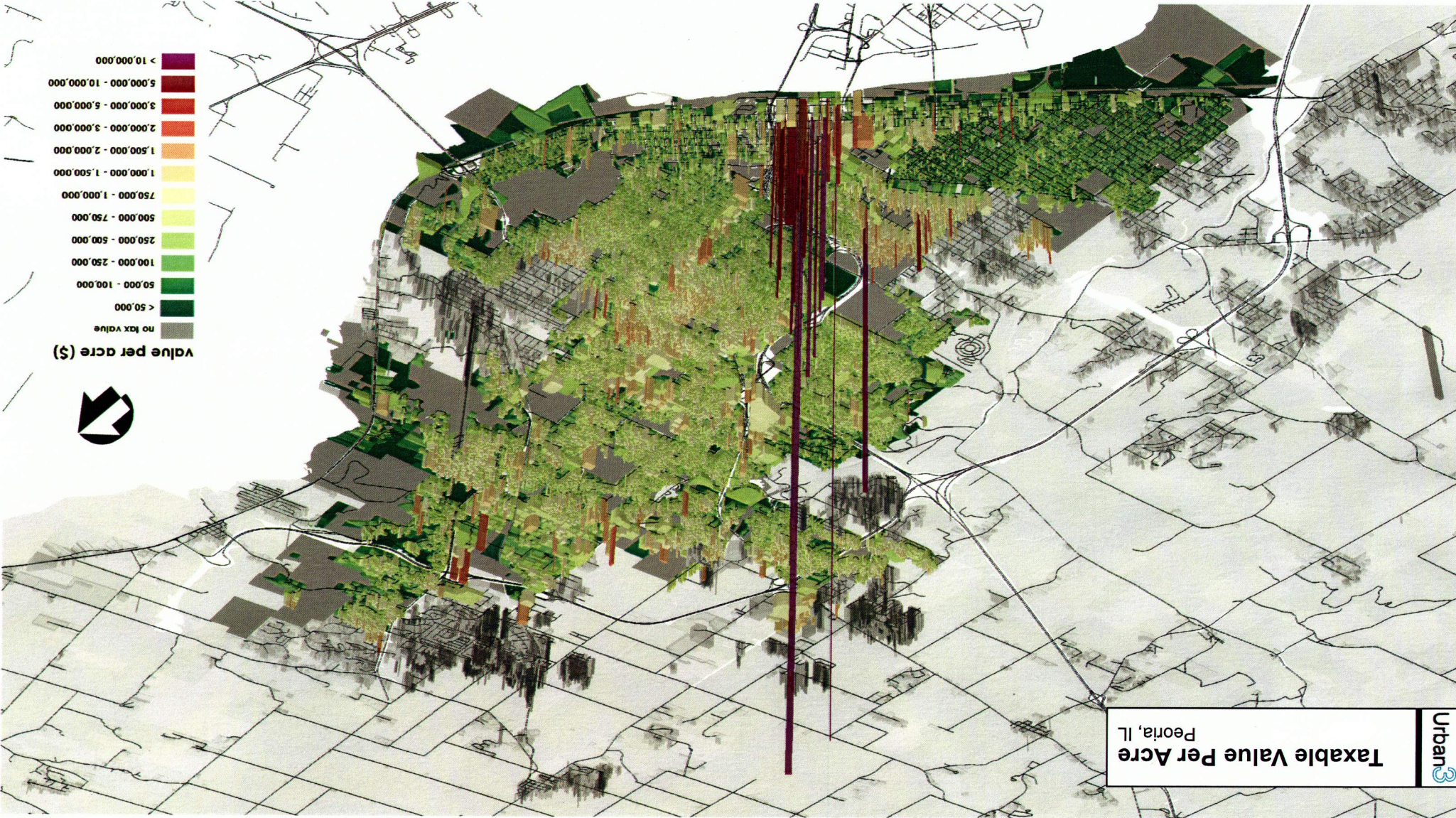


County Area



County Property Value





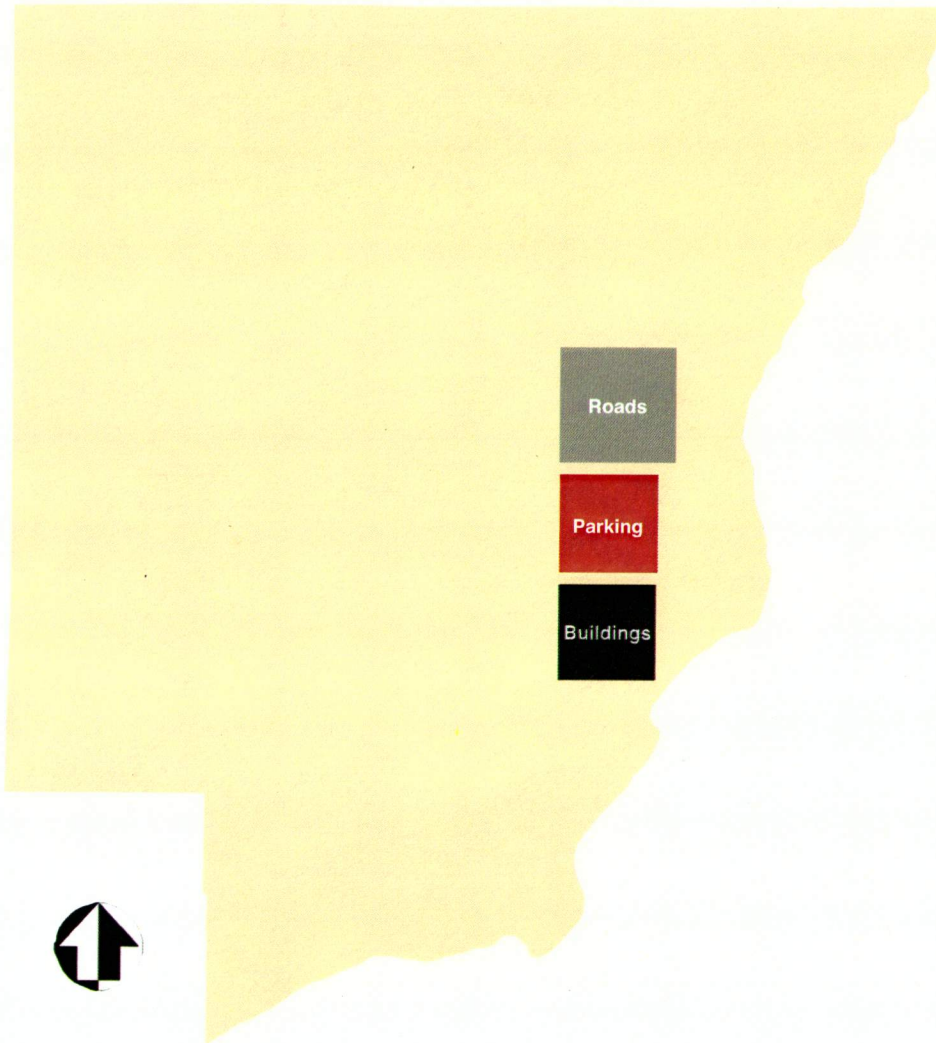
value per acre (\$)

> 10,000,000
5,000,000 - 10,000,000
3,000,000 - 5,000,000
2,000,000 - 3,000,000
1,500,000 - 2,000,000
1,000,000 - 1,500,000
750,000 - 1,000,000
500,000 - 750,000
250,000 - 500,000
100,000 - 250,000
50,000 - 100,000
< 50,000
no tax value



Taxable Value Per Acre
Peoria, IL



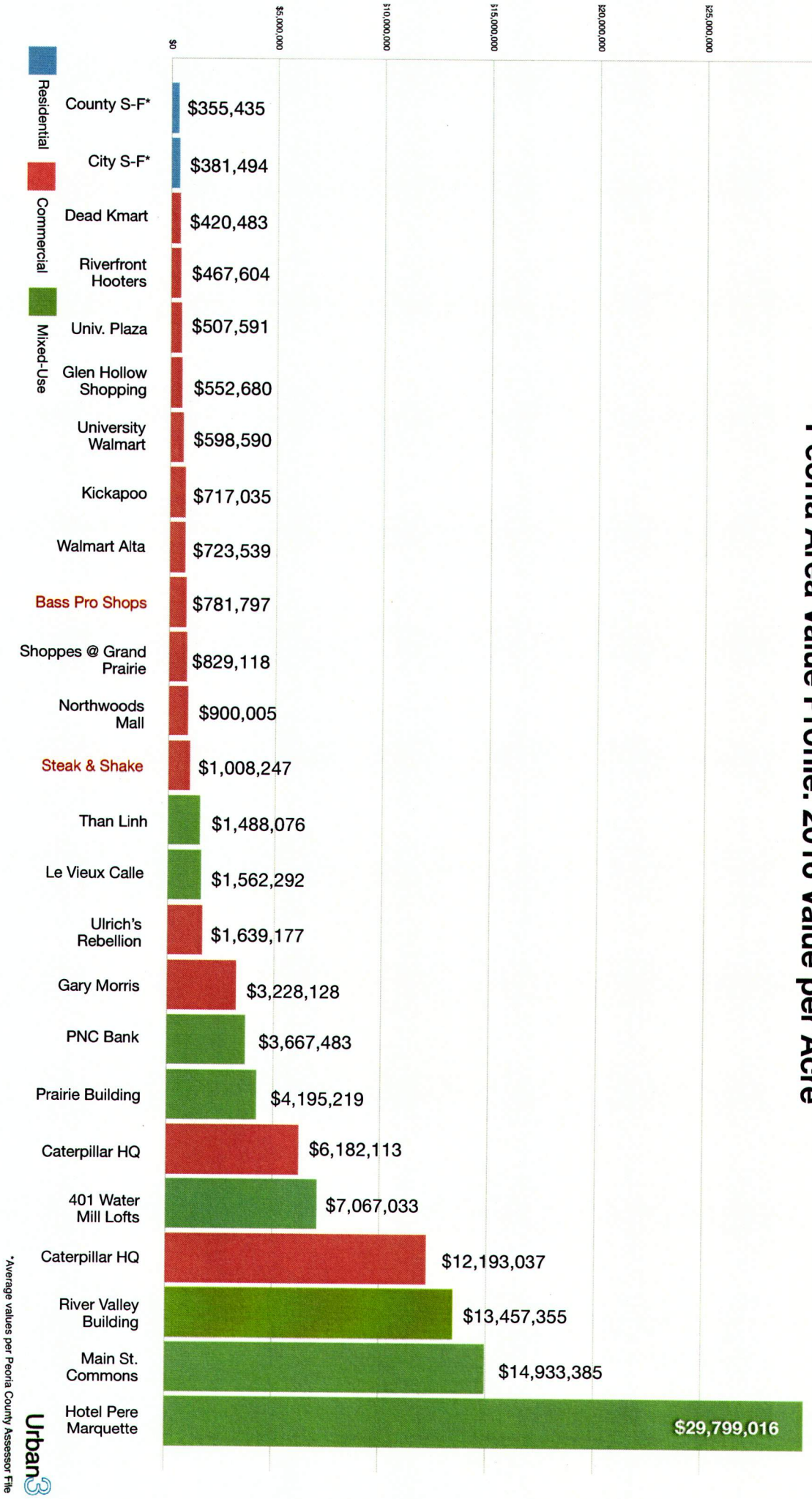


Type	Area (sq. miles)	Value/Revenue or Cost/Sq.Mile
Buildings	8.6	\$965 million
Parking	9.0	\$39 million
Roads	12.4	- \$250 million
All Else	540	\$4 million

Land Use Analysis

Peoria County, IL

Peoria Area Value Profile: 2016 Value per Acre



*Average values per Peoria County Assessor File





Main St. Commons
\$14,933,385 per acre

3.5 acres of Main St. Commons
would equal the **62.3 acre**
Shoppes at Grand Prairie



Shoppes at Grand Prairie
\$829,118 per acre