

EQUALIZATION & MULTIPLIERS

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What is equalization?

Equalization is the process of applying a multiplier to assessed values, bringing the *median level of assessments* of each Township or each County to 33 1/3% of the fair cash value as *required by Illinois State Statute*.

In St. Clair County, the Board of Review equalization factors are developed and applied to each Township based on the 3 year *average of median level of assessments* and considering all reassessment work done in that Township by the County Assessor and the Board of Review.

What is the median level of assessments?

The median level of assessments is the midpoint of the range of assessments in a sales ratio study. In this case, a sales ratio study is a comparison of the selling prices of properties in the Township and its prior year's assessed value. This gives the actual level of assessments on each property that is sold. The levels of assessments are ranked from lowest to highest and the midpoint or **median** is then identified.

Example: **Prior Year Assessed Value/Sale Price = Sale Ratio**

Prior Year Assessment	Sale Price	Ratio	
\$54,590	\$191,000	28.58	
\$42,455	\$148,000	28.69	
\$148,883	\$506,400	29.40	Median Level
\$58,166	\$185,000	31.44	
\$55,663	\$175,000	31.81	

How do we calculate the multiplier?

First, we calculate the median level of assessments for each Township for each of the last 3 years. Then, divide 33 1/3% (statutory level of assessments) by the calculated average 3 year median level of assessments for each Township. The result is the multiplier.

Example:

	2022	2023	2024	3 year
Township	Median	Median	Median	average
Belleville	33.01	31.11	30.58	31.57
Freeburg	33.02	31.35	29.40	31.26
Shiloh Valley	32.94	30.52	29.25	30.90

33.33/ 3 Year Average of Medians = Township Multiplier

	Statutory	3 Year	
Township	level of	Average of	Township
	Assessment	Medians	Multiplier
Belleville	33.33	31.57	1.0559
Freeburg	33.33	31.26	1.0663
Shiloh Valley	33.33	30.90	1.0785

Multipliers are then applied uniformly to all non-farms assessments in each Township for the final assessed values for the assessment year.

This is a brief explanation of the equalization process for St. Clair County.

For a more detailed explanation, please contact the Assessor's Office assessor@co.st-clair.il.us

or consult Illinois Department of Revenue Publication 136

<https://tax.illinois.gov/content/dam/soi/en/web/tax/research/publications/pubs/documents/pub-136.pdf>