

## **UPCOMING MEETINGS**

### **Tuesday, October 3, 2017**

7:30 A.M. Highway Committee Meeting – Highway Department in Roberts

### **Wednesday, October 4, 2017**

9:00 A.M. Sheriff Committee Meeting – Sheriff Board Room

### **Thursday, October 5, 2017**

8:30 A.M. Finance Committee Meeting – Small Courtroom

### **Monday, October 9, 2017**

7:00 P.M. County Board Meeting – Sheriff Board Room

## ASSESSMENT OFFICE REPORT

September 5, 2017

We have started the reassessment of the northern area of Ford County. I have been out with Phyllis Moritz and Marcia Peznowski. We are checking for condition of housing. Marcia and I have gone to all the houses in Elliott and Roberts- in town only. Phyllis and I have gone through parts- rural and in town of the Rodgers Twp. We have checked for missing buildings, new construction, and condition of buildings.

I have also checked many homes based requests for reassessment. Dave Hastings requested I check into his assessment. I am including the following information with his permission. I have included a worksheet I used to check out Meridian St. in Paxton. What I do is called Mass Appraisal- in other words similar homes in neighborhoods should be assessed at the same cost per square foot as similar homes. As you can see the values on his street vary from a ranch that is B+10 grade with brick/stone has a full value of \$117,600 or assessed value of \$39,200. The cost per square foot is \$24.26. Dave's house at the bottom of the sheet shows his ranch is C grade with frame and brick he has a full value of \$148,000 and assessed value of \$49,530. The cost per square foot is \$31.59.

As you can see, the cost per square foot varies greatly on the sheet- there is 5 sheets of information on Meridian. My job is to decide what the actual cost per square foot and to use sales information to make an informed decision. Once I have the information organized, I need to apply a cost per square foot that reflects the grade and condition that will be used for similar homes in the neighborhood.

As you can see, either Dave is over assessed, the first house is under assessed, or a combination of both. The neighborhood analysis needs to be done on every house in the county comparing it to similar property in similar areas.

Respectfully submitted,

*Patricia Langford*

# 1950's Ranch, Split & 1/2 story

11-14-17-252-001	2 Meridian	Schif ranch 2014
Built 1954	1616 sq ft B+10 grade	\$24.26 assessment
\$117,600	\$39,200	Brick (stone)
11-14-17-252-002	4 Meridian	Bessler ranch 2014
Built 1959	1228 sq ft B Grade	\$29.15 assessment
\$107,400	\$35,800	Brick
11-14-17-252-003	8 Meridian	Elliott ranch 2014
Built 1959	1350 sq ft B Grade	\$33.70 assessment
\$136,500	\$45,500	Frame
11-14-17-252-004	10 Meridian	Guyot ranch 2014
Built 1955	2121 sq ft B Grade	\$23.29 assessment requested
\$148,200	\$49,400	Brick (stone)
11-14-17-252-005	12 Meridian	Runge Split Level 2013
Built 1956	1950 sq ft C+9 Grade	\$24.78 assessment
\$144,990	48,330	Frame
11-14-17-252-007	16 Meridian	Sawyer 1 1/2 story reassessed 2013
Built 1957	1882 sq ft B+2 Grade	\$32.76 assessment
185,000	\$61,670	Br + Fr
11-14-17-252-008	18 Meridian	Cockburn ranch 2008
Built 1956	2782 sq ft C+10 Grade	\$18.57 assessment
154,530	\$57,510	Brick
11-14-17-252-012	701 E. Summer	Owen ranch 2008
Built 1957	1979 sq ft C Grade	22.58 assessment
\$134,020	\$44,690	frame
11-14-17-253-007	25 Meridian	Hastings ranch 2008
Built 1958	1568 sq ft C Grade	\$31.59 assessment
148,590	49,530	Fr. + Br.

11-16  
add  
\$161,000



# Ford County Coroner's Office

200 W. State

Paxton, IL 60957

1-217-379-2344 Office

1-217-379-9492 Fax

Douglas O. Wallace  
Coroner

## MONTH END REPORT AUGUST, 2017

TOTAL DEATH INVESTIGATIONS	9
TOTAL RESIDENT DEATHS	8
TOTAL NON-RESIDENT DEATHS	1
Past Inquires or Inquests Pending	0
Inquires Pending this month	0
1) Natural Death Investigations	10
2) Undetermined Death	0
3) Suicide	0
4) Homicide	0
5) Accidental Death	0
5a) Accidental Motor Vehicle Death	0
5b) Accidental Drug or Alcohol Death	0
AUTOPSIES	0
TOXICOLOGY	0
EXTERNAL EXAMANATIONS	0
HOSPICE CASE	4
INQUESTS CONDUCTED	0
CREMATION PERMITS INVESIGATED AND ISSUED	8
NOTIFICATIONS FOR OTHER COUNTIES	0
ORGAN & TISSUE DONATION	0
Investigations returned to the Medical Profession	9
CREMATION PERMIT FEES	\$ 300.00
REPORT FEES	\$ .00
MISC. FEES (Grant)	\$ .00
TOTAL REVENUE	\$ 350.00

RESPECTFULLY SUBMITTED,

DOUGLAS O. WALLACE  
FORD COUNTY CORONER