Illinois Wesleyan University
Digital Commons @ IWU

John Wesley Powell Student Research Conference

2004, 15th Annual JWP Conference

Apr 17th, 9:00 AM - 10:00 AM

Is There Assessor Bias in the Real Estate Market?

Conor Howard, '04
Illinois Wesleyan University

Margaret Chapman, Faculty Advisor
Illinois Wesleyan University

Follow this and additional works at: http://digitalcommons.iwu.edu/jwprc

Conor Howard, '04 and Margaret Chapman, Faculty Advisor, "Is There Assessor Bias in the Real Estate Market?" (April 17, 2004). *John Wesley Powell Student Research Conference.* Paper 15.
http://digitalcommons.iwu.edu/jwprc/2004/posters/15

This Event is brought to you for free and open access by The Ames Library, the Andrew W. Mellon Center for Curricular and Faculty Development, the Office of the Provost and the Office of the President. It has been accepted for inclusion in Digital Commons @ IWU by the faculty at Illinois Wesleyan University. For more information, please contact digitalcommons@iwu.edu.
©Copyright is owned by the author of this document.

Poster Presentation P23

IS THERE ASSESSOR BIAS IN THE REAL ESTATE MARKET?

Conor Howard and Margaret Chapman*
Department of Economics, Illinois Wesleyan University

The purpose of this paper is to determine if the valuation of property adheres to the 33 1/3 proportion of market value required by the state of Illinois or if assessors are over-valuing Bloomington real estate disproportionately across high and low income neighborhoods. Assessors have a motivation to over-value high-income properties disproportionately resulting in intentional and systematic bias which inequitably alters the property tax system. The results support this idea by showing a higher percent variation between market and assessed values in high-income households. This implies that higher income households are paying a disproportionately higher property tax than low and moderate-income households.