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

Is There Assessor Bias in the Real Estate Market?

Conor Howard  
Illinois Wesleyan University

Margaret Chapman, Faculty Advisor  
Illinois Wesleyan University

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


This is protected by copyright and/or related rights. It has been brought to you by Digital Commons @ IWU with permission from the rights-holder(s). You are free to use this material in any way that is permitted by the copyright and related rights legislation that applies to your use. For other uses you need to obtain permission from the rights-holder(s) directly, unless additional rights are indicated by a Creative Commons license in the record and/ or on the work itself. This material has been accepted for inclusion by faculty at Illinois Wesleyan University. For more information, please contact digitalcommons@iwu.edu.  
©Copyright is owned by the author of this document.
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.