

LOST PROPERTY VALUATION METHODOLOGY

FMV (DOR equalized) taken from McHenry Co. Treasurer

All FMV taken from 2022 tax bill (payable 2023)

Distance from nearest point of constituent's property to nearest point of pit

Distance measured by McH Co Treasurer Parcel GIS Information (using their GIS Measure tool)

Professor Diane Hite's hedonic analytical method has been adopted widely since 2006, by et al

2006 W.E. Upjohn Institute report on Gravel Min in richland Township (TN)

2017 Shelby County report on Memphis Stone & Gravel

2017 University of Guelph Pits and Quarries in Wellington County, Ontario

Hite co-efficient of loss:

25% at 1/4 mile

20% at 1/2 mile

17% at 3/4 mile

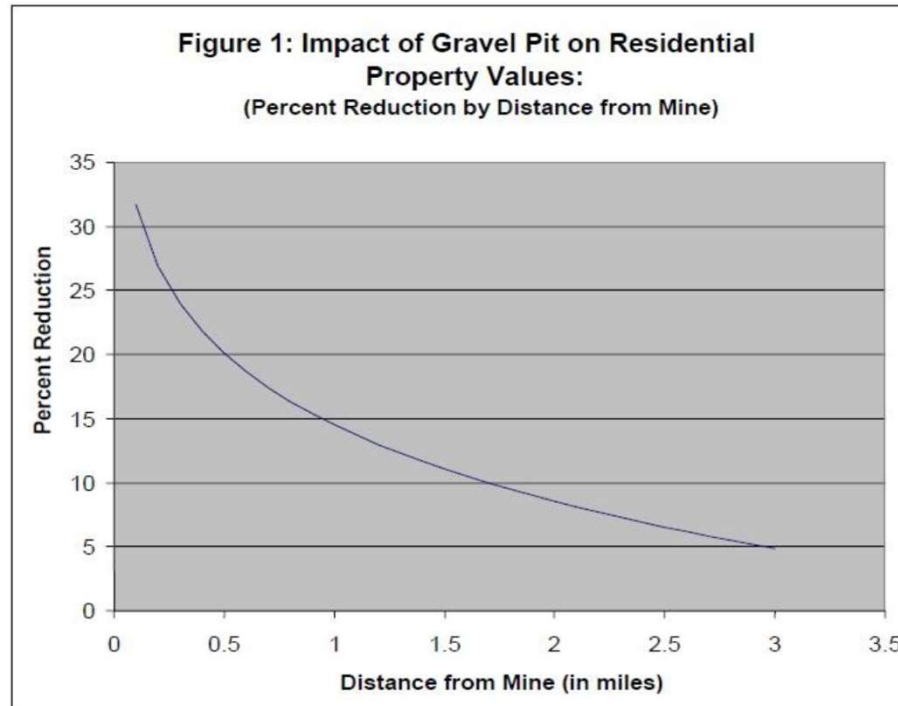
14.5% at 1 mile

11% at 1.5 miles

8% at 2.0 miles

7% at 2.5 miles

5% at 3.0 miles



LOST PROPERTY VALUE

Street No.	Street Name	PIN	FMV	distance to pit in feet	distance to pit in miles (E/5280)	Hite co- efficient	Lost Value (D*G)
2300	Eisenhower	09-25-202-001-0040	93,030	3,401	0.64	0.18	16,745