Frequently Asked Questions



When will I see my savings?

Exemption savings are applied to your Second Installment property tax bill mailed by the Cook County Treasurer's Office.



Where can I view if I have my exemptions?

You can view your exemption history on our website at cookcountyassessor.com



Is too late to apply for past years?

Per State legislation, you can apply for missed exemptions for up to the previous three tax years. To do this, you must fill out a form called Certificate of Error.



Can I apply for more than one exemption?

Yes, you can apply for up to four exemptions. You cannot apply for more than one incomebased exemption.



I own a condo. Can I apply for an exemption?

Yes, condo owners are eligible for exemptions.

Can my parking spot receive an exemption?

No, only the home you own and live in.



Why did you raise my property taxes?

The Assessor's Office does not raise your property taxes. Our office only determines the value of your home, or what your home could sell for today. Your property tax bill is mostly determined by local levies. Local taxing agencies such as schools and park districts decide how much property tax funding they need to meet their budgets. This is known as a levy. Check your Second Installment property tax bill to see where your money goes.

Dear Homeowner,

This brochure contains important information about property tax-saving exemptions. Exemptions provide support for homeowners and are part of our effort to create a fairer, more equitable property tax system.



Over the past few years, we have worked hard to share information and resources for homeowners. We offer live virtual seminars on YouTube and Facebook that homeowners can watch later at their convenience. Additionally, we collaborate with Cook County officials and community partners to facilitate in-person workshops in your neighborhood.

Furthermore, we continue to make improvements to the technology we use and simplify our processes to reduce the need for time-consuming office visits and forms. Please know that if you have any questions, you can contact us by phone, email, and social media, or visit us at any of our four convenient locations.

Sincerely, Fritz Kaegi Cook County Assessor

Connect with us:



Main Office 118 N. Clark St., 3rd Floor Chicago, IL 60602 (312) 443-7550

cookcountyassessor.com

Markham Branch Office 16501 S. Kedzie Ave., Room 237, Markham, IL 60426

Skokie Branch Office 5600 W. Old Orchard Rd., Room 149, Skokie, IL 60077

Bridgeview Branch Office 10200 S. 76th Ave., Room 237, Bridgeview, IL 60455

Understanding Property Tax Savings

EXEMPTIONS FOR HOMEOWNERS





About Property Tax Savings

The Cook County Assessor's Office oversees property tax exemptions for homeowners. Property tax exemptions are savings that may help lower your overall property tax bill mailed by the Cook County Treasurer's Office.

Here is an overview of the different types of exemptions.

Exemptions that automatically renew

Apply for exemptions below during the application window for them to auto-renew each year.

Homeowner Exemption

Most homeowners are eligible if the property is the main place where they live.



Senior Exemption

Most homeowners are eligible if they are 65 years or older during the tax year they are applying for.

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Persons with Disabilities Exemption

People with disabilities who meet the criteria and have the required documentation listed on our website are eligible.

World War II Veterans Exemption

World War II veterans and their non-remarried surviving spouses are eligible. If any of the veteran's service was performed between December 7, 1941, and December 31, 1946, then the veteran is considered a World War II veteran for purposes of this property tax savings.



Did you know?

Exemptions only appear on your Second Installment property tax bill.

Look for them in the bottom-left corner.

If you need a copy of your bill or make a payment, contact the Cook County Treasurer's Office.

Exemptions that you must reapply for each year

Apply during the application window to make sure you see savings on your Second Installment property tax bill.

Senior Freeze Exemption

Most homeowners are eligible if they are 65 years or older during the tax year they are applying for and have a household income of \$65,000 or less.

This exemption "freezes" your property's equalized assessed value of your home, not your total property tax bill.

Returning Veterans Exemption

Veterans who have returned from active duty in an armed conflict during the tax year they are applying for are eligible for this exemption.

Veterans with Disabilities Exemption

Veterans with a service-related disability, as defined by the U.S. Department of Veterans Affairs, are eligible. Veterans who are permanently and totally disabled may be eligible for automatic renewal of this exemption. See our website for the criteria and documentation required.

Exemptions for special situations

Eligible properties for these exemptions are identified by our office.

Longtime Homeowner Exemption

Our team reviews which properties qualify for this exemption based on specific criteria. Our office mails applications to eligible homeowners each spring.

Home Improvement Exemption

Homeowners apply for building permits in their local municipalities. Once our office receives the building permit and verifies the home improvements, the exemption may be approved.

More About How the Cook County Property Tax Formula Works

Important reminder: The Cook County Assessor's Office does not determine your property tax bill. Here is an example of the formula being applied to a property with a fair market value of \$300,000 and is eligible for a homeowner's exemption. See below for more explanations about these terms.

| \$300,000 | Estimated Fair Market Value |
|----------------------|--|
| ×.10 | Assessment Level (10% for residential properties) |
| \$30,000 × 3.0355 | Assessed Value State Equalizer |
| \$91,065 -10,000 | Equalized Assessed Value (EAV) Homeowner Exemption |
| \$81,065 ×.10 | Adjusted Equalized Assessed Value Tax Rate (example; your tax rate could vary) |
| \$8106.50 | Estimated Tax Bill in dollars |

Estimated Fair Market Value What your home could likely sell for right now

Assessment Level A local % applied to the estimated fair market value based on the type of property

Assessed Value The estimated fair market value multiplied by assessment level %

State Equalizer Rate A state-determined rate for each county

Equalized Assessed Value The assessed value multiplied by the state equalizer rate

Exemption Amount that varies by type of exemption that is subtracted from the Equalized Assessed Value

Adjusted Equalized Assessed Value Result of multiplying the Equalized Assessed Value by Homeowner Exemption amounts

Tax Rate The rate multiplied by the Adjusted Equalized Assessed Value that results in your estimated tax bill