



2021 ASSESSOR REASON CODES

Decrease Reason Codes 1-15 & 36-38

1. This is the result of an analysis of comparable properties.
2. This is the result of an analysis of comparable properties.
The decrease includes an update of your property's characteristics.
3. This is the result of a factual change in your property records.
4. This is the result of a factual change in your property records including an income, market or cost analysis.
5. This is the result of the partial occupancy of your property.
6. This is the result of the partial occupancy of your property along with an income, market or cost analysis.
7. This is the result of the total vacancy of your property.
8. This is the result of the total vacancy of your property along with an income, market or cost analysis.
9. This is the result of a sale analysis of your property.
10. This is the result of a development incentive grant including an income, market or cost analysis.
11. This is the result of an income, market or cost analysis.
12. This is the result of a change in classification.
13. This is the result of a change in classification including an income, market or cost analysis.
14. This is the result of a change in classification including total or partial occupancy.
15. This is the result of a Property Tax Appeal Board Decision
36. This result is based on consideration of submitted appraisal and also an analysis of comparable properties.
37. This is the result of an income, market or cost analysis in support of a decrease and in the absence of compliance of Incentive eligibility requirements.
38. This is a result of a market analysis of your property as well as an analysis of comparable properties.

No Change Reason codes 16-29, 32-35, 39-49

16. This is due to your property's uniformity with comparable properties.
17. This is due to your property's uniformity with comparable properties.
The analysis included an update of your property's characteristics.
18. This is due to lack of data having been submitted for our review.
19. This is due to insufficient data having been submitted for our review.
20. This is due to the absence of or an incomplete Owner/Lessee Verification form.
21. This is due to the sale of the property not having been disclosed or incomplete sale data submitted. (i.e. closing statement, deed.)

22. This is due to income, market or cost analysis supporting the assessment.
23. This is due to conflict between data submitted and our recent field inspection.
24. This is due to the absence of or an incomplete Property Summary Sheet.
25. This is due to the lack of new evidence being submitted.
The current assessment reflects prior relief.
26. This is due to a development incentive grant.
27. This is due to an analysis of the sale of the property.
28. This is due to a Board of Review decision or reduction.
29. This is due to a factual change in your property characteristics and a valuation analysis.
32. This is due to the absence of an appraisal, an income statement, a rent roll.
33. This is due to the absence of a vacancy affidavit.
34. Insufficient or no data was provided to substantiate a field check at the time the appeal was filed.
35. This is the result of a Property Tax Freeze Program for Historic Residences
39. Re-review denied due to failure to submit data within Assessor's Office posted deadlines.
40. This appeal has been withdrawn due to a petitioner request.
41. This appeal has been terminated because the property is exempt. If you have any questions, please contact our Exempt Department at (312) 603-7567.
42. The Assessment reflects a prior valuation analysis. Amendments to the Classification Ordinance (10% & 25%) do not warrant additional relief.
43. Incentive improvements were not assessed for the current year.
44. The Filing Fee, the Municipal Resolution and/or the Living Wage Affidavit were not submitted.
45. The substantial rehabilitation did not yield any incremental value for incentive action.
46. The property is railroad operational.
47. The property is currently partially exempt.
48. This result is based on consideration of submitted appraisal and also an analysis of comparable properties.
49. This is a result of a market analysis of your property as well as an analysis of comparable properties.

Letter/Unique Property 30-31

30. This increase is due to a valuation analysis.
31. This is due to an initial valuation.

NEW INCENTIVE REASON CODES

<u>Reason Type</u>	<u>Description</u>
No Change	50. This increase is due to a valuation analysis.
No Change	55. Flood Damage.
No Change	56. This is due to the removal of the Incentive based on Non-industrial use or Continuous Substantial Vacancy.
No Change	57. Incentive classification denied due to Non-Industrial use.
No Change	58. This is due to a change in classification but no change in value.
No Change	59. This is due to the Appeal Fee not being submitted.
No Change	60. Market value maintained; increase was due to ramp-up of level of assessment due to non-renewal of Incentive.
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Decrease	70. This is the result of the renewal of the Incentive (only).
Decrease	71. This is the result of the renewal of Incentive and value change.
Decrease	72. This is the result of the vacancy of your property and the removal of the Incentive due to Continuous Substantial Vacancy.
Decrease	73. The Property is Railroad Operational.
Decrease	74. This is a result of a One-Year Only reduction due to vacancy; Incentive not applied due to non-compliance of Incentive requirements.
Decrease	75. This is the result of a sale analysis, for one year only.
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