



FOR IMMEDIATE RELEASE: Friday, April 11, 2025
Christian Belanger, Director of Press Relations and Research
Cook County Assessor's Office
773-343-9050 / Christian.Belanger@cookcountyil.gov

Property Values for Evanston Township Released

Cook County – Cook County Assessor Fritz Kaegi released the initial assessments of residential and commercial properties in Evanston Township on April 9, 2025. The Assessor's Office reassesses one-third of Cook County every year. The north suburbs were last reassessed in 2022.

Evanston Township is coterminous with the city of Evanston.

"I strongly encourage property owners to review their reassessment notice to ensure their property characteristics and market value reflect their home," said Assessor Fritz Kaegi. "It is important to understand that assessments in Cook County reflect market value over the last three years. My office will be hosting a virtual workshop to assist property owners and explain reassessments in their community."

The total assessed value in Evanston Township grew 28%, which reflects three years of real estate market changes.

Appeals for Evanston Township must be submitted by **May 21, 2025**.

How do assessment appeals work?

Property owners are given an opportunity to appeal their assessment if the property characteristics listed on an assessment notice are incorrect, or if the estimated market value of a property is significantly more than what it could sell for in the current real estate market.

To learn more about property assessments and appeals, watch our upcoming virtual workshop live on [Facebook](#) or [YouTube](#) scheduled for **April 23 at 6 p.m. in English and April 24 at 6 p.m. in Spanish**.

The workshop will include information about the reassessment notice and how property owners can file appeals with the Assessor's office. View all our upcoming events at www.cookcountyassessor.com/event-list.

After a township undergoes reassessment, a valuation report is released that provides details on residential, commercial, and multi-family reassessments. Property owners can use these reports to gain insight on how property assessments work, learn about the real estate market in their specific neighborhood, and compare the median to their property value. The Valuation Reports for Evanston Township can be found at: cookcountyassessor.com/valuation-reports.

Property values certified in 2025 will affect second installment tax bills issued in 2026.

Residential Properties

Residential assessments are based on recent sale prices of similar properties. To get a better picture of the real estate market in Evanston Township, the chart below demonstrates median sale prices over the last several years for different property types. For example, the median sale price for single-family homes in 2024 was \$675,000, while the Assessor's median market value estimate for the same property class is \$636,000.

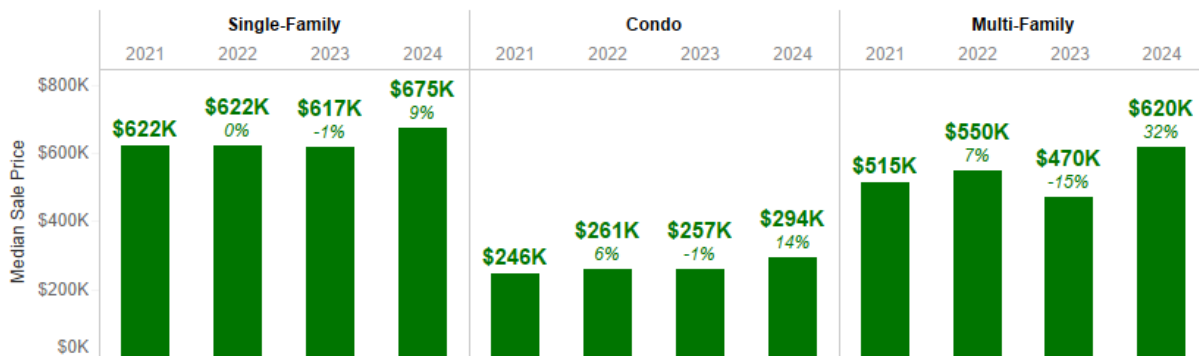
[Read the full Residential Valuation Report.](#)

Commercial Properties

Commercial property assessments are calculated by determining a property's use, estimated income, market-level vacancy, collections loss, and expenses. Commercial and multifamily property owners can locate their property on a methodology worksheet that contains the data used to assess their property. [Read the full Commercial Valuation Report.](#)

Evanston Township

Real estate market trends in overall township median sale prices:



Median Assessor's estimated market values in 2025:

Single-Family	Condo	Multi-Family
\$636K	\$265K	\$592K
18% change from 2022 median	4% change from 2022 median	15% change from 2022 median

Understanding Your Reassessment Notice

Join us for a virtual workshop to learn about recent reassessments in **Evanston Township**.

- Going over your assessment notice
- How to determine if an appeal should be filed
- Learn how to file for an appeal
- Participate in live Q & A session

Wednesday, April 23
6:00 p.m. - 7:00 p.m.

LIVE on Facebook & YouTube



sample of
reassessment notice

cookcountyassessor.com

Cómo Apelar el Valor de su Propiedad

Acompáñenos en nuestro taller virtual para aprender sobre las reevaluaciones de propiedad en el municipio de **Evanston**.

- Informese sobre su aviso de evaluación
- Cómo determinar si se debe presentar una apelación
- Aprenda cómo presentar una apelación
- Participa en una sesión de preguntas y respuestas

Jueves, 24 de abril
6:00 p.m. - 7:00 p.m.

LIVE en Facebook & YouTube



ejemplo de aviso de
evaluación

cookcountyassessor.com