



FOR IMMEDIATE RELEASE: Wednesday, March 25, 2025
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2025 Reassessment of North Suburbs Begins in Norwood Park Township

Cook County – Cook County Assessor Fritz Kaegi released the initial assessments of residential and commercial properties in Norwood Park Township on March 24, 2025. The Assessor's Office reassesses one-third of Cook County every year. The north suburbs were last reassessed in 2022.

Norwood Park is the first township of the 2025 north suburban reassessment. Norwood Park Township includes Norridge, Harwood Heights, Park Ridge, and unincorporated parts of Cook County.

"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 Norwood Park Township grew 24%, which reflects three years of real estate market changes.

Appeals for Norwood Park Township must be submitted by **May 5, 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 9 at 6 p.m. in English and April 10 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 Norwood Park 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 Norwood Park 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 \$398,000, while the Assessor's median market value estimate for the same property class is \$380,000.

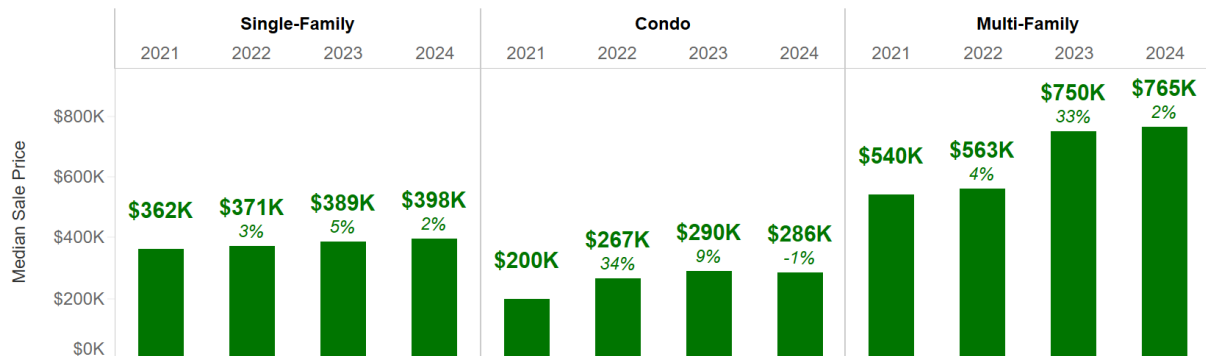
[Read the full Residential Valuation Report.](#)

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.](#)

Norwood Park Township

Real estate market trends in overall township median sale prices:



Median Assessor's estimated market values in 2025:

Property Type	2025 Estimated Value	Change from 2022 Median
Single-Family	\$380K	11% change from 2022 median
Condo	\$265K	19% change from 2022 median
Multi-Family	\$570K	19% change from 2022 median



COOK COUNTY
**ASSESSOR'S
OFFICE**
Fritz Kaegi, Assessor

Understanding Your Reassessment Notice

Join us for a virtual workshop to learn about recent reassessments in **Norwood Park 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 9
6:00 p.m. – 7:00 p.m.

LIVE on Facebook & YouTube



sample of
reassessment notice

2025 REASSESSMENT NOTICE

This is not a bill. This notice informs you of a change in your property's assessment.

Date: 3/18/2025
Property Identification Number: 091-00-000-0000

Property Location: 091-00-000-0000

2025 Market Value: \$280,000

What Your Property's Characteristics

Neighborhood: 091-00-000-0000
Neighborhood Code: 091-00-000-0000
Property Age: 091-00-000-0000
Class Code: 091-00-000-0000

Property Market Value and Assessment History

Year	Year	Assessed	Market Value
2024	2024	\$280,000	\$280,000
2023	2023	\$280,000	\$280,000
2022	2022	\$280,000	\$280,000
2021	2021	\$280,000	\$280,000

Filing an appeal

Use this QR code to file an appeal online.

The deadline to file an appeal is: (XXXX/XXXX)

cookcountyassessor.com



Cómo Apelar el Valor de su Propiedad

Acompañenos en nuestro taller virtual para aprender sobre las reevaluaciones de propiedad en el municipio de **Norwood Park**.

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

Jueves, 10 de abril
6:00 p.m. – 7:00 p.m.

LIVE en Facebook & YouTube



ejemplo de aviso de
evaluación

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