

Frequently Asked Questions

If a property is reassessed every three years, why does a property tax bill change each year?

First, the assessed value of a property or region might change. Properties may be reassessed, appeals may be filed, new exemptions may be claimed, or new construction may occur in an area. In addition, the equalizer, which is calculated each year by the Illinois Department of Revenue (IDOR), may change. Finally, the local tax rate, which is applied to a property and calculated by the Cook County Clerk each year, can change if a taxing district needs more or less property tax revenue to cover its budget.

Will I pay less in property taxes if I file an appeal?

An appeal can correct the accuracy of your property's assessment. An increase (or decrease) in your home's assessment does not directly correlate to the same increase (or decrease) in your property taxes. The Assessor does not determine property tax levies, rates, or the amounts of the bills.

Your property's share of the total assessed value of all properties within your community affects your share of your community's property taxes.

This means your home's value can increase, while its share of property taxes could increase, decrease, or stay the same due to the reassessment of your city, village, or town. If other properties' assessments increase more than yours, this can shrink your home's share of property taxes.

Do I need to hire someone to file an appeal?

You do not need to hire anyone to file an appeal. Filing an appeal is free and can be done online in as little as 20 minutes.

Dear Homeowner,

This brochure contains important information about property assessment appeals and reasons why a homeowner might consider filing.








Since the beginning of my term as Assessor, I have remained focused on creating an office and assessment process that is fair, ethical, and transparent. Our office has increased our outreach efforts to ensure homeowners are aware of the appeals process and how to file online.

In addition, we will continue to update our technology efforts and simplify processes. In just this last year, our office implemented a new website and homeowners now have the ability to file for exemptions, certificates of error and appeals online.

Please know that you can contact us by phone, email or social media with any questions you may have.

Sincerely,
Fritz Kaegi
Cook County Assessor

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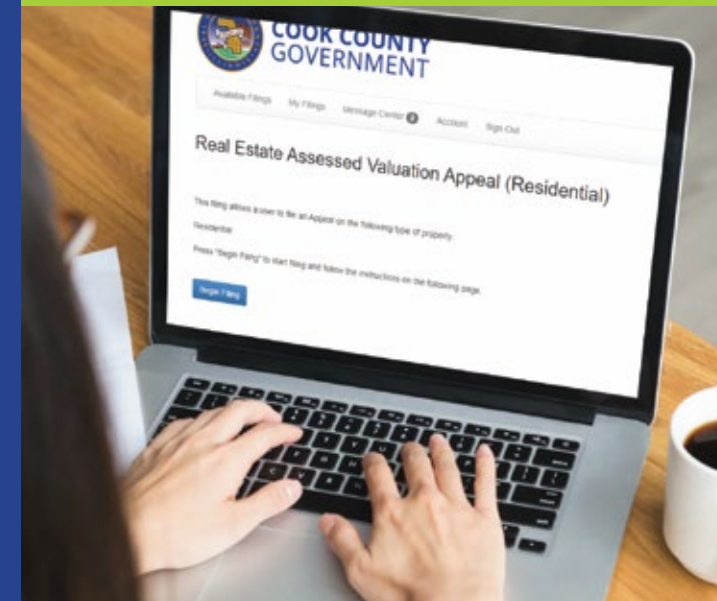
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cookcountyassessor.com

A Guide to Understanding Property Assessment Appeals

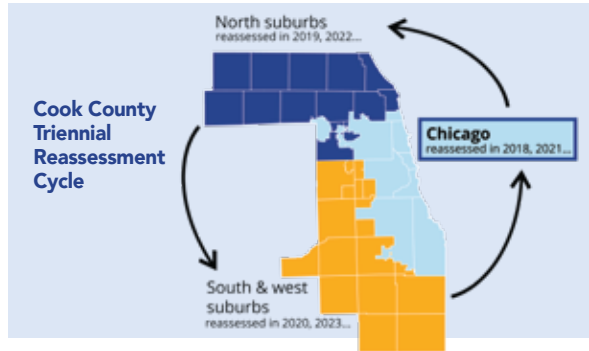
FOR RESIDENTIAL PROPERTIES



**ASSESSOR'S
OFFICE**

Understand the Property Assessment Cycle

Cook County follows a triennial reassessment cycle, meaning that a determination of each property's fair market value and corresponding assessed value occurs once every three years. A property's reassessment year depends on the township in which the property is located.



When a property is reassessed, the Assessor's Office sends a reassessment notice to the property owner, which contains the property's address, its characteristics, and its updated estimated Fair Market Value. In 2021, it will look something like this.

| | |
|--|-------------------|
| Property location (City, address and ZIP) | \$370,000 |
| The estimated Fair Market Value of this property in 2021 is: | |
| \$370,000 | |
| Property characteristics | Value of value |
| Assessor's Office | Assessor's Office |
| Property location & characteristics | Value of value |
| Assessor's Office | Assessor's Office |

If the property characteristics listed on your assessment notice are incorrect, or if the estimated market value of your home is significantly more than what you believe your home could sell for in the current real estate market, you may file an assessment appeal. The last date to file an appeal is printed on your notice.

A good rule of thumb is this: If the property characteristics on the notice are correct and the estimated market value is within 10 percent of what you think your home is worth, then it is unlikely that an appeal would change your property's assessed value enough to significantly affect your property tax bill.

The Process of Filing an Assessment Appeal

1

Homeowner receives Assessment Notice, which contains estimated market value and assessed value.



2

Homeowner believes the estimated market value listed on their Assessment Notice is more than their home is worth.



3

Homeowner checks online calendar to determine when an appeal can be filed.



4

Homeowner files an appeal online.



5

Assessor's Office staff determines whether to adjust assessed value.



6

Homeowner receives a result letter from the Assessor's Office.



3 Reasons for Filing an Assessment Appeal

Most commonly, homeowners challenge the accuracy of the fair market value due to uniformity or overvaluation. Homeowners can also file an appeal based on incorrect information about their property characteristics. Here is how those appeals differ:

1. Lack of Uniformity

Either you or our analysts can look at comparable properties (properties similar to yours) and determine whether the assessed value of your property is in line with the assessed values of other comparable properties.

2. Overvaluation

Supporting documentation, such as recent closing statements, or information about purchase prices of homes similar to yours can be submitted.

3. Incorrect Property Description

If a reassessment notice lists an error such as incorrect square footage, classification, or an error that may affect market value, an appeal can be filed. Supporting documentation such as property record cards or dated photos may be submitted with your appeal. It is important to remember, however, that a minor error does not necessarily indicate an incorrect assessment.

When to File an Appeal

During a property's reassessment year, an appeal may be filed within 30 calendar days after the notice of the new assessed value is mailed.

Otherwise, appeals can be filed during a specific time each year, depending on the township in which the property is located. To find the appeal period for your township, please review the Reassessment and Appeals Calendar located at www.cookcountyassessor.com