

# 2020 Stickney Residential Properties Reassessment Report

## 2020 South Triad Reassessment

Reassessment notices mailed: June 26, 2020

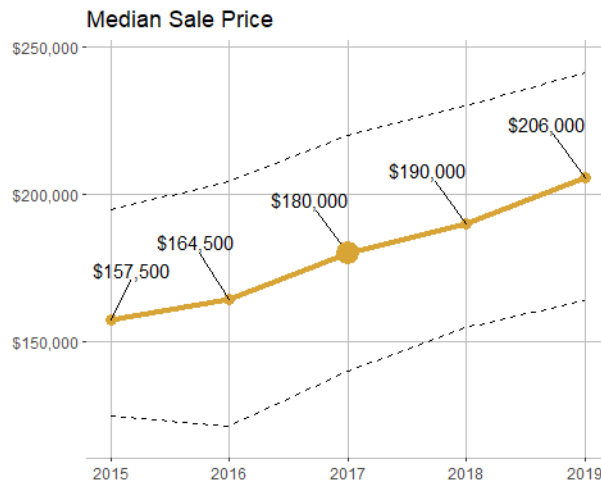


# Stickney's residential reassessments

## Sales-based Jan 2020 Market Estimate

For each home: sale data from 2015-2019 was used to calculate the January 2020 value of each home.

In Stickney, the median sale value of a single-family home in 2019 was **\$206,000**.



## Your neighborhood's COVID-19 Adjustment

Data about the market and the economy from January-April 2020 were used to estimate effects of COVID-19 on housing values.

COVID-19 Adjustments were calculated for each neighborhood and property type.

## Your home's CCAO Estimated Market Value

Your home's **Market Estimate** as of January 2020, minus the **COVID-19 Adjustment** for your property type and neighborhood, equals your home's Estimated Market Value.

Typically during a reassessment in 2020, the Assessor's Office would produce a **2020 Market Estimate** of your home's value based **only** on prior sales of homes.

Due to the significant economic impact of the COVID-19 outbreak and the natural disaster proclamation by the Governor of Illinois, the CCAO also applied a **COVID-19 Adjustment** to property values. Each home's adjustment depends on its location and property type.

The rest of this report contains information about initial Market Estimates and the real estate data used to produce them, and COVID-19 Adjustments in Stickney.

# Stickney's residential reassessments

Median initial estimate  
of single-family home  
values, based on sales  
data from 2015-2019:

**\$199,880**

Median COVID-19  
Adjustment, based on  
Jan-April 2020 market &  
economic data:

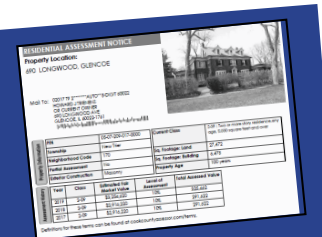
**-11.0%**

**=**

Median estimated CCAO fair  
market value that combined  
**Market Estimate** and  
**COVID-19 Adjustment**

**\$173,860**

Stickney homeowners: the market value  
printed on your notice of reassessment  
in 2020 has been adjusted.



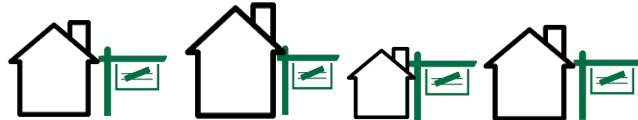
# How the Assessor's Office produced an estimate of Fair Market Value (FMV) for a single-family home in Stickney:

***For each home....***

**1** Data about **sales**  of similar homes nearby were used to calculate trends in sale values.

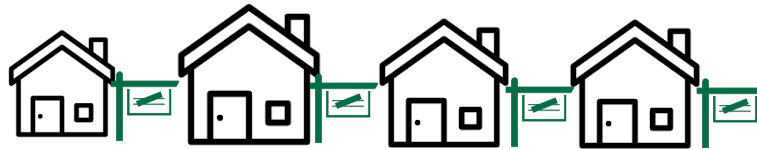
**2** These trends were used to estimate this home's initial value.

**3** The COVID-19 Adjustment was applied to the value of the home.



This home's  
Jan 2020 Market  
Estimate

**COVID-19  
Adjustment**



This home's  
Jan 2020 Market  
Estimate

**COVID-19  
Adjustment**



This home's  
Jan 2020 Market  
Estimate

**COVID-19  
Adjustment**

# Stickney 2020 Residential Reassessment

## Executive Summary of Market Estimates

Stickney is the 17th largest township in the south and west suburbs. In 2020, it had:

- 11,803 single-family homes,
- 553 residential condos, and
- 457 class 2 multi-family apartments of 2-6 units.

The most common single-family home type in 2020 is a class 2-03: One-story Residence, any age, 1,000 to 1,800 square feet.

The median sale value of a single-family home in Stickney in 2019 was \$206,000.

The Cook County Assessor's median estimated Fair Market Value (FMV) for a single-family home in Stickney in 2020 is **\$173,860**. In the prior reassessment of Stickney in 2017, the median FMV was \$166,960. The median change in estimated FMV from 2017 to 2020 was 4.0%.

Stickney has grown by approximately \$171.0 million (37.4%) in total assessed value from 2019 (Assessor-certified) to 2020 (Assessor mailed values).

Single-family homes numbers include the following property classes: 202, 203, 204, 205, 206, 207, 208, 209, 210, 234, 278, 295

Condos include the following property classes: 299 (See appendix)

Multi-family homes include the following property classes: 211, 212 (See appendix)

# The Assessor's legal obligations for property reassessments:

1. A property's value must be **fair\*** – a fair market value.
2. In Cook County, properties must be re-assessed **every 3 years\***.
3. Property assessments must be **uniform\***.
4. Property assessments must comply with Cook County ordinance about the property's **assessed value\*\***, which is used to determine property taxes.

\* = This is literally the statutory duty of the Assessor per the Illinois Tax Code (§35 ILCS 200).

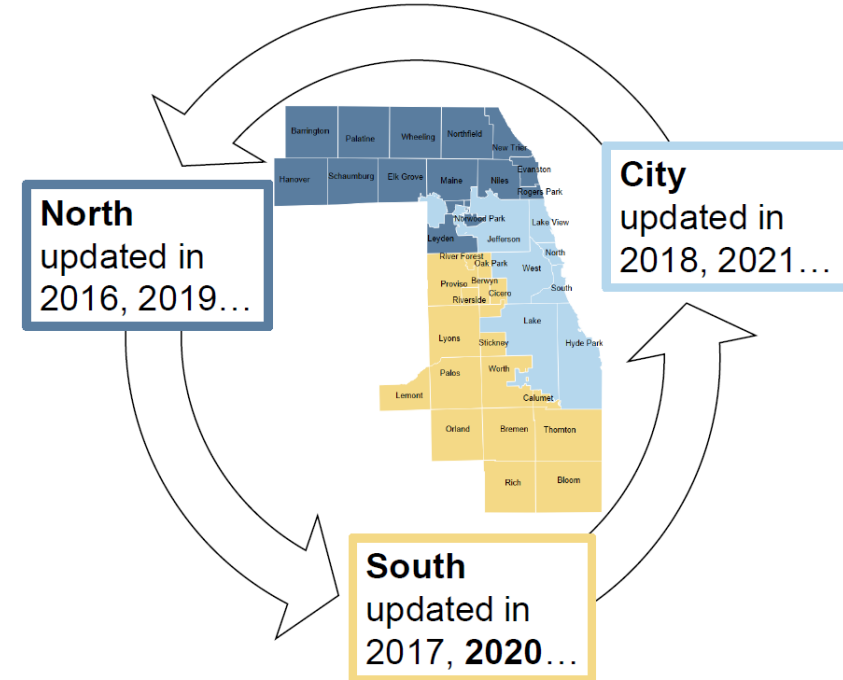
\*\* = Levels of assessment for taxation are set by Cook County Ordinance.

# Reassessments are every 3 years.

Taxes are calculated every year.  
But the reassessment cycle is every **3** years.


## South/West Suburbs:

- Reassessed in 2017 and 2020
- **2020** reassessments are reflected in the second installment property tax bill sent in summer **2021**



**Cook County Assessor**

**2020**  
Assessed Values




**Cook County Board of Review**

**2020-2021**  
2020 Assessed Values (Final)

**Cook County Treasurer**

**2021**  
2020 Property Tax Bills (Second Installment)



# Our duty: Fairness and accuracy.

The Illinois Tax Code (35 ILCS 200/1-50) defines a home's **fair cash value** like this: Sec. 1-50. **Fair cash value.** The amount for which a property can be sold in the due course of business and trade, not under duress, between a willing buyer and a willing seller.

This is referred to as the Fair Market Value.

When you receive a Reassessment Notice in the mail, it contains this updated value, along with characteristics of your home.

PROPERTY INFORMATION	
Property Location	080 LONGWOOD GLENCOE
Map No.	08011000000000000000
Parcel No.	08011000000000000000
Assessment Year	2019
Assessed Value	\$173,860
Market Value	\$173,860
Assessment Ratio	100%

**RESIDENTIAL ASSESSMENT NOTICE**

**Estimated Fair Market Value**

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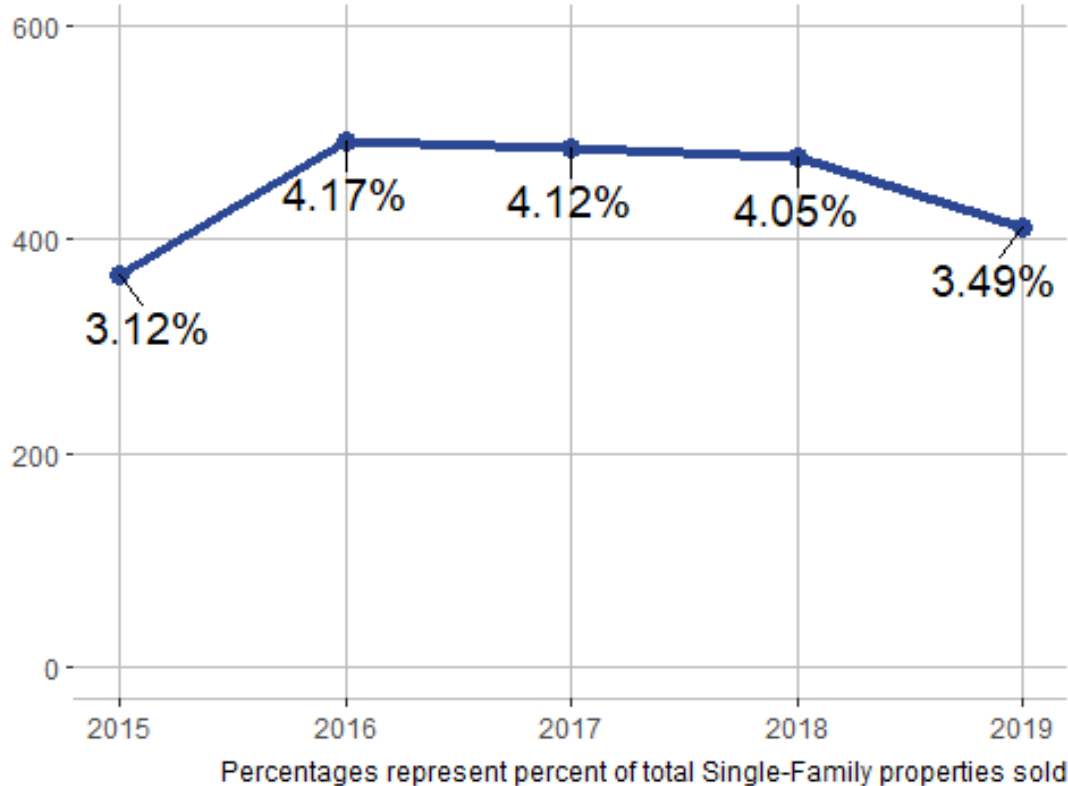
**\$173,860**

To produce a fair market value for a home in 2020, we look to recent **trends in the real estate market.**

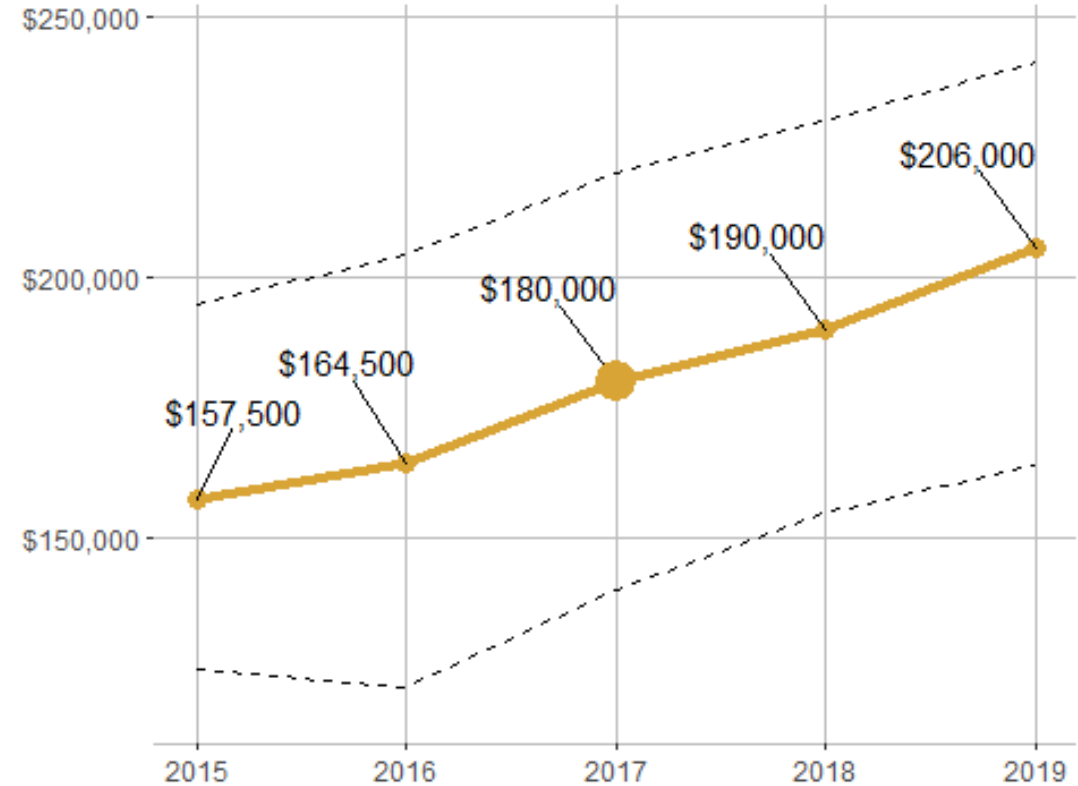
# What were the trends in Stickney home sales?

These trends were observed in the real estate market for **single-family homes** from January 1, 2015 to December 31, 2019. Sales are recorded by the Cook County Recorder of Deeds and reviewed by the Illinois Department of Revenue. Dashed lines represent 25<sup>th</sup> and 75<sup>th</sup> percentiles each year: of all the Stickney single-family homes that sold in each year, 50% of them had sale prices between the dashed lines.

Number of Properties Sold



Median Sale Price



# COVID-19 Adjustments

The COVID-19 pandemic is associated with **increasing unemployment**. Historically, when unemployment rises, **housing prices decline**.

The CCAO analyzed evidence about the economic effects of COVID-19 from sources including the Urban Institute, Case-Shiller housing indices, Real Estate Investment Trusts (REITs), and census workforce data.

The CCAO estimated **unemployment** in each of Stickney's neighborhoods and then created a **COVID-19 Adjustment** for each single-family homes and condos in each neighborhood.

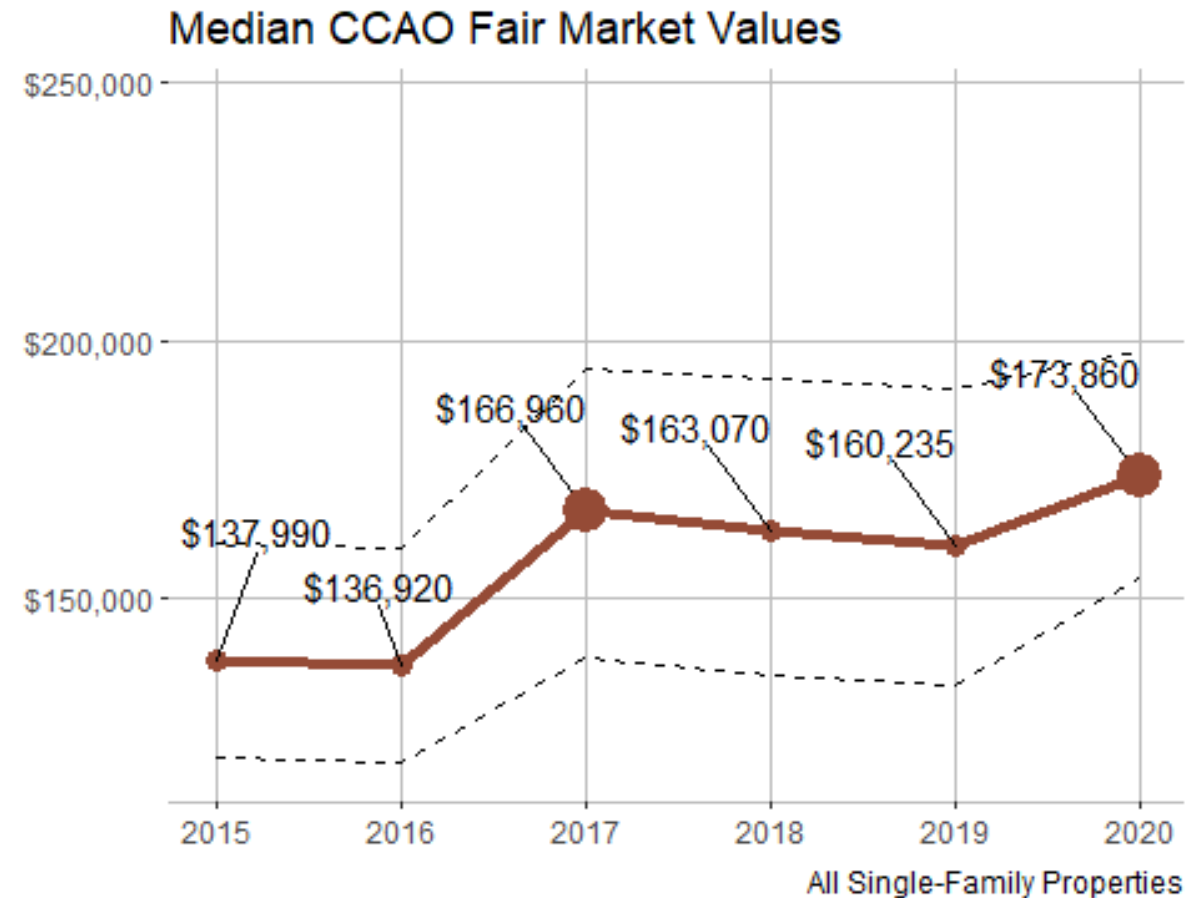
Neighborhoods with higher estimated unemployment had larger adjustments.

# CCAO's Estimated Fair Market Values

The median estimated Fair Market Value for a single-family home in Stickney in 2020 is **\$173,860**.

Stickney was last fully reassessed in **2017**. Between the 2017 and 2020 reassessments, median values can change due to single-property reassessments (for new construction or similar reasons) and appeals.

This graph shows the median CCAO estimated Fair Market Value for single-family homes. Please note that all values before 2020 are Assessor-certified values.



50% of the FMVs of all single-family homes in Stickney are in between the dashed lines.

# Sales Comparison between Reassessments:

Let's look at median sale prices of homes. Because reassessments in a year rely most on sales that occurred in the year prior, let's examine changes in median prices of a home in 2016 and 2019 (for reassessments in 2017 and 2020).

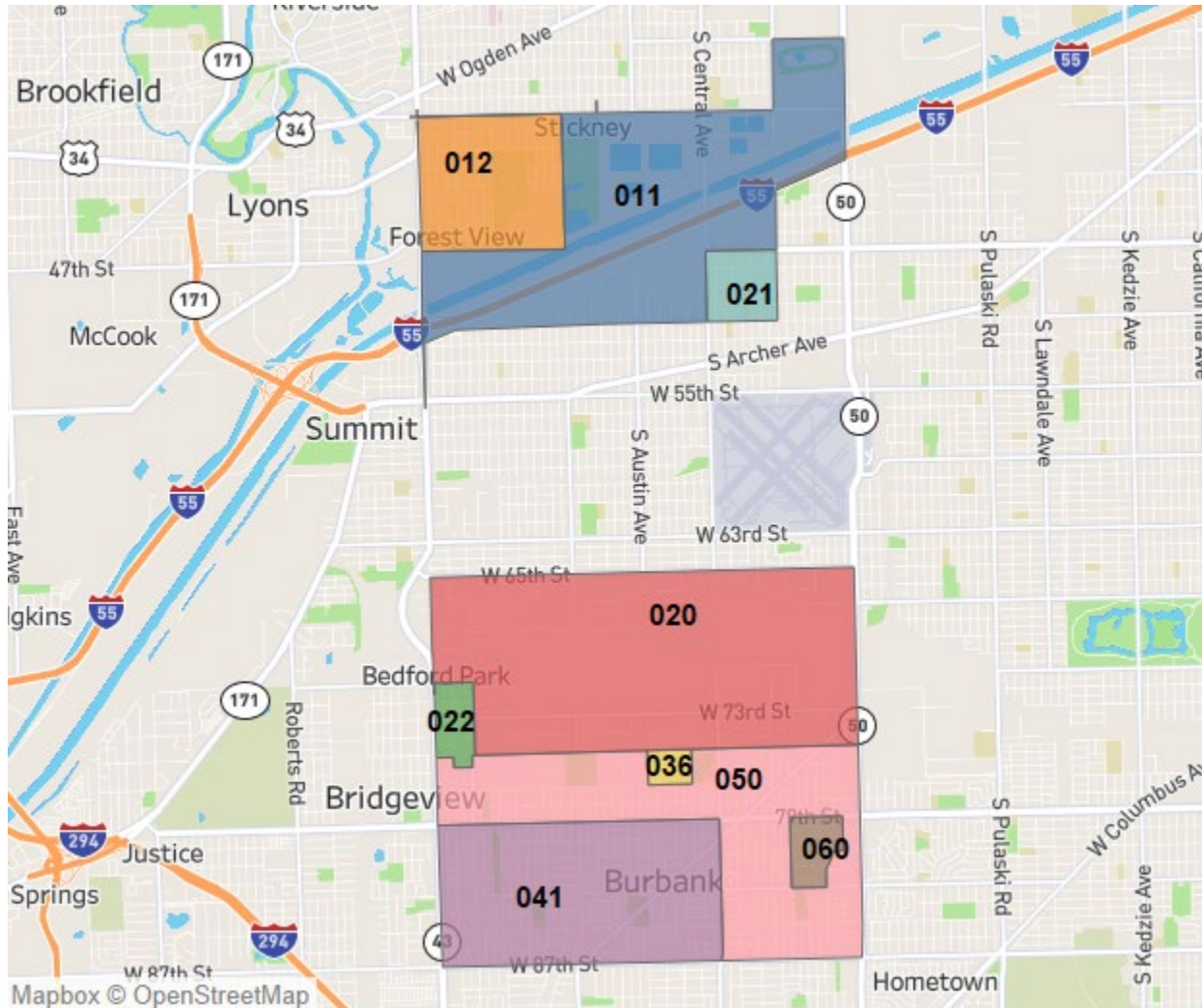
Year	2016	2019	Median % change
Median sale price of a home in Stickney	\$164,500	\$206,000	20%

Note that the CCAO used sales data as well as **COVID-19 Adjustments** to produce estimated Fair Market Values in Stickney in 2020.

## CCAO estimated FMV Comparison:

Year	2017	2020	Median % change
Median CCAO estimated Fair Market Value	\$166,960	\$173,860	4%

# Stickney Neighborhoods



Sale prices of homes are affected by location. Because of this, estimates of Fair Market Values also depend on location.

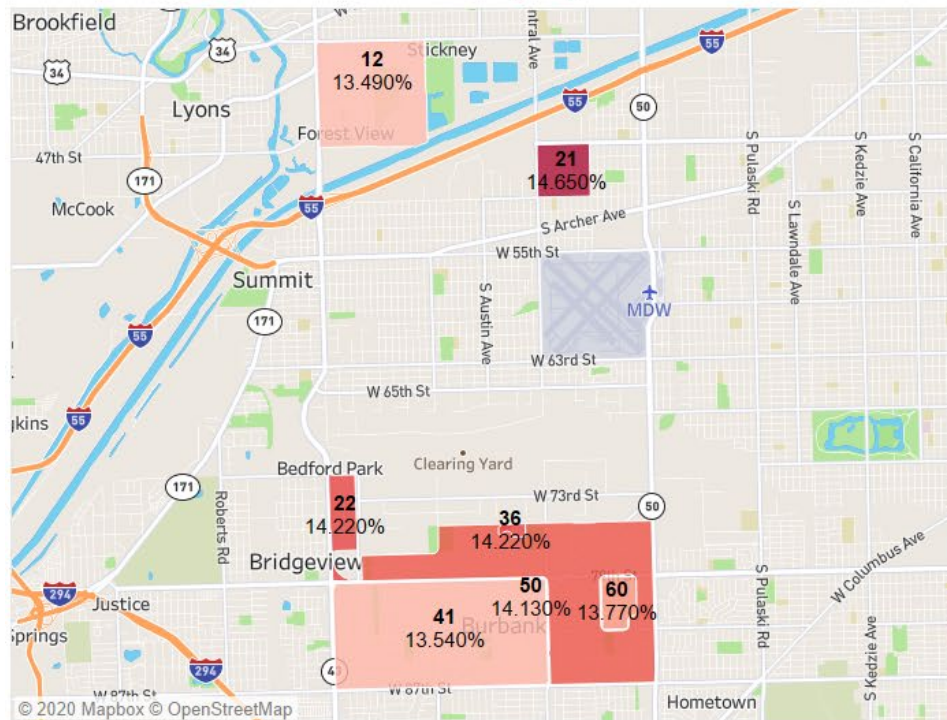
The CCAO's database contains a township and a **neighborhood code** (see left) for each home.

A home's neighborhood code can be found on its Reassessment Notice and on its PIN details at [cookcountyassessor.com](http://cookcountyassessor.com).

# COVID-19 Adjustments in Stickney neighborhoods

Neighborhoods with larger increases  
in estimated **unemployment**....

Estimated **Increases in Unemployment**

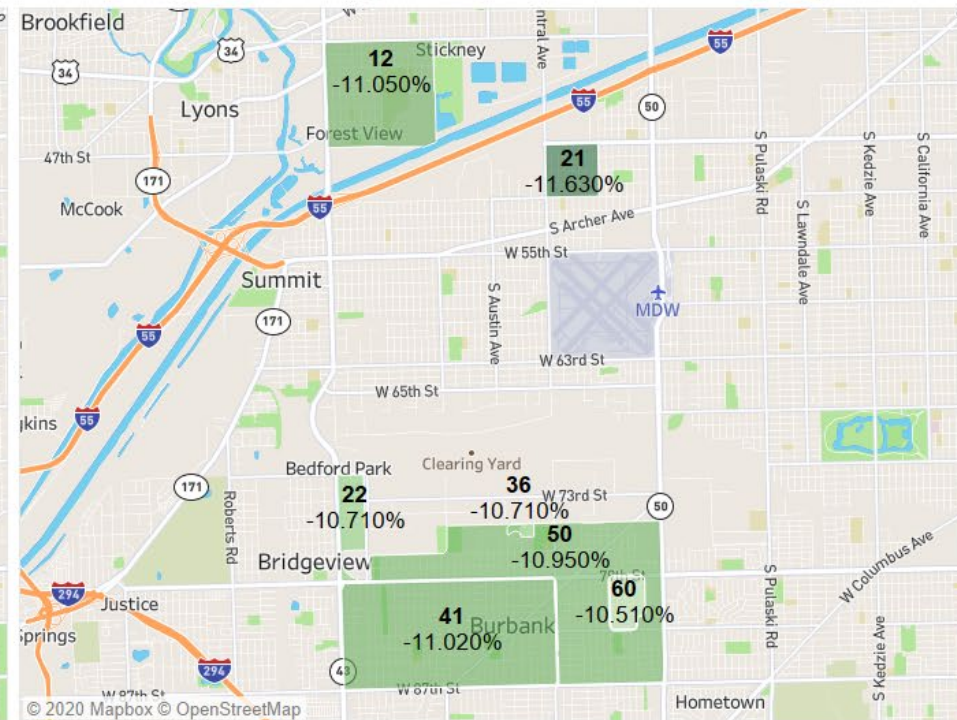


Estimated COVID Increase in Unemployment (%)



...had larger **COVID-19 Adjustments**  
to Fair Market Values of homes.

Assessor's COVID **Adjustments** to 2020 Property Values



COVID Adjustment



# Stickney Neighborhood Data

Neighborhood code	Median 2019 CCAO FMV	Number of sales in 2019	Median sale price in 2019	COVID-19 Adjustment	Median 2020 CCAO FMV	Median sales ratio	Median \$ change in CCAO FMV 2019-2020	Median % change in CCAO FMV 2019-2020
12	\$145,260	74	\$204,950	-11.0%	<b>\$172,370</b>	0.931	\$27,110	<b>18.7%</b>
21	\$149,450	26	\$219,950	-11.6%	<b>\$171,270</b>	0.958	\$21,820	<b>14.6%</b>
22	\$134,330	15	\$135,000	-10.7%	<b>\$134,630</b>	1.035	\$300	<b>0.2%</b>
36	\$227,550	2	\$247,500	-10.7%	<b>\$227,990</b>	*	\$440	<b>0.2%</b>
41	\$177,280	159	\$219,000	-11.0%	<b>\$184,015</b>	0.957	\$6,735	<b>3.8%</b>
50	\$161,980	127	\$200,000	-10.9%	<b>\$165,870</b>	0.879	\$3,890	<b>2.4%</b>
60	\$171,380	8	\$178,850	-10.5%	<b>\$161,270</b>	*	-\$10,110	<b>-5.9%</b>

These numbers include the following property classes: 2-02, 2-03, 2-04, 2-05, 2-06, 2-07, 2-08, 2-09, 2-10, 2-34, 2-78, 2-95.

\* = Too few sales in 2019 to calculate a statistically valid sales ratio.

# Why two homes can have different changes in Assessed Value

**Q: Between the 2017 and 2020 reassessments, the median change in assessed value was 4%. Why did my home's assessed value change more (or less) than 4%?**

**Every home is different.** Because of this, your home's change in assessed value may be different from a neighbor's change (or different from the median change).

Homes have different characteristics (like age and square footage), and are in different neighborhoods. Homes with different characteristics often have different patterns in sales, and these different patterns can therefore produce different changes in estimates of each home's fair market value – and therefore different changes in assessed value.

# Fairness: Assessment Uniformity

Assessments should be **uniform**.

There are many ways to measure this. The CCAO is committed to measuring our work against the industry standards of uniformity, set by the International Association of Assessing Officers (IAAO). The IAAO defines two standards for uniformity: **variability** and **vertical equity**. The CCAO sets its standard to meet **both** of these metrics for every township.

- **Variability** measures the degree to which all values in a data set vary from the average. When variability is low, this indicates high-quality assessments.
- **Vertical equity** measures the degree to which high-value property assessments are similar to lower-value property assessments. There are two metrics for vertical equity.

# IAAO Statistics for Uniformity

## Stickney 2020 Residential Reassessment

The IAAO provides one statistic for measuring variability of assessments: Coefficient of Dispersion, or COD. Low variability indicates a high-quality assessment.

There are two statistics for measuring vertical equity of assessments: Price-Related Differential and Bias (PRD and PRB). If either PRD or PRB falls within the target range, the standard for vertical equity is considered met. **In the 2020 Reassessment of Stickney, the CCAO has met the variability standard for uniformity, but not vertical equity.**

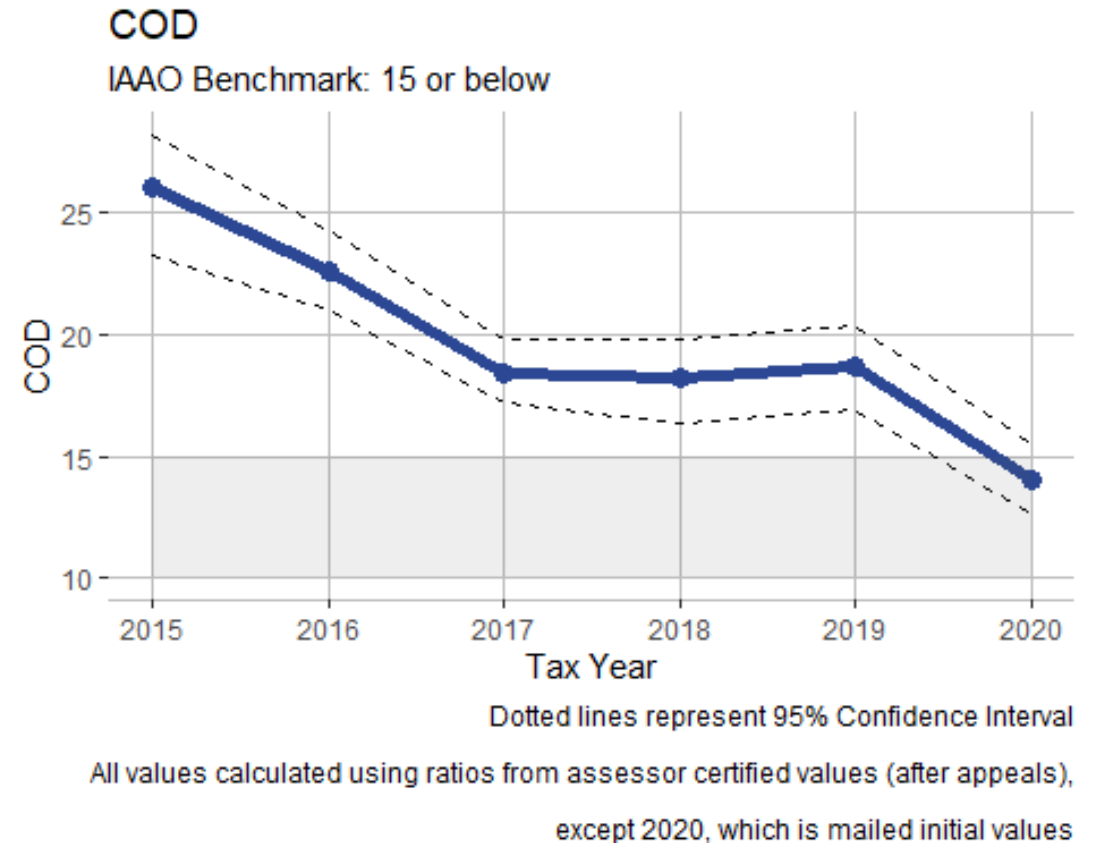
The following slides provide details about current and historical uniformity metrics in Stickney.

Category	Statistic	Target Range	Result	Standard Met?
Variability	COD	5-15	13.9804	Yes
Vertical Equity(1)	PRD	0.98-1.03	1.0325	No
Vertical Equity(2)	PRB	-0.05-0.05	-0.1937	No

# Variability: Coefficient of Dispersion

Variability measures to what degree data points in a statistical distribution or data set diverge from the average. Low variability indicates high quality assessments. Coefficients of Dispersion (CODs) between 5 and 15 indicate high-quality assessments.

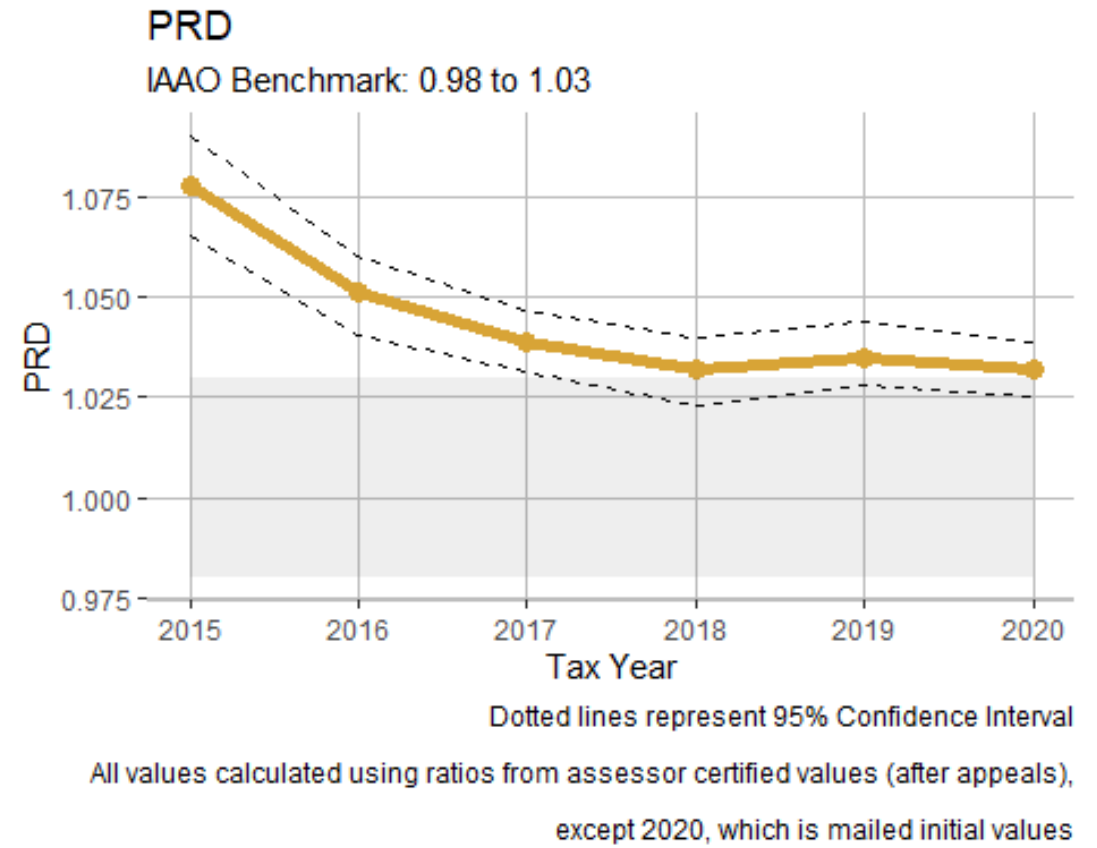
This graph shows that our COD for the 2020 re-assessment for this township is 13.98. As it is between 5 and 15, the COD has met the IAAO standard for variability.



# Vertical Equity 1: Price-Related Differential

Vertical equity is the degree to which low-value properties are assessed at the same ratio as high-value properties. PRDs between .98 and 1.03 indicate high-quality assessments.

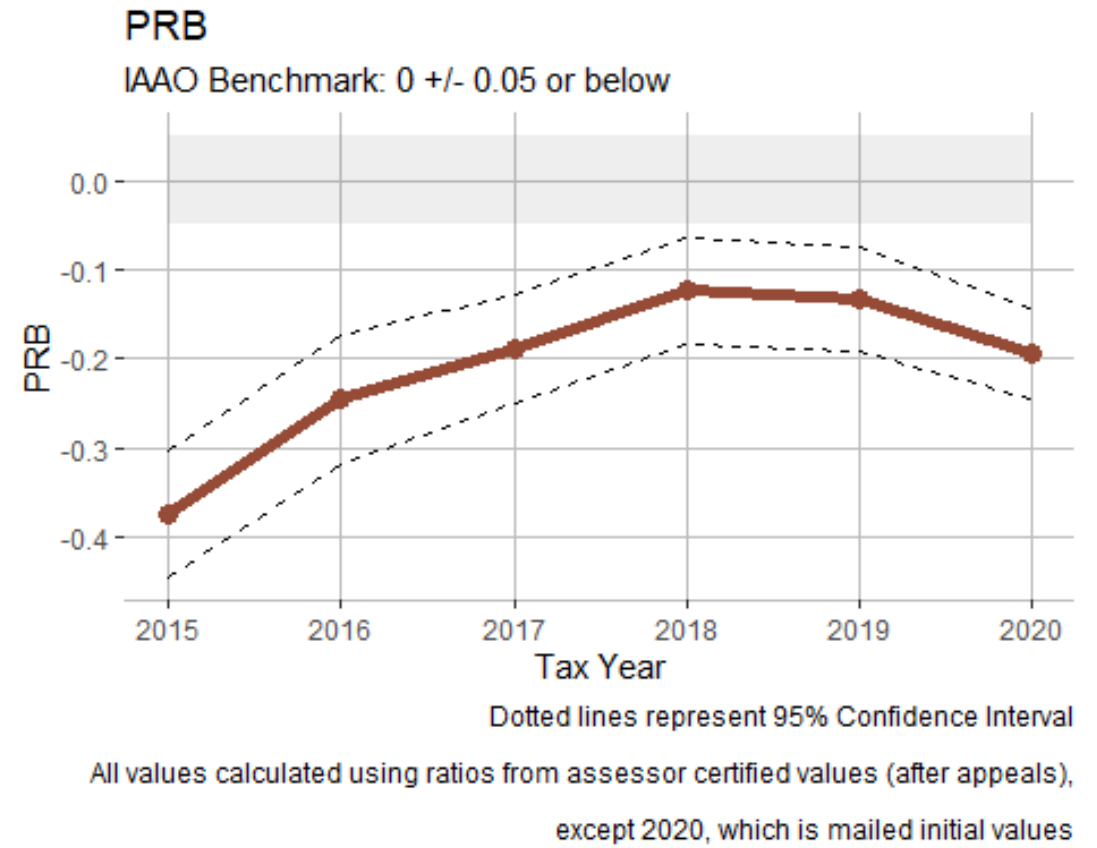
This graph shows that the PRD is 1.03 for our 2020 assessments of this township. Although this is not statistically within the target range, it does show progress toward reaching IAAO standards.



# Vertical Equity 2: Price-Related Bias

Vertical equity is the degree to which high-value properties are assessed at the same ratio as low-value properties. PRBs between  $-.05$  and  $.05$  indicate high-quality assessments.

This graph shows that the PRB for our 2020 assessment of this township is  $-.19$ . Although this is not statistically within the target range, it does show progress toward reaching IAAO standards.



# CCAO in 2020

Fairness. Ethics. Transparency.

CCAO resources and tools for homeowners:  
[cookcountyassessor.com/homeowners](https://cookcountyassessor.com/homeowners)

CCAO data and reports:  
[cookcountyassessor.com/community-data](https://cookcountyassessor.com/community-data)

**[www.CookCountyAssessor.com](https://www.CookCountyAssessor.com)**

Facebook: [\*\*/CookCountyAssessorsOffice\*\*](https://www.facebook.com/CookCountyAssessorsOffice)

Twitter: [\*\*@AssessorCook\*\*](https://twitter.com/AssessorCook)

# Appendix A: Total Assessed Value in Stickney

Stickney's total assessed value has shifted to be more commercial/non-residential. There has been total growth in both residential and non-residential real estate sectors.

	2019		2020		2019 → 2020	
	Sum of AV	% share of total AV	Sum of AV	% share of total AV	Change in AV	Change in % share
Commercial / Non-residential	\$243,375,404	53.2%	\$400,274,709	63.7%	\$156.9m	10.5%
Residential	\$214,023,132	46.8%	\$228,146,889	36.3%	\$14.1m	-10.5%
<b>TOTAL</b>	<b>\$457,398,536</b>		<b>\$628,421,598</b>		<b>\$171.0m</b>	

Residential includes all class 2. Commercial/non-residential includes classes 1, 3, 4, 5, 6, 7, and 9.

2019 are Assessor-certified final values.

2020 values are Assessor mailed values.

# Appendix B: Data Sources

## ***Sales Data***

The Cook County Assessor's Office uses a computer-assisted mass appraisal method to value residential properties, which requires a significant number of data points about home's characteristics (like location, age, square footage, and construction material) and sale prices.

In Stickney between 2017 and January 31, 2020, there were 2,331 sales of the total of 11,083 Single-Family homes. To create a larger data set, our office added sales data from across the south and west townships in Cook County.

***This created a sales database of 175,741 sales from 2015 to the end of 2019.***

These sales are recorded by the Cook County Recorder of Deeds and reviewed by the Illinois Department of Revenue before entering our database.

Note that each home's estimated fair market value depends most on its individual characteristics and location. For each home, sales of homes that are closer to its location and more similar to it contributed more to our estimate of its value.

# Appendix C: What is an Assessed Value?

The estimated Fair Market Value of a property is *not* what is taxed. The taxable value of a property depends on its **Assessed Value (AV)**. The AV is a percentage of its Fair Market Value (FMV).

Cook County ordinance defines different assessment levels for different property types:

- Residential and apartment properties are assessed at 10% of FMV
- Most non-incentive commercial properties are assessed at 25% of FMV.

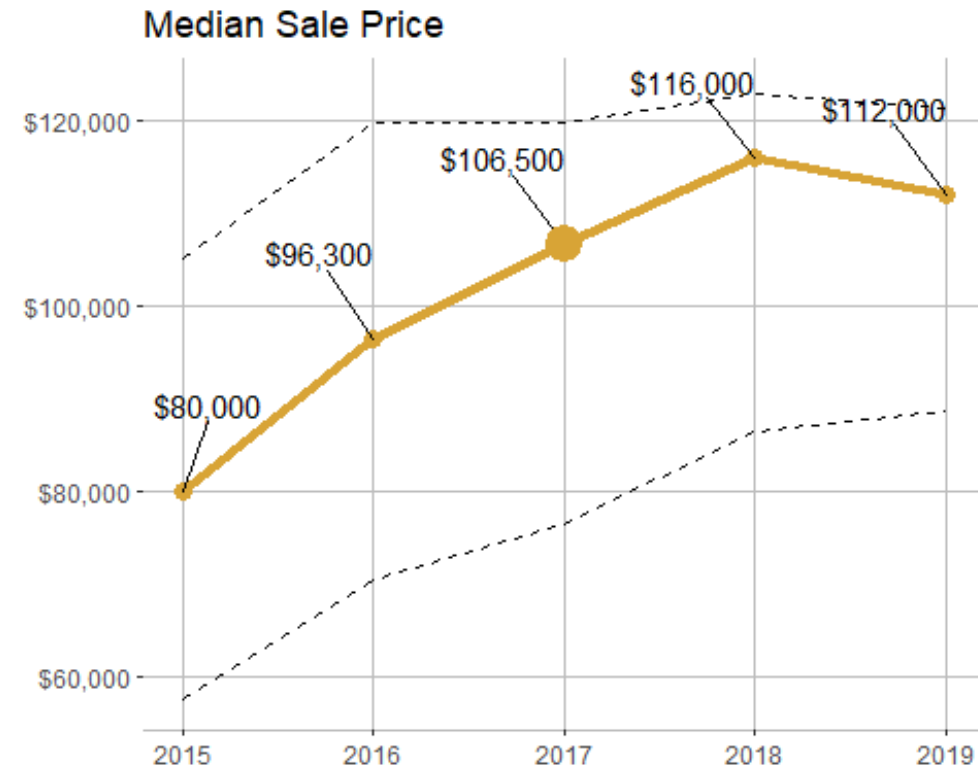
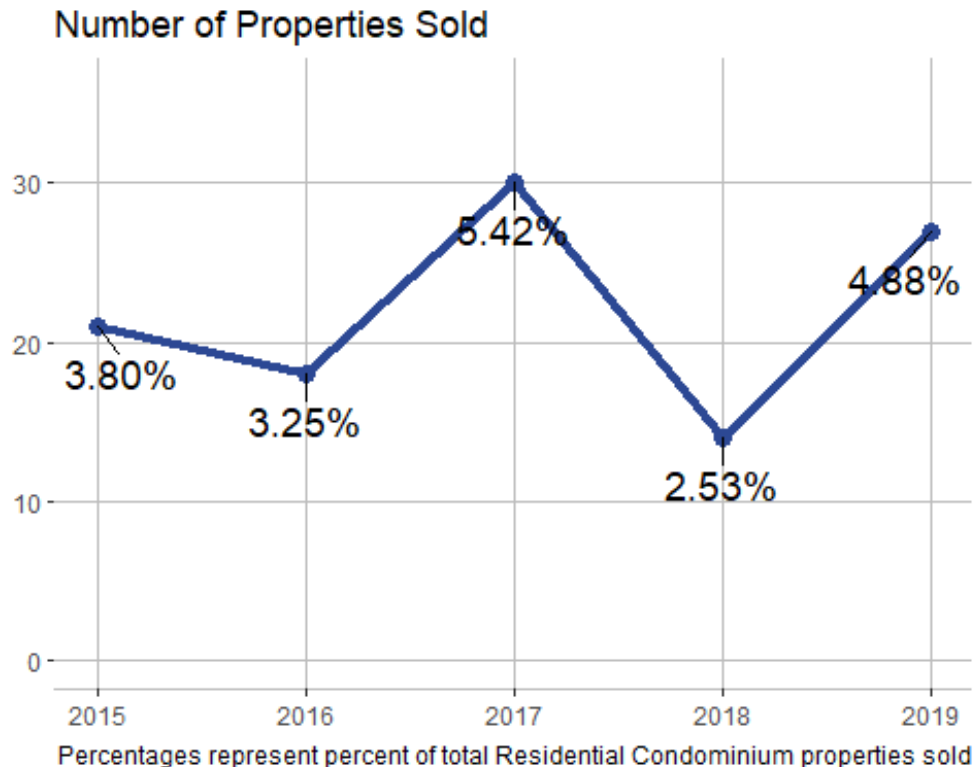
**Example:** for a home with a FMV of \$173,860, its AV equals 10% of \$173,860, for **\$17,386**.

**Note:** residential property tax bills depend on the property's local tax rate, its assessed value, any exemptions applied to the property, and the State Equalizer. These numbers are all printed on the second-installment tax bills mailed by the Cook County Treasurer. 2020 reassessments will affect second-installment property tax bills sent in 2021.

# Appendix D1: Residential Condo Sales

Stickney contains 553 residential condos (class 299). We report on condominiums separately from single-family homes because they may exhibit different trends in real estate activity.

We observed these trends in the real estate market for residential condominiums from January 1, 2015 to December 31, 2019. Sales are recorded by the Cook County Recorder of Deeds and reviewed by the Illinois Department of Revenue. Dashed lines represent 25th and 75th percentiles each year: of all the Stickney condos that sold in each year, 50% of them had sale prices between the dashed lines.



# Appendix D2: Residential Condo Reassessments

In 2020, the median estimated Fair Market Value of a condominium in Stickney is \$104,270.  
In Stickney's last reassessment in 2017, the median estimated FMV was \$95,490.  
The median change in FMV from 2017 to 2020 was 8.4%.

Below are statistics by neighborhood.

Neighborhood code	Median 2019 CCAO FMV	Number of sales in 2019	Median sale price in 2019	COVID-19 Adjustment	Median 2020 CCAO FMV	Median sales ratio	Median \$ change in CCAO FMV 2019-2020	Median % change in CCAO FMV 2019-2020
12	\$74,830	9	\$100,000	-11.0%	<b>\$88,700</b>	1.006	\$13,870	<b>18.5%</b>
41	\$119,000	4	\$106,450	-11.0%	<b>\$116,610</b>	*	-\$2,390	<b>-2.0%</b>
50	\$94,220	13	\$113,000	-10.9%	<b>\$100,720</b>	0.876	\$6,500	<b>6.9%</b>
60	\$139,190	1	\$162,000	-10.5%	<b>\$141,370</b>	*	\$2,180	<b>1.6%</b>

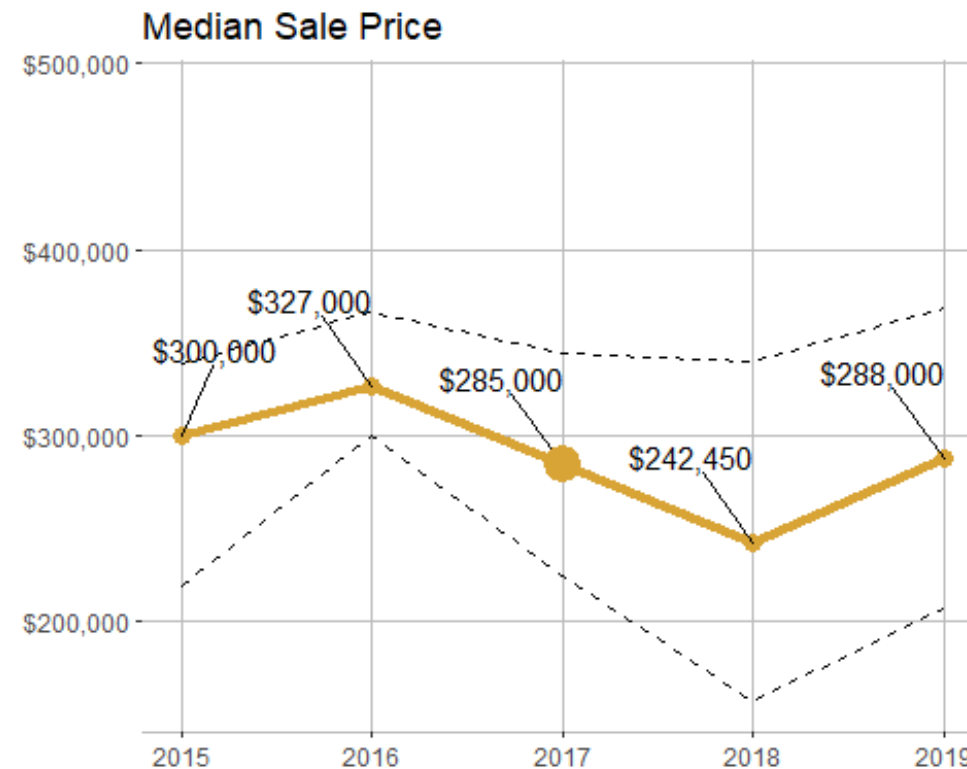
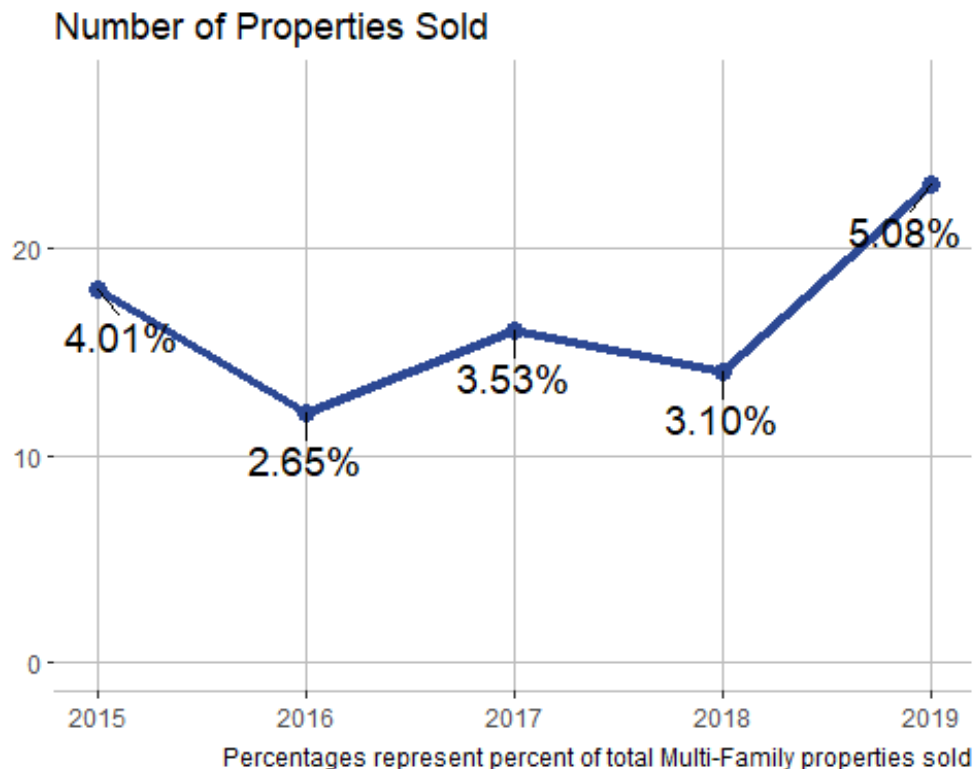
\* = Too few sales to calculate a statistically valid sales ratio.

These numbers include the following property classes: 2-99

# Appendix E1: Residential Multi-Family Sales

Stickney has 457 multi-family apartment buildings of 2 to 6 units. We report on this property type (property class codes 2-11 and 2-12) separately from single-family homes because they may exhibit different trends in real estate activity.

We observed these trends in the real estate market for residential multifamily apartment buildings from January 1, 2015 to December 31, 2019. Sales are recorded by the Cook County Recorder of Deeds and reviewed by the Illinois Department of Revenue. Dashed lines represent 25th and 75th percentiles each year: of all the Stickney multifamily apartment buildings that sold in each year, 50% of them had sale prices between the dashed lines. Note that there were very few sales in a given year.



# Appendix E2: Residential Multi-Family Reassessments

In 2020, the median estimated Fair Market Value of a multi-family apartment in Stickney is \$313,200.

In Stickney's last reassessment in 2017, the median estimated FMV was \$292,680.

The median increase in FMV from 2017 to 2020 was 7%.

Below are statistics by neighborhood.

Neighborhood code	Median 2019 CCAO FMV	Number of sales in 2019	Median sale price in 2019	COVID-19 Adjustment	Median 2020 CCAO FMV	Median sales ratio	Median \$ change in CCAO FMV 2019-2020	Median % change in CCAO FMV 2019-2020
12	\$195,120	5	\$205,000	-13.8%	<b>\$207,005</b>	*	\$11,885	<b>6.1%</b>
21	\$202,650	4	\$210,000	-14.5%	<b>\$215,220</b>	*	\$12,570	<b>6.2%</b>
22	\$165,980	0	NA	-13.4%	<b>\$196,980</b>	*	\$31,000	<b>18.7%</b>
41	\$316,875	12	\$331,500	-13.8%	<b>\$335,110</b>	1.023	\$18,235	<b>5.8%</b>
50	\$293,245	2	\$340,000	-10.7%	<b>\$312,490</b>	*	\$19,245	<b>6.6%</b>
60	\$335,660	0	NA	-11.0%	<b>\$399,200</b>	*	\$63,540	<b>18.9%</b>

These numbers include the following property classes: 2-11, 2-12