DECREASE CODES

The decrease is the result of:

1. Consideration given to cost, income, or market date, and/or your appraisal
2. Analysis of comparable properties, a recent sale, and/or an update of property characteristics.
3. Vacancy, demolition, fire or natural disaster, or is exempt or a C of C.
4. A value supported by AR or restoration or prior Cook County Board of Review, PTAB, or Specific Tax Objection lawsuit decision.
5. Condominium/cooperative analysis which considered relevant sales, occupancy factors, appraisal, and income/expense analysis where appropriate.
6. A recent sale of the subject property supporting a lower market value than the current assessment.

NO CHANGE CODES

The no change is the result of:
1. Consideration given to cost, income, or market data and/or your appraisal.
2. Analysis of comparable properties, a recent sale, and/or an update of property characteristics.
3. Failure to comply with Board of Review rules or requests and/or a failure to provide evidence supporting a decrease.
4. This parcel is currently the subject of a matter pending before PTAB for a prior year or the Assessor held prior Board of Review action.
5. Condominium/cooperative analysis which considered relevant sales, occupancy factors, appraisal, and income/expense analysis where appropriate.
6. A recent sale of the subject property supporting a higher market value than the current assessment.
7. Result of no documentation submitted in addition to complaint form
8. Exausting Administrative Remedies.

INCREASE CODES

The correction is the result of:

6. Consideration given to cost income, or market data and/or appraisal(s).
7. Analysis of comparable properties, a recent sale, and/or an update of property characteristics.
8. A recent sale of property supporting a higher market value than the current assessment.
9. A value supported by an AR, a C of C or Board of Review action on its own   motion, removal of exempt status, or court order.