Cook County Board of Review Annual Report

Assessment Year 2024
Fiscal Year 2025

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Annual Letter From The Commissioners

Commissioners

George Cardenas
District One

Samantha Steele
District Two

Larry Rogers, Jr.
District Three

The Board of Review: Committed to the Evidence

As a quasi-judicial body, the Cook County Board of Review weighs the evidence presented to adjudicate assessed valuation appeals for property tax purposes. We do not create the initial assessment, however, by statute, we are charged with reviewing and correcting the Cook County Assessor's assessments. The Board of Review exists as a critical check in the property tax system. We are an agency that protects the rights of property owners, corrects assessment errors, and preserves public trust by adjudicating every case according to the evidence and governing law. The impact of our decisions as a Board is largely determined by whether the Assessor assessed properties accurately based on the market or inaccurately which then requires correction. When assessments skyrocket as they did in the 2024 tax year, the work of the Board becomes critically impactful to homeowners and commercial property owners alike in Cook County.

We are committed to ensuring that all property owners are fairly and accurately assessed. Our work is rooted in the evidence presented to us. We evaluate appraisals, Schedule Es/income and expense statements, rent rolls, leases, demolition evidence, and comparable evidence to determine whether the proposed assessment is fair, accurate and supported by the evidence. We use the International Association of Assessment Officers (IAAO) standards, including the use of loading capitalization (cap) rates for income producing properties. Loading the cap rate to account for property taxes is a single impactful factor in valuation process and the outcome is significant.

For example, using a net operating income (NOI) of $81,000 and a 10% cap rate *without* a tax load results in a market value of $810,000. However, using the same NOI with a 10% cap rate and a tax load of 5.29% results in a market value of $529,758. The County's Commercial Valuation report, dated December 11, 2024, which was a collaboration of the County's Property Tax Reform Group, explicitly recommends the use of loading capitalization rates. Therefore, with all other data points being equal, the Board's application of the appropriate valuation standards would result in property owners receiving a market value reduction of $280,242.

The result of this example and the Board's work has lately been mischaracterized as "shifting the burden", rather than acknowledging the necessity of applying the appropriate standards and valuation methodology to ensure those who appeal to the Board of Review receive a fair, equitable, and accurate market value supported by evidence. The outcome of the Board's work is that the Assessor's assessments and market values are revised and corrected, as the Board is charged to do.

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Letter From The Commissioners Cont.

The Board of Review: Committed to the Evidence

The volume of appeals at the Board continues to climb, and we view this as a clear indicator of the rising sentiment of property owners that their properties are over-assessed. In fact, historically, taxing bodies intervened in appeals and asserted properties were under assessed, while property owners would argue over assessment. Taxing bodies now also file over assessment appeals at the Board as intervenors to mitigate potential refund exposure at the Property Tax Appeal Board (PTAB), because both parties assert the subject property is over assessed, they simply disagree on the extent of the over-assessment.

The 2024 Cook County Assessor's certified values have led to increased concern among taxpayers due to rising assessments and property tax burdens. In response, the Board continues to provide access to all property owners by taking the appeal process directly into communities. We partner with elected officials, faith leaders, and community leaders to make certain that all property owners, especially homeowners, can participate in an impartial appeals process to dispute the Assessor's proposed assessments by using evidence and exercising their rights to correct the overassessment of property.

We are proud of the work of the Board and our ability to apply best practices in reviewing and correcting appealed assessments. Our analysts and employees are dedicated public servants who contributed thousands of hours in overtime to meet the needs of the property tax cycle, adjudicating 578,057 parcels in the 2024 Tax Year. We remain committed to leveraging data, evidence, and sound valuation standards to serve all property owners in Cook County.

Larry Rogers, Jr.
Chairman, District 3

Samantha Steele, AAS
District 2

George Cardenas
District 1

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The 2024 Reassessment

Overview

Within the City of Chicago, over 830,000 non-exempt parcels received updated assessment values provided by the Cook County Assessor's Office (CCAO) as part of 2024's reassessment.

A property's assessed value is one of several key figures within the Cook County property tax system that helps determine your property tax bill. Throughout this analysis, local government subdivisions called townships will be referenced. In Cook County, there are 38 townships, including those located within the City of Chicago. The eight townships that make up the City of Chicago are as follows:

- Hyde Park
- Jefferson
- Lake
- Lake View
- North Chicago
- Rogers Park
- South Chicago
- West Chicago

In Tax Year 2024, nearly 45% of parcels in the City of Chicago had their updated assessed values appealed to our office—largely out of concern that the values provided by the Cook County Assessor's Office were too high and could result in significantly higher property tax bills.

Before outlining the factors behind this unprecedented volume of appeals and their outcomes, it is important to understand our role within the property tax system. The Cook County Board of Review is a quasi-judicial body composed of three separately elected commissioners. Established by state law, our office serves as a check and balance on the property valuations determined by the Cook County Assessor's Office. Our responsibility is to individually review and, when warranted, correct the assessed values of properties appealed to our office. The Board of Review evaluates and adjudicates assessed values prior to final equalization. The agency does not set tax rates, determine levies, or issue final tax bills.

We are an impartial Cook County government office where homeowners, businesses, and other property owners can appeal their property assessments at no cost. Each appeal is evaluated based on factual evidence and industry-standard valuation practices—whether the result affirms the Assessor's valuation or determines that a property was overvalued.

Please read on to learn more about how assessed values were affected during the 2024 reassessment and how the Cook County Board of Review continues to support taxpayers by promoting greater predictability, stability, and equity within a long-challenged countywide property tax system.

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The 2024 Reassessment Cont.

Residential Property Value Increases and the Resulting Appeals

In Cook County, residential properties are assessed at **10%** of their estimated fair market value. For example, a home with a fair market value of $300,000 would have a total assessed value (TAV) of $30,000. Residential appellants make up the vast majority of those who file appeals to the Board of Review. In each City of Chicago reassessment year—dating back to the 2012 reassessment—over 83% of parcels appealed to the Board of Review in Chicago are from residential property owners.

Why is this the case?

Increases in assessed values may be a leading factor driving homeowners to appeal to the Board of Review.

From **Tax Year 2023 to Tax Year 2024**, during the City of Chicago's reassessment cycle, residential properties experienced an increase of **17.52%** in total assessed value. Lake and Hyde Park Townships recorded the most significant increases, at **27.20% and 26.68%**, respectively. Citywide, residential land assessed value increased by **17.45%**, with West Chicago Township experiencing the largest single-year increase at **33.69%.** Moreover, City of Chicago residential building assessed value increased by **17.54%** with Hyde Park Township demonstrating the largest increase, **46.09%.**

The countywide full triennial reassessment **cycle from 2021 - 2024** demonstrates that assessed values remain consistently elevated. Residential total assessed value across Cook County increased by **22.18%**, with Rich Township experiencing the most pronounced increase at **49.54%**. Residential land assessed value exhibited a similar upward trend, rising by **22.51%** countywide, while Wheeling Township recorded the highest increase nearing **71%.** Within this timeframe, residential building assessed value across the county increased by **22.09%** (Rich Township experienced the sharpest assessed value increase at **60.94%**).

After reviewing evidence submitted by residential appellants, analyzing additional market-based data, and reaching consensus as a Board of Review, residential assessments in Chicago were reduced by approximately 2.8% in Tax Year 2024. This adjustment level aligns with previous year reductions made by the agency for Chicago residential appellants: approximately 2.07% in Tax Year 2023 and 3.30% in Tax Year 2021. These figures reflect the stability and consistency of the Board of Review's practices, its role in the Cook County property tax system, and its commitment to delivering equitable outcomes for residential taxpayers in need of our services.

A countywide analysis of the Board of Review's residential reductions in Tax Year 2024 is provided in the following table.

The 2024 Reassessment Cont.

Appealed Residential Property Assessed Values and Board of Review Resulting Reductions

Township	CCAO Certified Assessed Value of Parcels Appealed to the Board of Review	Board of Review Final Total Value	% Change
Calumet	$11,860,735.00	$11,043,885.00	-6.89%
Cicero	$53,482,864.00	$50,707,455.00	-5.19%
Thornton	$113,839,404.00	$107,956,159.00	-5.17%
Lake	$441,934,799.00	$420,721,842.00	-4.80%
Hyde Park	$399,632,294.00	$381,323,351.00	-4.58%
Berwyn	$86,967,226.00	$83,087,707.00	-4.46%
Bloom	$59,109,956.00	$56,477,128.00	-4.45%
Leyden	$148,723,412.00	$142,660,884.00	-4.08%
Bremen	$122,530,926.00	$117,635,630.00	-4.00%
Stickney	$42,154,234.00	$40,572,636.00	-3.75%
Oak Park	$236,511,480.00	$227,730,566.00	-3.71%
Riverside	$62,212,484.00	$59,911,580.00	-3.70%
Proviso	$219,595,031.00	$211,538,078.00	-3.67%
Jefferson	$1,958,811,446.00	$1,887,191,277.00	-3.66%
Worth	$193,275,776.00	$186,336,467.00	-3.59%
Barrington	$127,593,861.00	$123,016,091.00	-3.59%
West Chicago	$2,282,312,844.00	$2,202,039,872.00	-3.52%
Rich	$99,393,049.00	$96,034,733.00	-3.38%
New Trier	$888,428,843.00	$858,527,959.00	-3.37%
Palos	$171,972,472.00	$166,278,665.00	-3.31%
Lyons	$465,033,814.00	$449,868,721.00	-3.26%
River Forest	$103,539,560.00	$100,248,529.00	-3.18%
Lemont	$119,154,585.00	$115,414,626.00	-3.14%
Norwood Park	$78,164,529.00	$75,814,539.00	-3.01%
Lake View	$3,122,452,946.00	$3,029,511,259.00	-2.98%
Orland	$329,532,913.00	$320,230,204.00	-2.82%
Rogers Park	$315,976,146.00	$307,266,984.00	-2.76%
Elk Grove	$164,457,538.00	$159,991,289.00	-2.72%
Palatine	$270,593,287.00	$263,399,699.00	-2.66%
Wheeling	$392,096,692.00	$381,994,847.00	-2.58%
Maine	$344,345,391.00	$335,629,830.00	-2.53%
Northfield	$584,460,772.00	$569,980,630.00	-2.48%
Evanston	$333,243,918.00	$325,477,573.00	-2.33%
Niles	$360,337,156.00	$352,142,733.00	-2.27%
Schaumburg	$230,681,394.00	$225,506,940.00	-2.24%
Hanover	$131,044,233.00	$128,149,267.00	-2.21%
South Chicago	$1,449,395,864.00	$1,420,301,349.00	-2.01%
North Chicago	$2,999,932,359.00	$2,961,754,675.00	-1.27%

Source: Cook County Open Data

Board of Review values include settlement agreements with taxing districts pursuant to intervention matters.

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

The 2024 Reassessment Cont.

Commercial and Industrial Property Value Increases and the Resulting Appeals

Commercial appellants typically represent a sizeable share of Cook County Board of Review appellants, though the volume is well behind that of residential appellants. In Tax Year 2024, 8.89% of parcels appealed to the Cook County Board of Review within the City of Chicago were class 5 commercial and industrial parcels.

While commercial properties account for a smaller proportion of appeals to our office, it is important to note that their total assessed values far exceed those of residential properties. For context, among the roughly 49,000 Class 5 commercial and industrial properties in the City of Chicago, their total certified assessed value was nearly $20 billion in Tax Year 2024, compared to residential properties, which represented approximately $25 billion in assessed value across nearly 733,500 parcels in the City of Chicago. Additionally, commercial properties in Cook County are assessed at **25%** of their fair cash value, compared to **10%** for residential properties.

Like residential properties, commercial and industrial parcels have experienced substantial increases in total assessed value over the years, however, these increases have been much steeper. Overall, commercial property assessed value in the City of Chicago rose by approximately **25.53%** between Tax Years 2023 and 2024. Moreover, commercial land assessed value in Chicago rose by over **40%**, with West Chicago Township experiencing the largest increase (**136.91%),** followed by Rogers Park Township (**135.72%).** Commercial building assessed value in the City of Chicago increased by **22.09%**, with Hyde Park Township showing the highest increase at **39.86%**.

A comparison of the countywide triennial reassessment from 2021 to 2024 reveals sharp increases in commercial total assessed value. Countywide commercial assessed value rose by **27.32%**, with Hyde Park experiencing the most significant increase at **48.84%**.Throughout this timeframe, commercial and industrial property land assessed value increased by **21.46%,** with the largest increase being in West Chicago Township **(140.01%).** Commercial and industrial properties building assessed value increased by **29.53%** (Rich Township experienced the largest increase, **78.38%**).

Assessed value increases—reflecting both the full triennial countywide reassessment from 2021 to 2024 and the City of Chicago reassessment from 2023 to 2024—are illustrated on pages 17-19, page 22-24, pages 26-27, and in the appendix of this report.

The 2024 Reassessment Cont.

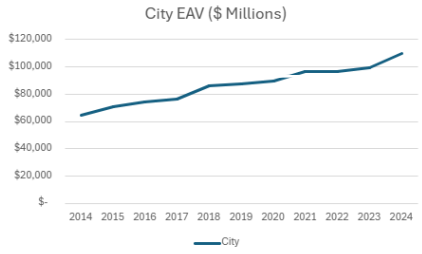
Commercial Property Value Increases and the Resulting Appeals

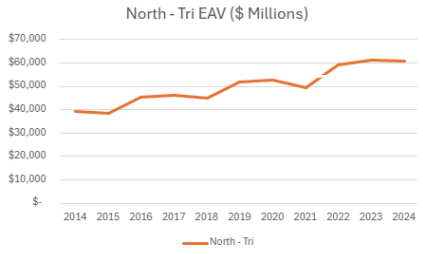
The broader state of the commercial real estate market directly influences the estimated market value of commercial properties. When office, retail, and storefront assets experience elevated vacancy rates, reduced rental income, and higher operating costs per tenant, their overall market value declines accordingly.

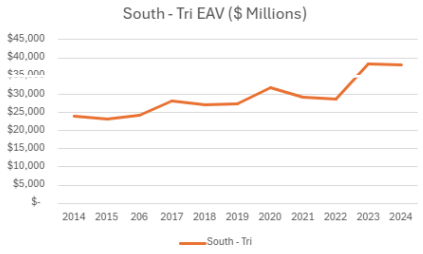
The commercial real estate market in downtown Chicago[1] and the surrounding suburban submarkets[2] continues to face significant challenges. Vacancy rates in both areas reached record highs in Tax Year 2024, signaling sustained weaknesses in occupancy, rental demand, and investment activity.

These elevated vacancy levels, coupled with declining commercial revenues and persistently high property tax obligations, create substantial risks for Cook County's commercial corridors and employment centers. When small businesses or major employers downsize or exit the market, the **taxable Equalized Assessed Value (EAV) base** within the affected taxing jurisdiction diminishes. Meanwhile, the jurisdiction's property tax levy typically remains constant or may increase to support essential public services, including fire and police services, public education, infrastructure and capital improvements, as well as administrative operations.

Consistent imbalances in the **(EAV) base**—the total taxable value to which local taxing districts apply their levies—can contribute to higher composite property tax rates in certain townships. In many areas of the South Suburbs, where the commercial and industrial tax base is comparatively limited, the same taxing-district revenue requirements are spread across a narrower taxable EAV, resulting in higher overall tax rates (because rates are calculated by dividing the legally authorized extension by total taxable EAV). Consequently, a greater share of the tax burden falls on remaining property owners—often residential homeowners—particularly in communities with limited non-residential development, which can constrain long-term neighborhood stability and reinvestment. Real-world examples can be found in several south suburban[3] Cook County townships, such as **Rich and Bloom**, where local property tax rates range between roughly 14% and 43% compared to many north suburban townships where median rates are well below 12%[4].







Source: Office of the Cook County Clerk

The graphs above illustrate Equalized Assessed Value (EAV), expressed in millions of dollars, and the associated trends across Cook County. The southern and western triad exhibits heightened volatility when compared to the City of Chicago and the northern triad.

1. *Office demand freefall resumes as downtown vacancy reaches a new record high*. (2025, July 8). *Crain's Chicago Business.*
2. *Suburban office demand just had a big quarter. Why isn't vacancy dropping?* (2025, October 14). *Crain's Chicago Business.*
3. Cook County property taxes higher in south suburbs than north; some families worry about losing home (2024, May 17). *ABC7 Eyewitness News.*
4. *Tax Code Rate Summary* (2025, November 14). Office of the Cook County Clerk.

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

The 2024 Reassessment Cont.

Commercial Property Value Increases and the Resulting Appeals

In Tax Year 2021—the City of Chicago's previous reassessment, conducted during the COVID-19 pandemic and its disruptions to economic activity—appealed commercial and industrial assessments in the City of Chicago were reduced by just over 27%, while Tax Year 2024 yielded a 19.85% reduction for commercial and industrial appellants. These reductions in assessed value help mitigate large fluctuations and provide greater stability across tax years.

An independent professional consulting group conducted a sales ratio study, titled "Analysis of Commercial Valuation Practice in the Cook County Property Tax System," to evaluate the accuracy of assessed property values by comparing them to actual sale prices from arm's-length transactions for the City of Chicago's 2021 reassessment (the last time the City of Chicago was reassessed). After the Board of Review completed its work for that reassessment, the resulting sales ratio of **98.96%** met the IAAO industry standard and closely aligned with the **100%** target level of assessment[5]. The analysis further demonstrated that the City Triad's median sales ratio improved significantly following the Board of Review's analysis and corrections. Countywide adjustments for Tax Year 2024 are presented in the following page.

5. Analysis of Commercial Valuation Practice in the Cook County Property Tax System. (2024, December 11). Cook County Property Tax Reform Group.

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The 2024 Reassessment Cont.

Appealed Commercial Property Assessed Values and Resulting Board of Review Reductions

Township	CCAO Certified Assessed Value of Parcels Appealed to the Board of Review	Board of Review Final Total Value	% Change
Calumet	$24,210,623.00	$16,232,594.00	-32.95%
Barrington	$167,880,044.00	$128,964,702.00	-23.18%
South Chicago	$6,565,762,969.00	$5,137,798,819.00	-21.75%
North Chicago	$4,029,130,460.00	$3,167,493,237.00	-21.39%
Thornton	$225,489,182.00	$177,836,256.00	-21.13%
Hyde Park	$450,755,976.00	$358,095,976.00	-20.56%
Lake	$926,462,380.00	$759,014,572.00	-18.07%
West Chicago	$3,951,717,701.00	$3,243,090,023.00	-17.93%
Rogers Park	$143,173,966.00	$117,859,141.00	-17.68%
Lake View	$798,910,558.00	$671,671,809.00	-15.93%
Oak Park	$86,668,505.00	$73,035,389.00	-15.73%
Jefferson	$1,306,944,422.00	$1,110,954,493.00	-15.00%
Lemont	$48,246,635.00	$42,623,267.00	-11.66%
Northfield	$635,013,250.00	$565,383,551.00	-10.97%
Rich	$88,514,685.00	$79,060,025.00	-10.68%
Stickney	$229,306,025.00	$208,016,513.00	-9.28%
Palatine	$220,280,535.00	$200,540,349.00	-8.96%
Bloom	$94,428,491.00	$86,027,720.00	-8.90%
Proviso	$376,993,858.00	$345,801,336.00	-8.27%
Schaumburg	$635,561,863.00	$583,177,008.00	-8.24%
Hanover	$131,075,696.00	$121,179,567.00	-7.55%
Riverside	$22,846,101.00	$21,126,630.00	-7.53%
Niles	$620,296,522.00	$574,486,244.00	-7.39%
Leyden	$646,074,357.00	$598,986,550.00	-7.29%
Wheeling	$473,719,810.00	$439,973,212.00	-7.12%
Maine	$469,360,170.00	$438,916,944.00	-6.49%
Evanston	$222,134,246.00	$207,881,066.00	-6.42%
Cicero	$128,337,905.00	$120,848,476.00	-5.84%
Orland	$243,305,388.00	$229,812,561.00	-5.55%
Lyons	$392,817,478.00	$371,822,603.00	-5.34%
Worth	$409,351,663.00	$387,894,319.00	-5.24%
Norwood Park	$63,700,763.00	$61,060,867.00	-4.14%
Bremen	$136,112,575.00	$130,541,303.00	-4.09%
Elk Grove	$761,298,788.00	$731,716,827.00	-3.89%
Berwyn	$38,986,442.00	$37,504,338.00	-3.80%
Palos	$115,538,910.00	$111,306,225.00	-3.66%
River Forest	$15,542,057.00	$15,200,152.00	-2.20%
New Trier	$ 73,266,657.00	$72,044,510.00	-1.67%

Source: Cook County Open Data

Board of Review values include settlement agreements with taxing districts pursuant to intervention matters.

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Board of Review Data Analysis

BOR Data Analysis: Project Overview and Methodology

For Tax Year 2024, the Board of Review conducted a comprehensive analysis of publicly available Cook County assessment data obtained from the Cook County Open Data Portal. Using extensive data processing techniques, the Board of Review standardized, validated, and visualized multiple datasets to evaluate changes in **Total Assessed Value (TAV)** across a range of property characteristics and analytical dimensions.

The analysis examined long-term shifts in total assessed value from **2009 to the present** through sequential year-pair TAV percent changes, assessment fluctuations across the full **2021–2024 triennial reassessment cycle** by comparing final 2021 Board of Review assessed values with 2024 certified Assessor assessed values—accounting for all three reassessment regions (north suburban townships in 2021-2022, south and west suburban townships in 2022-2023, and City of Chicago townships in 2023-2024), and evaluated the most recent annual TAV percent change from **Tax Year 2023 to Tax Year 2024** for the City of Chicago townships.

The analysis segmented aggregate total assessed value changes—derived from the Cook County Assessor's certified values and subsequent Board of Review adjustments—by township and, for select analyses, by parcel component (land versus building assessed value). Although the source data are recorded at the individual Property Index Number (PIN) level, substantial data-management procedures were undertaken to accurately match PINs across consecutive tax years and assign them to the appropriate analytic groupings. In plain terms, year-to-year comparisons of total assessed value were limited to parcels for which the same PIN existed in both years. If at least one instance of a PIN was identified, all corresponding matching PINs in the preceding or subsequent tax year were retained to properly account for Class 2-88 outbuildings, yard improvements, or multiple improvements associated with the same underlying land PIN.

This methodology ensures that year-over-year percentage changes reflect only parcels present in both periods, thereby avoiding distortions resulting from new construction, demolitions, parcel splits or consolidations, or other administrative data changes.

When parcel characteristics changed over time, the most recent classification was applied for analytical consistency while preserving the assessed values recorded in each year. For example, if a parcel transitioned from Class 2-11 to Class 2-12 between tax years 2009 and 2010, the Class 2-12 designation was applied to that PIN for both years, while each year's original assessed value was retained. This approach eliminated duplication and ensured accurate longitudinal tracking of total assessed value trends.

In addition, tax-exempt parcels—including railroad properties and fully exempt institutional properties—were excluded from the analysis to preserve the accuracy and comparability of taxable value trends.

Board of Review Data Analysis Cont.

BOR Data Analysis: High-Level Trends

Historical Perspective and High-Level Trends:

From a high-level perspective, county-wide Total Assessed Value (TAV) data dating back to 2009 show a consistent upward trajectory **beginning in 2014-2015**. This long-term pattern reflects steadily rising assessed values across both residential and commercial property classes as market values have gradually recuperated from the challenges of the 2008 recession. However, the magnitude and timing of the steep TAV increases reveal a more nuanced story about the Assessor's role in determining assessed values—and subsequently estimated market values—as well as the Board of Review's corrective and stabilizing function through individualized, evidence-based review.

The 2019–2020 reassessment period represents a clear inflection point in both countywide trendlines and township-level heatmaps. During this period, many residential and commercial parcels experienced a temporary, short-term decline in market value, preceding the broader economic volatility triggered by the COVID-19 pandemic. In response, the CCAO incorporated projected regional unemployment rates as of April 30, 2020, to model the anticipated impacts on residential property values. This analysis produced two distinct COVID-19 adjustments at the neighborhood level: one applicable to single-family and condominium properties, and another to multifamily properties. While parcels in the south and west suburbs[6] underwent full reassessments, parcels in the northern suburbs and the City of Chicago[7] instead received manual total assessed value (TAV) reductions applied to prior-year market values based on geographic and property-type criteria. These manual TAV adjustments ranged from **−8.0% to −15.2%.**

6. Cook County Assessor's COVID-19 Adjustments to Property Assessments in the South and West Suburbs (2020, May 28). Office of the Cook County Assessor.
7. Cook County Assessor's COVID-19 Adjustments to 2020 Property Assessments in the North Suburbs and City of Chicago (2021, January 11). Office of the Cook County Assessor.

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Board of Review Data Analysis Cont.

BOR Data Analysis: High-Level Trends

Historical Perspective and High-Level Trends:

Our agency's statutory responsibility requires that each appeal be evaluated on a case-by-case basis. Accordingly, the Board further-reduced total assessed values for property owners who presented credible evidence warranting additional relief. During the 2019–2020 period, the Board of Review reduced county-wide TAV by **5.6%**, applying methodologies such as the income approach and recent market sales to appropriately adjust assessments where the Assessor's determinations did not accurately reflect prevailing market conditions – even when accounting for the COVID-19 adjustments.

The 2020–2021 reassessment year recorded the sharpest increase in certified valuations within the available dataset, reflecting **a 20.95% countywide year-over-year rise**. Several reassessed townships—including Rogers Park, South Chicago, and West Chicago—experienced increases ranging from **42% to 52.4%** in total assessed value. Townships within the City of Chicago were the first to phase out the COVID-19 reductions granted by the Cook County Assessor's Office, a primary factor driving these valuation increases (the adjustment was eliminated for the City of Chicago in 2021, for the Northern Suburbs in 2022, and for the South and West Suburbs in 2023). If left uncorrected, such abrupt valuation shifts risked imposing significant tax-burden shocks on homeowners and small businesses, particularly in the aftermath of the temporary relief measures implemented during the prior assessment year.

Because of the Board of Review's continued emphasis on fairness, individualized analysis, and evidence-based decision-making, these extreme fluctuations were significantly mitigated. Rather than relying solely on mass-appraisal algorithms, Board of Review analysts conducted rigorous uniformity testing, examined recent comparable sales, and evaluated appraisal materials submitted by taxpayers. This evidence-driven process reduced countywide total assessed value (TAV) increases, helping to temper the "sticker shock" that followed COVID-19–related market adjustments. For example, during the 2020–2021 reassessment period, the countywide TAV percent change declined from **20.95% to 9.39%** following Board of Review appeals—reaffirming the Board's role as a stabilizing institution that promotes accuracy, equity, and predictability within the property-tax system.

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Board of Review Data Analysis Cont.

BOR Data Analysis: High-Level Trends

Post-2021 TAV Increases:
Since the significant increases in total assessed values (TAV) during the 2020–2021 reassessment year, countywide heatmaps and trend analyses continue to show persistent year-over-year total assessed value hikes. TAV Increases ranging from approximately **20% to 51%** became relatively normalized under the Assessor's certified valuations. However, following review and adjustment by the Board of Review, no township has experienced post-appeal TAV increases exceeding approximately **35%**. Nevertheless, because not all property owners file appeals, many areas continue to exhibit high residual TAV increases in the **20%–30%** range.

As reported by the Illinois Answers Project[8] and the *Chicago Tribune*[9] in November, homeowners on Chicago's South and West Sides faced the prospect of higher tax bills following sharp assessment increases across several neighborhoods. These valuations reflective of heightened real estate demand and rapid market appreciation, were generated using the mass appraisal model developed by the Cook County Assessor's Office. While such models are designed to efficiently value approximately 1.8 million parcels across Cook County, they inherently face limitations in accurately capturing market value for every unique property circumstance—particularly when relevant information is not self-reported or fully documented.

According to the Assessor's documentation regarding data-modeling limitations,[10] challenges arise from structural constraints associated with legacy systems, staffing limitations, and the sheer scale of Cook County's residential property inventory. As a result, it is not always feasible for the CCAO to fully account for atypical scenarios, including unconventional bulk property sales, speculative investor-driven pricing dynamics[11], or other factors that distinguish historically community-driven, arm's-length transactions from private cash purchases or transactions involving hierarchical LLC ownership structures.

Furthermore, although approximately 40 property characteristics are tracked, **only about 25** are consistently usable for valuation modeling. Many critical attributes—such as *property condition, interior quality, remodeling history, lot characteristics, and location-specific amenities*—are missing, unreliable, or inconsistently reported. In addition, some recorded property characteristics may be inaccurate or outdated due to data-entry errors or delays in system updates.

These data limitations can contribute to over-assessment in individual cases. Beyond data-quality constraints, mass appraisal also faces ongoing challenges arising from housing heterogeneity and limited sales activity at the extremes of the market. Values can shift sharply over short geographic distances, making it difficult for valuation models to capture abrupt price differentials without highly granular geographic controls.

8. *Record Property Tax Increases Slam Chicago Homeowners as Downtown Owners See Cuts* (2025, November 17). *Illinois Answers Project.*
9. *Record Property Tax Increases Slam Chicago Homeowners as Downtown Owners See Cuts* (2025, November 17). *Chicago Tribune.*
10. *Automated valuation model for all class 200 residential properties in Cook County*. Office of the Cook County Assessor.
11. *Record Property Tax Increases Slam Chicago Homeowners as Downtown Owners See Cuts* (2025, November 17). *Illinois Answers Project.*
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Board of Review Data Analysis Cont.

BOR Data Analysis: High-Level Trends

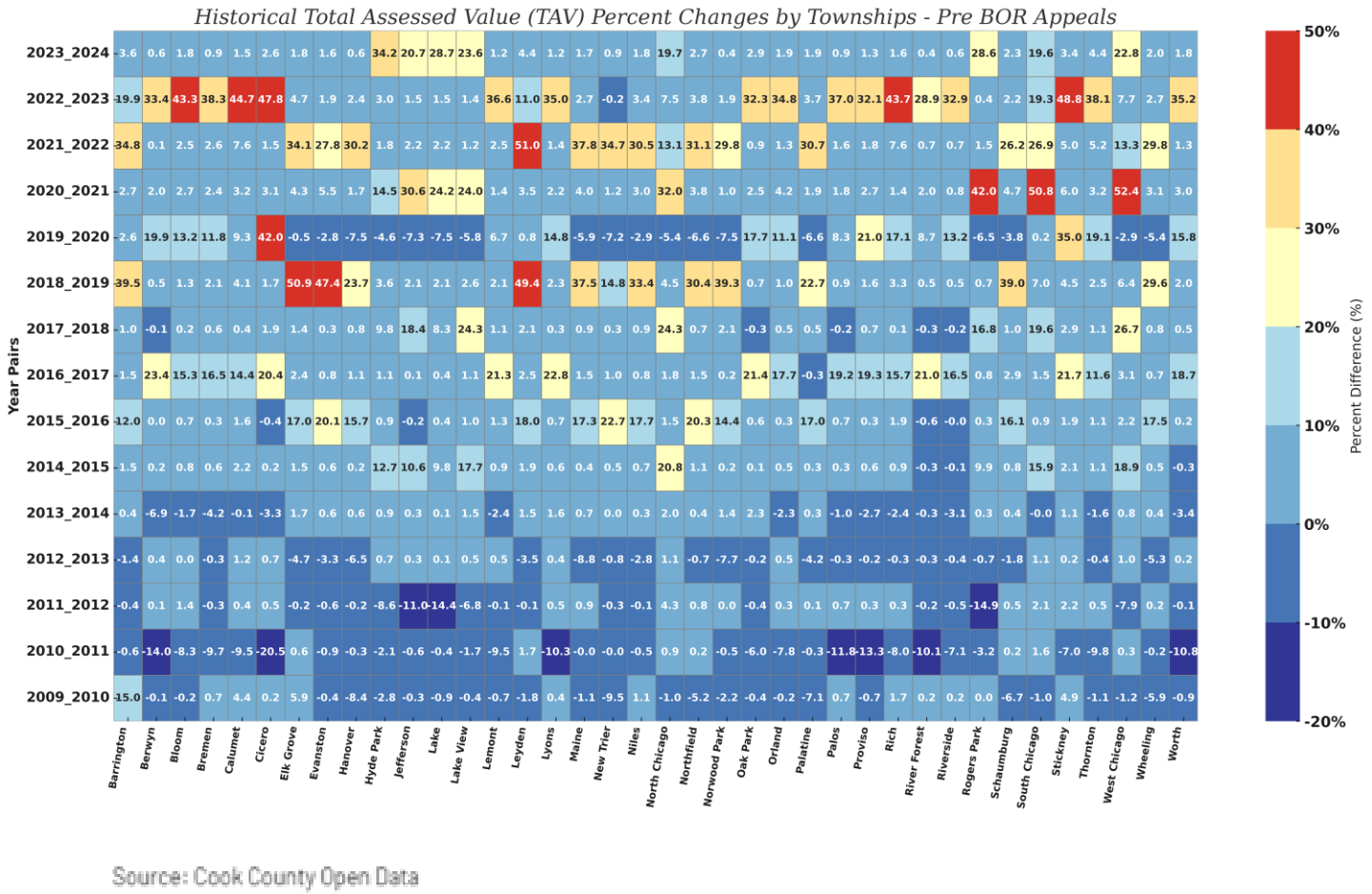
Post-2021 TAV Increases:
From **2021 through 2024**, **countywide annual Total Assessed Value (TAV)** changes remained within a **4.2%–9.4%** range after Board of Review appeals. By contrast, absent Board of Review intervention, annual countywide TAV increases would be expected to range between **10.9% and 21%**, with certain townships experiencing increases exceeding **48.8%** under the Assessor's certified values.

These outcomes underscore the Board of Review's effectiveness in delivering predictable, data-driven results that promote assessment equity and reinforce taxpayer confidence. The agency's continued capacity to identify and correct statistical outliers through individual reviews protects both residential and commercial property owners from disproportionate assessments while advancing countywide transparency and uniformity.

In sum, Cook County's post-appeal assessment trends reflect the Board of Review's core mission: applying professional judgment, empirical analysis, and industry-standard valuation practices to ensure individualized review and to recognize the distinct circumstances faced by property owners across diverse markets.

Board of Review Data Analysis Cont.

BOR Data Analysis: High-Level Trends



Source: Cook County Open Data

Historical Total Assessed Value (TAV) Percent Changes by Townships Pre-BOR Appeals (2009–2024) This heatmap displays year-over-year percent changes in total assessed value across Cook County townships. Warmer colors indicate larger increases (up to +50%), while cooler colors represent decreases (down to –20%). Notable spikes in total assessed values occurred between 2020 through 2024 relative to prior years.

Triad	Reassessment Years
South & West Suburbs	2008, 2011, 2014, 2017, 2020, 2023, 2026…
North Suburbs	2007, 2010, 2013, 2016, 2019, 2022, 2025…
City of Chicago	2009, 2012, 2015, 2018, 2021, 2024, 2027…

You can learn more about which triads and townships are reassessed each year by visiting page 42 of this report!

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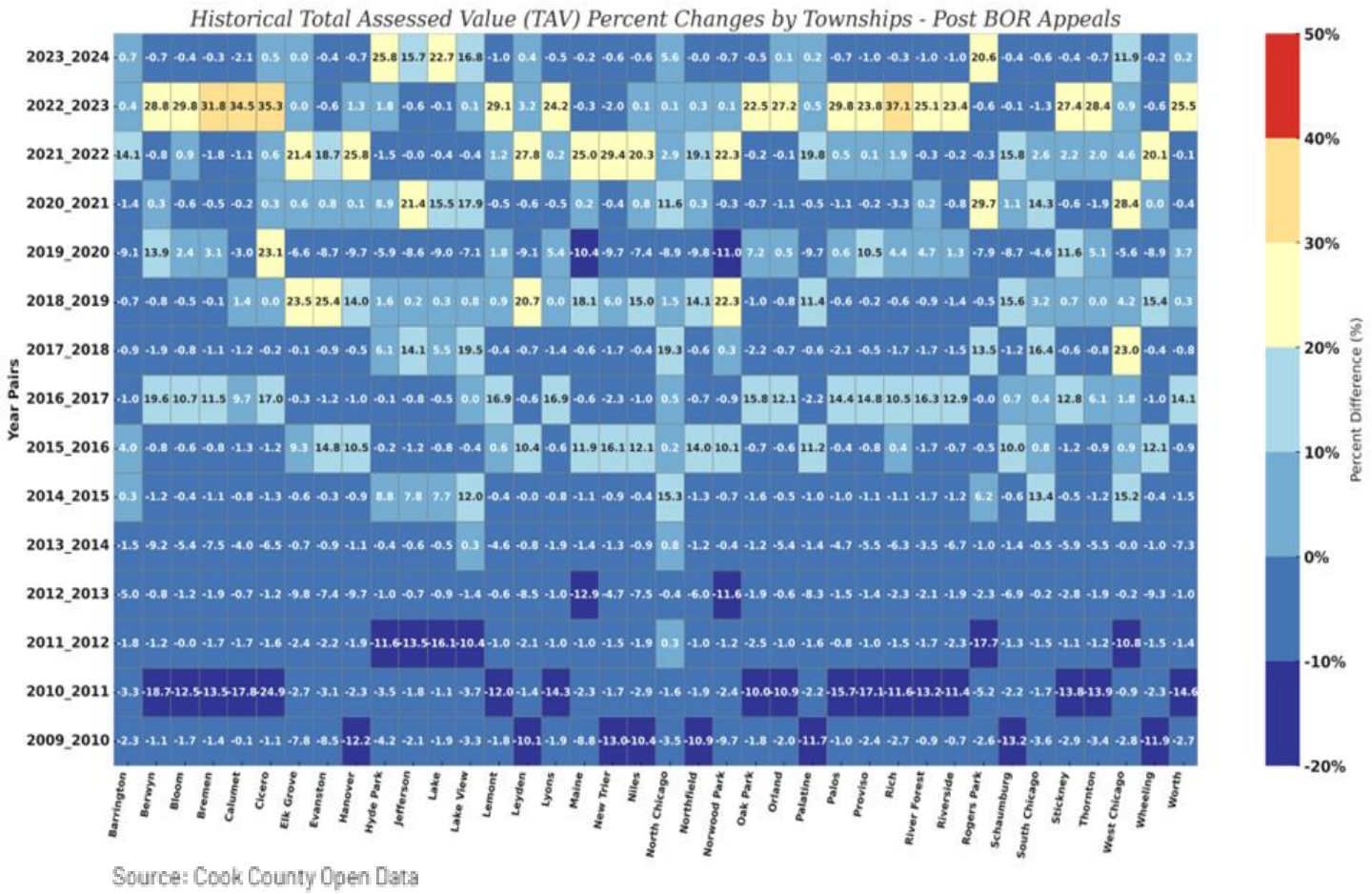
Board of Review Data Analysis Cont.

BOR Data Analysis: High-Level Trends



Historical Total Assessed Value (TAV) Percent Changes by Townships – Post BOR Appeals (2009–2024)
This heatmap displays year-over-year percent changes in total assessed value across Cook County townships after Board of Review appeals. Cooler tones indicate decreases, while warmer tones represent increases. Compared to pre-appeal data, the figure demonstrates the Board of Review's stabilizing role—reducing extreme fluctuations and ensuring more uniform, equitable total assessed value reassessment outcomes across all townships.

Triad	Reassessment Years
South & West Suburbs	2008, 2011, 2014, 2017, 2020, 2023, 2026…
North Suburbs	2007, 2010, 2013, 2016, 2019, 2022, 2025…
City of Chicago	2009, 2012, 2015, 2018, 2021, 2024, 2027…

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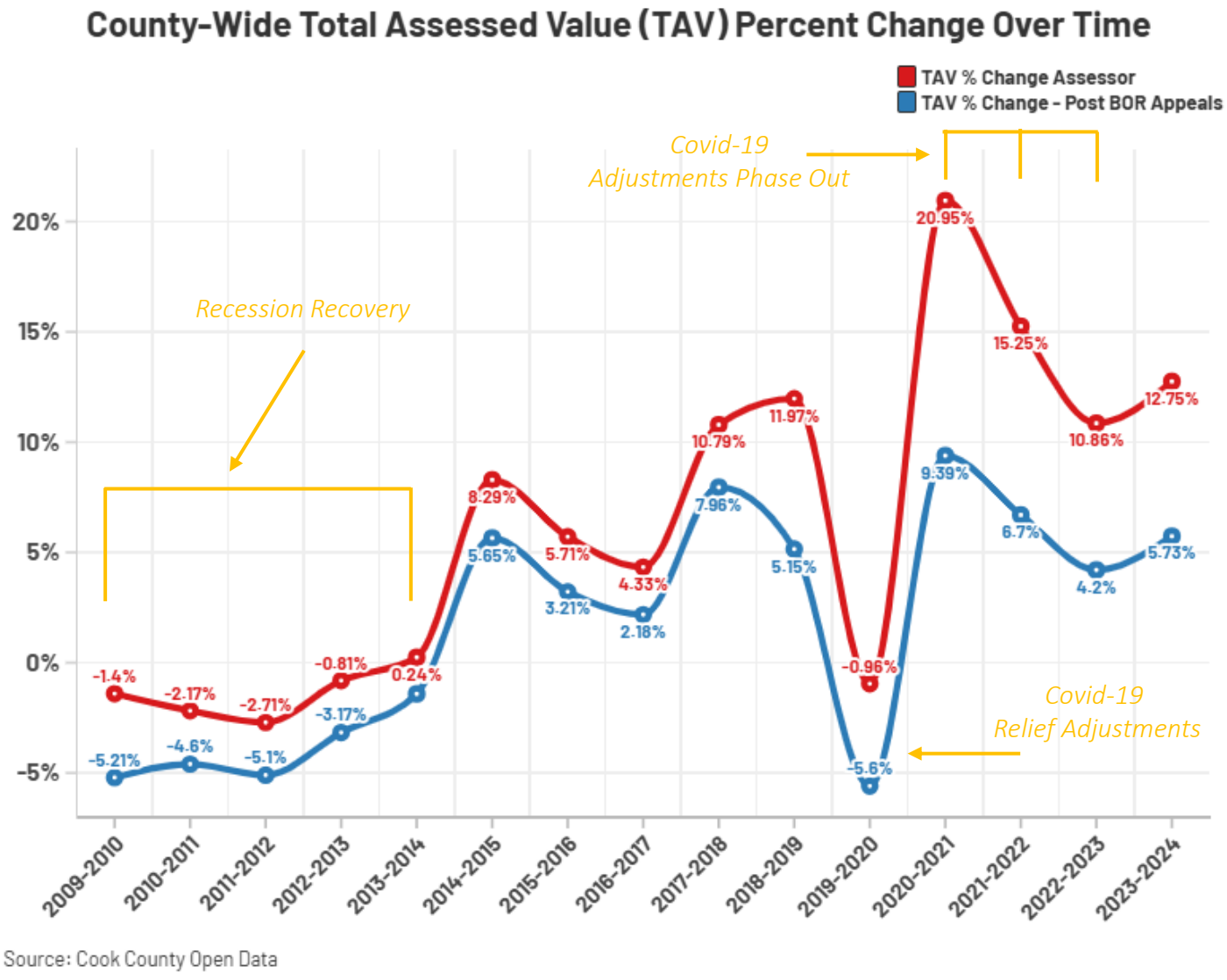
Board of Review Data Analysis Cont.

BOR Data Analysis: High-Level Trends



Source: Cook County Open Data

County-Wide Total Assessed Value (TAV) Percent Change Over Time (2009–2024)
This chart presents a county-wide comparison of percent changes in the Cook County Assessor's Certified Total Assessed Value (TAV) and the Board of Review's Post-Appeal TAV. The data illustrates the Board of Review's role in moderating large valuation swings throughout the reassessment cycle—most notably adjusting the 2020–2021 increase from 20.95% to 9.39%. These post-appeal adjustments help promote predictability and long-term stability within Cook County's property assessment system.

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Board of Review Data Analysis Cont.

BOR Data Analysis: 2021-2024 Triennial Reassessment Trends

Cook County 2021–2024 Reassessment Summary:
The Board of Review's data analysis identifies a significant reduction and rebalancing of assessed values across townships and parcel components—specifically land and building assessed values—between the 2021–2024 triennial reassessment cycle. These changes reflect the substantial surge in total assessed values issued by the Cook County Assessor's Office (CCAO) and the subsequent corrections implemented through the Board of Review's appeal process, including analyst-driven revisions and uniformity reviews.

Prior to Board of Review intervention, increases in total assessed value (TAV) were primarily concentrated in west and south Cook County townships, while northern townships experienced comparatively more moderate changes.

2021–2024 County-Wide Reassessment Trends:
Across the 2021–2024 triennial cycle, the county experienced a broad recalibration of property valuations. Building Assessed Value (BAV) rose on average by **31.13%**, outpacing Land Assessed Value (LAV) increases of **19.5%**. South and West Suburban townships including **Rich (+61.5%), Thornton (+58.6%), and Calumet (+52%)** recorded the highest building assessment increases prior to any Board of Review appeals.

Land Assessed Value increases and the related allocation of such to total assessed values were also significant in select regions—most notably in **West Chicago Township**, where LAV increased by **79.6%** prior to Board of Review appeals. According to the Assessor's Office, total assessed value in West Chicago Township increased by **27%**, a change the office attributes to three years of real estate market appreciation.[12] However, because the Assessor's mass appraisal scope is conducted on a large scale, the individual consequences and neighborhood-level repercussions of such increases are often not immediately felt or accounted for within the model itself.

The Treasurer's recent report, "2024 Tax Year Bill Analysis," highlights the real-world impacts of these rapid assessment increases. Tax bills rose the highest in: **West Garfield Park**, where the median homeowner tax bill increased by nearly $2,000 **(133%)**; **North Lawndale**, where homeowner tax bills increased by nearly $1,900 **(99%)**; **Englewood**, where the increase was approximately $609 **(82%)**[13].

The report suggests that home values in many low-income neighborhoods have only recently recovered to pre–Great Recession levels. Because these values have risen faster than those in more established markets—and because the COVID-19 reductions have been eliminated throughout each reassessment cycle—associated tax bills have increased at a disproportionate rate.

Based on the Board of Review's longstanding experience with this issue, rapid land-value escalation heightens displacement risks for both residents and small businesses due to rising tax burdens and inequitable or inaccurate assessment practices. These pressures are especially pronounced in predominantly Black and Latino urban neighborhoods.

12. *Property Values for West Chicago Township Released* (2024, May 23). Office of the Cook County Assessor.
13. *2024 Tax Year Bill Analysis.* (2025, November). Office of the Cook County Treasurer.
If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Board of Review Data Analysis Cont.

BOR Data Analysis: 2021-2024 Triennial Reassessment Trends

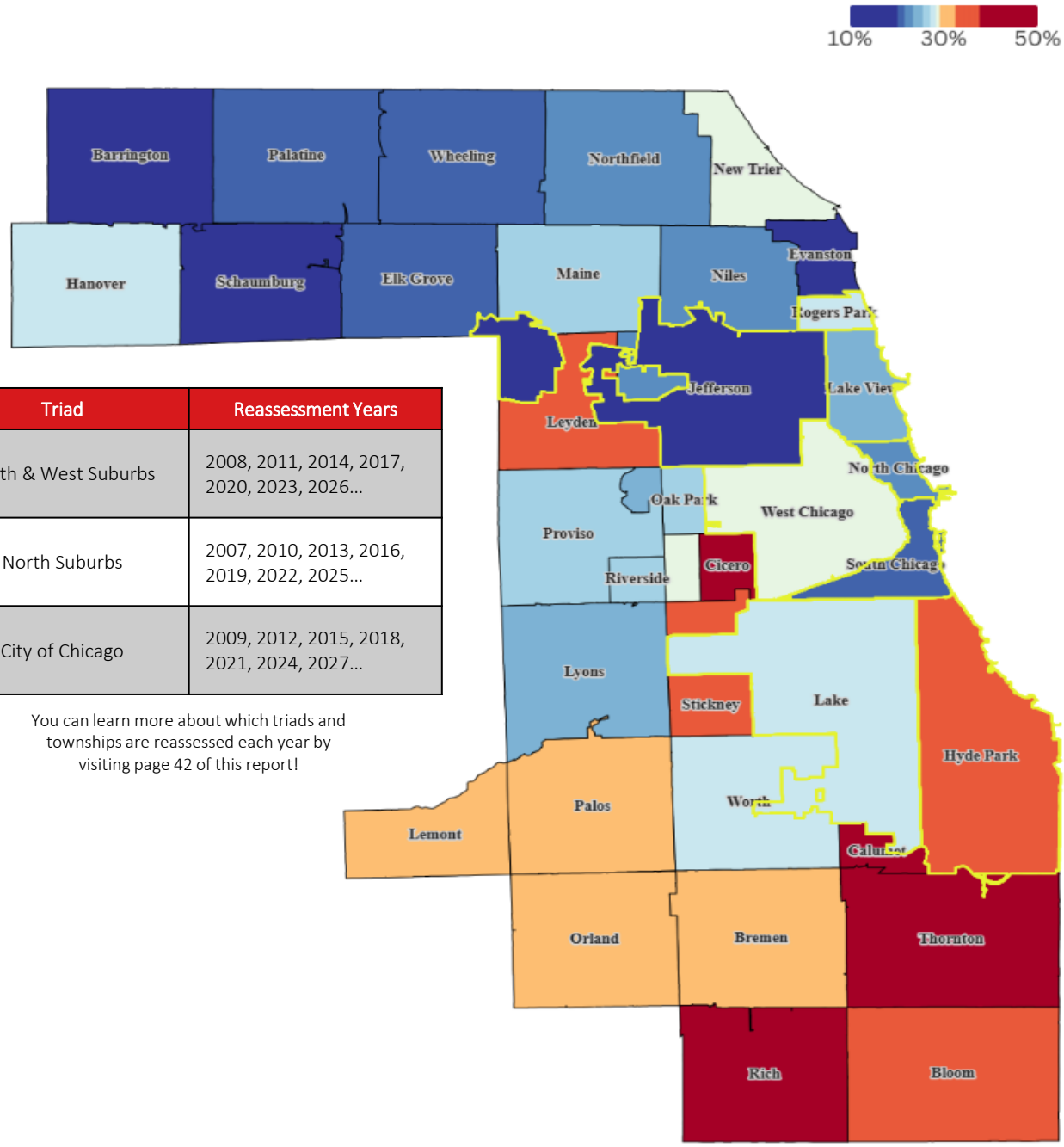
Impact of Board of Review Appeals:
A comparison of pre-and post-Board of Review appeal maps demonstrates a substantial countywide easing effect on assessment increases. Townships in Chicago's South Side and in the South Suburbs—including **Hyde Park, Thornton, Bloom, and Rich**—initially recorded TAV increases ranging from **33% - 41%.**

These areas subsequently received meaningful downward adjustments through the appeal process. This trend underscores the Board of Review's corrective role in restoring uniformity, reducing over-assessment, and mitigating the impacts of rapid and uneven valuation changes across Cook County neighborhoods.

Board of Review Data Analysis Cont.

BOR Data Analysis: 2021-2024 Triennial Reassessment Trends

2021-24 Total Assessed Value (TAV) Percent Change by Township - Pre BOR Appeals



Triad	Reassessment Years
South & West Suburbs	2008, 2011, 2014, 2017, 2020, 2023, 2026…
North Suburbs	2007, 2010, 2013, 2016, 2019, 2022, 2025…
City of Chicago	2009, 2012, 2015, 2018, 2021, 2024, 2027…

You can learn more about which triads and townships are reassessed each year by visiting page 42 of this report!

Source: Cook County Open Data

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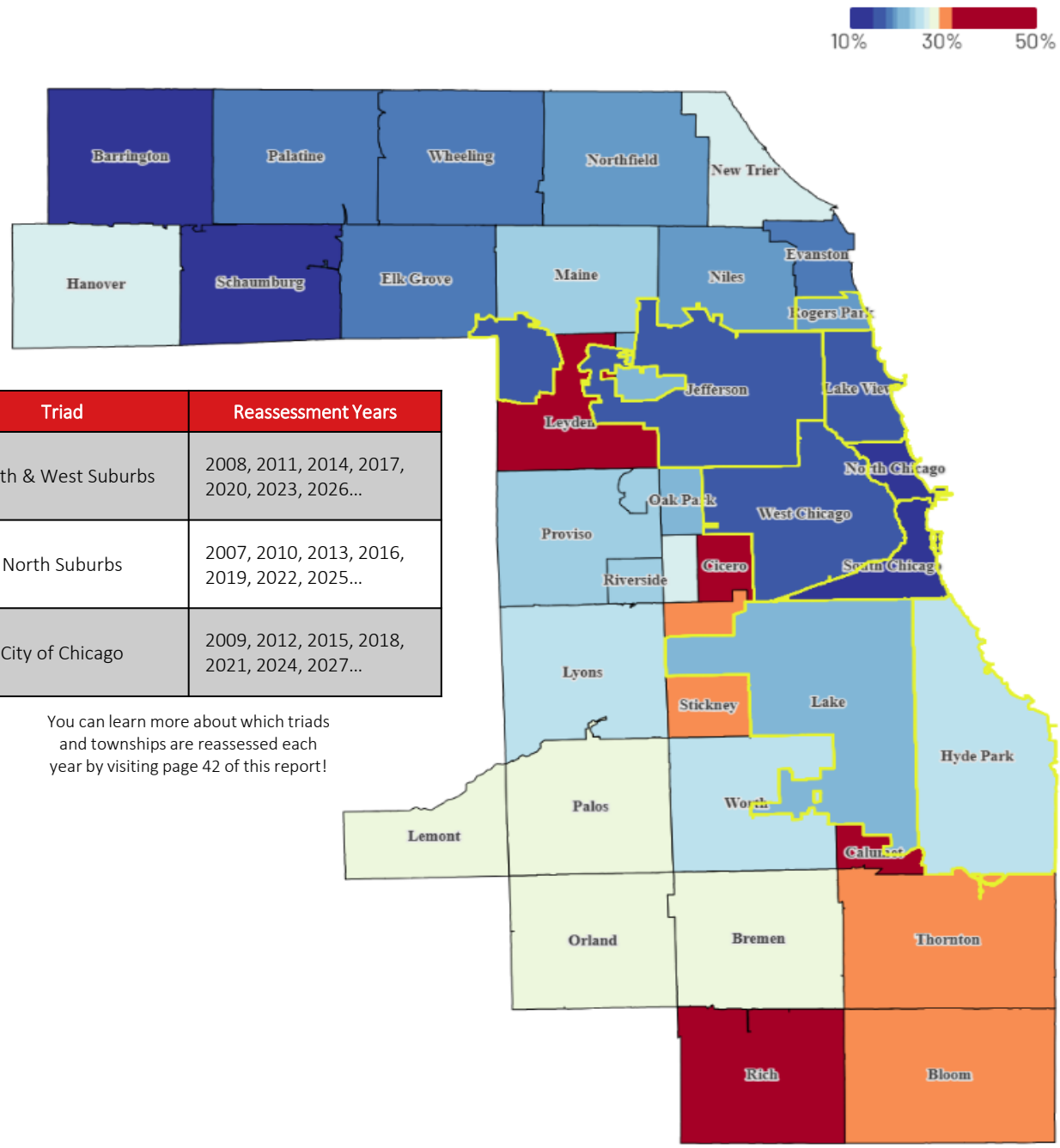
Board of Review Data Analysis Cont.

BOR Data Analysis: 2021-2024 Triennial Reassessment Trends

2021-24 Total Assessed Value (TAV) Percent Change by Township - Post BOR Appeals



Triad	Reassessment Years
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Source: Cook County Open Data

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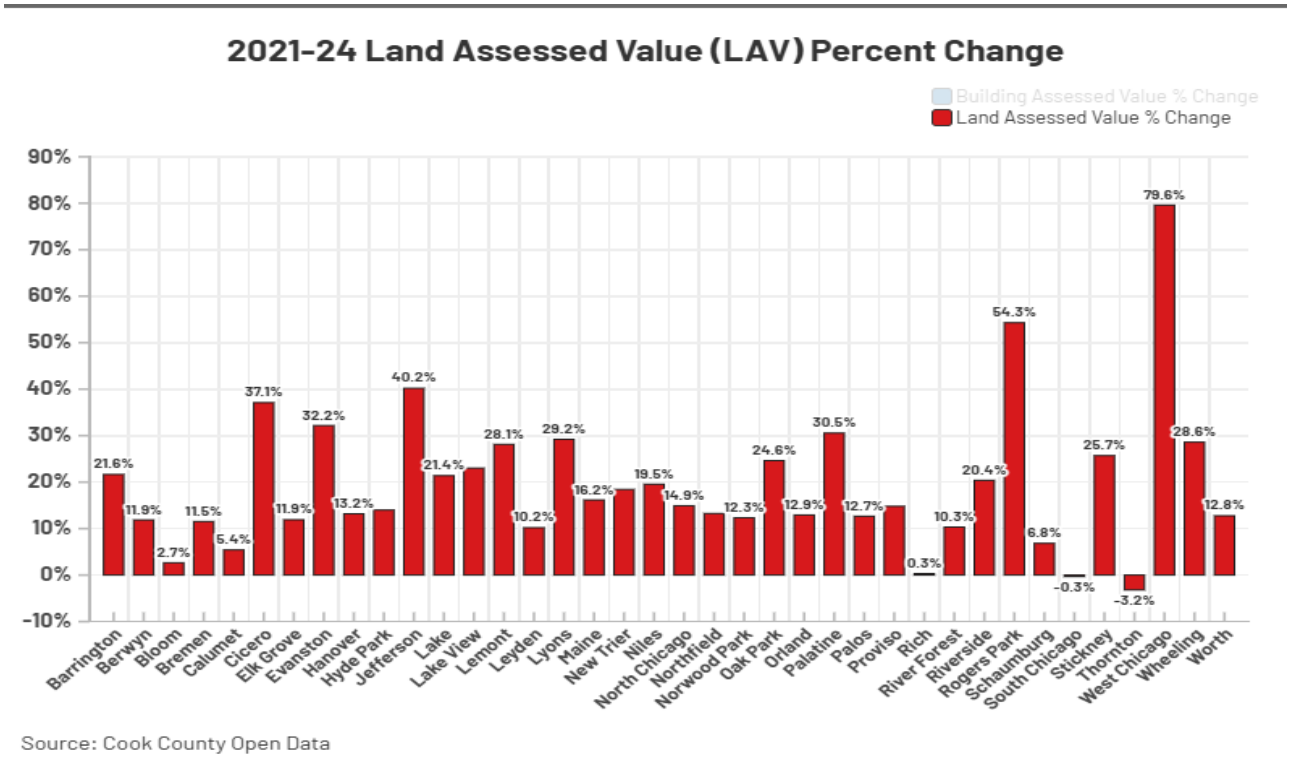
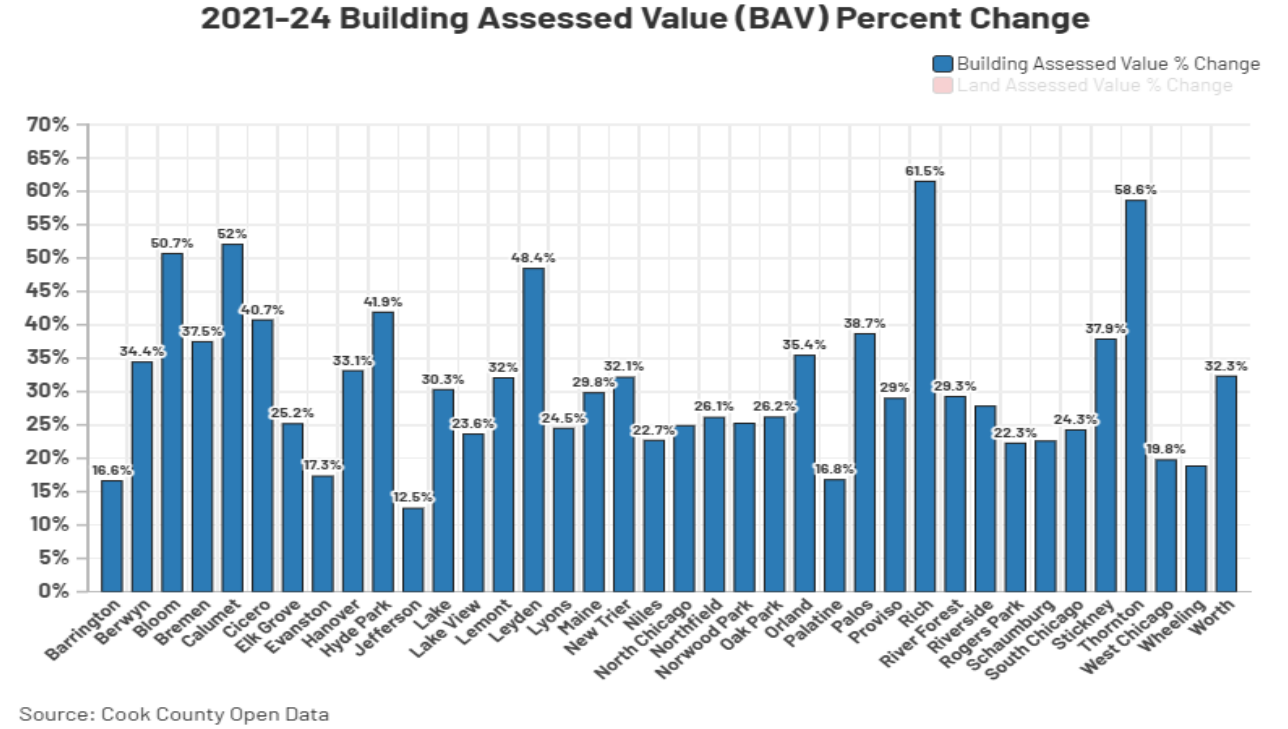
Board of Review Data Analysis Cont.

BOR Data Analysis: 2021-2024 Triennial Reassessment Trends



Source: Cook County Open Data



Source: Cook County Open Data

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Board of Review Data Analysis Cont.

BOR Data Analysis: 2023-2024 Annual Reassessment Trends

2023–2024 City of Chicago Reassessment Trends:
Between 2023 and 2024, Total Assessed Value (TAV) fluctuated significantly across City of Chicago townships. **Hyde Park (+34.4%), Rogers Park (+28.75%), and Lake (+28.69%)** recorded the steepest TAV increases in Chicago while **Jefferson, North Chicago**, and **South Chicago** townships hovered around +**20%**.

Citywide increases in total assessed value generally followed an upward trend; however, sharp fluctuations in land assessments produced several notable anomalies. Most prominently, **West Chicago Township's Land Assessed Value** increased by **80.1%,** marking a significant statistical outlier within the dataset and amongst Chicago's reassessed townships.

Such disproportionate increases can distort equity and uniformity ratios, elevate tax burdens, and exacerbate affordability pressures—particularly in low-income, immigrant, or rapidly transitioning neighborhoods. According to analyses conducted by DePaul University's Institute for Housing Studies (IHS), communities including the Near West Side, Near South Side, Bridgeport, Hyde Park, and Kenwood appear as "dark red" or "moderate red" on IHS vulnerability maps[14]. These areas correlate heightened market activity—reflected in above-average recent increases in sales prices—with a high concentration of lower-income households and seniors (with fixed incomes) who face elevated risk of displacement as costs rise.

Many households in these communities are already cost-burdened, allocating a significant share of their income toward housing. As housing costs continue to rise, sudden and unanticipated increases in assessed values can substantially elevate property tax liabilities, thereby intensifying displacement pressures. These impacts are particularly acute in neighborhoods experiencing rapid, reassessment-driven valuation spikes, where residents are increasingly being priced out of their own communities.

Observed increases of approximately **40–80% in Land Assessed Value (LAV)** across **Jefferson (+40.3%), Rogers Park (+54.2%), and West Chicago (+80.1%) Townships** illustrate the scale and magnitude of assessed value spikes applied during the reassessment cycle. These increases reflect a rapid revaluation of underlying parcels and underscore the pace at which property tax burdens may be shifting within these areas.

Similarly, changes in Building Assessed Value (BAV) were also elevated—especially in **Hyde Park (+42.5%)** and **Lake (+31.1%)**—where the reassessment effects were notably more pronounced.

14. *Mapping Displacement Pressure in Chicago* (2022, February 23). Institute for Housing Studies at Depaul University.
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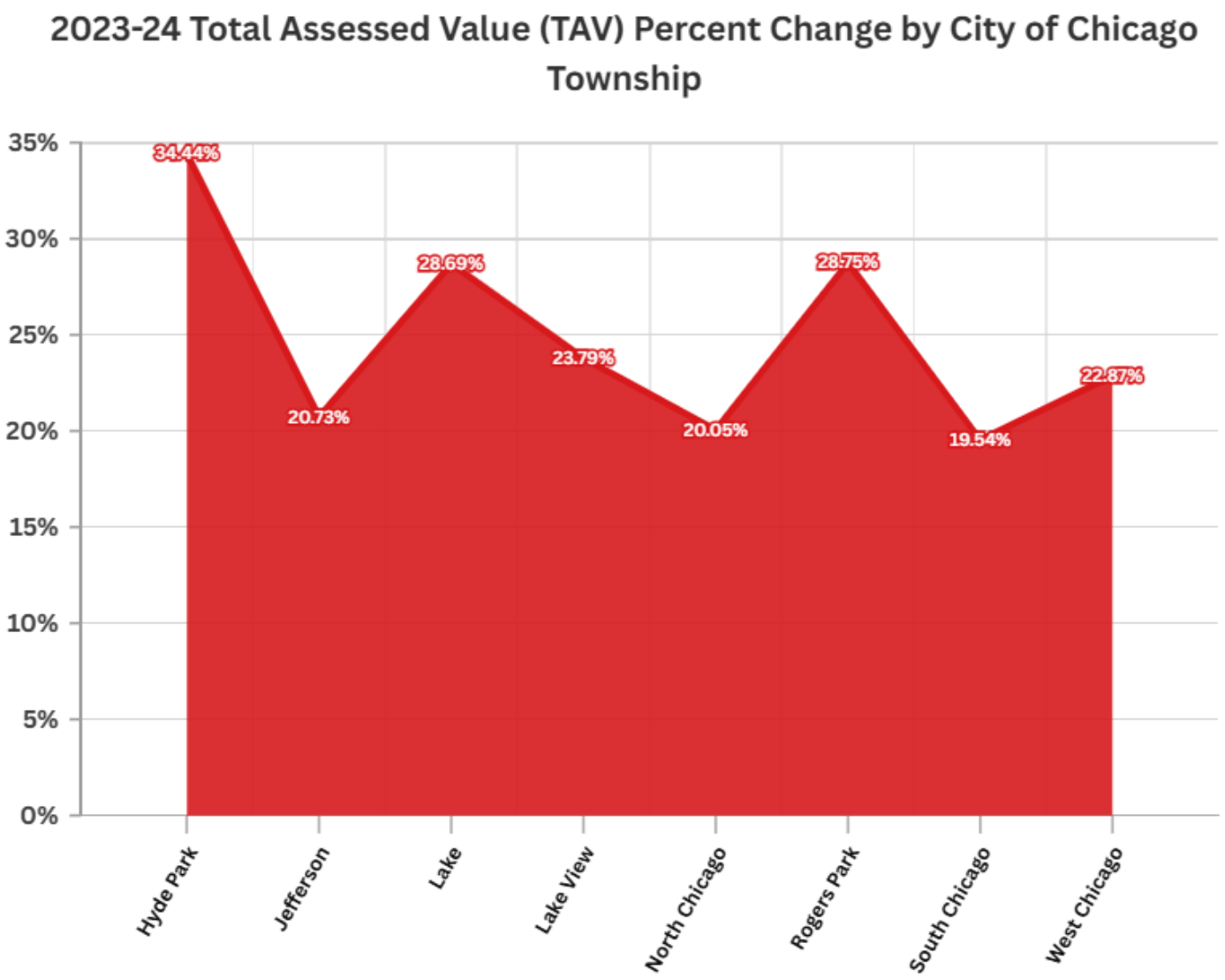
Board of Review Data Analysis Cont.

BOR Data Analysis: 2023-2024 Annual Reassessment Trends



Source: Cook County Open Data

Triad	Reassessment Years
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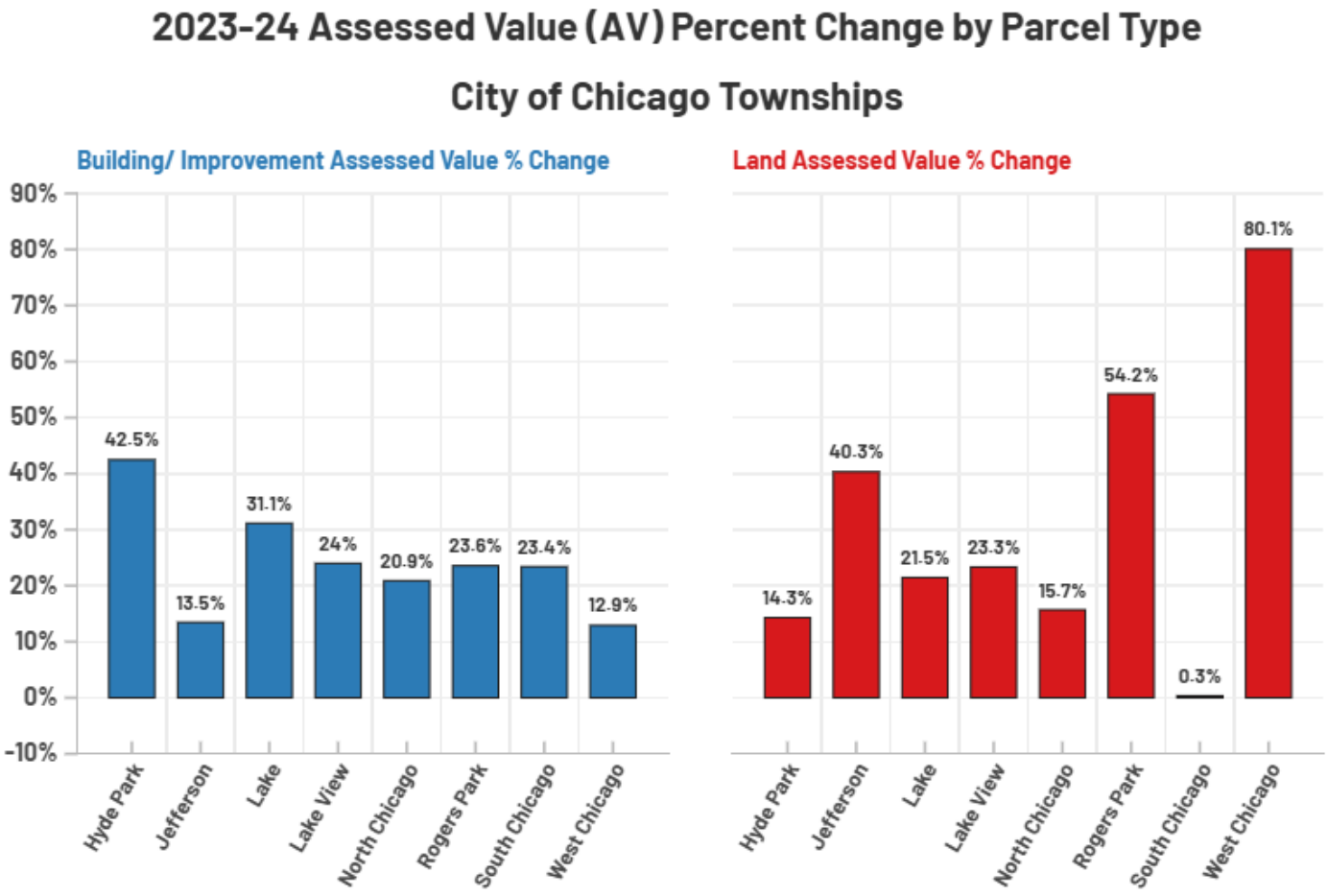
Board of Review Data Analysis Cont.

BOR Data Analysis: 2023-2024 Annual Reassessment Trends



Source: Cook County Open Data

Triad	Reassessment Years
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Cook County Property Tax Reform (PTAX) Group: Commercial Valuation Study

Strengthening Cross-Agency Collaboration

As stakeholders in the Cook County property tax system, we recognize that there are opportunities to not only strengthen our role within the system but improve it as a whole. That is why we are proud partners in the Cook County Property Tax (PTAX) Reform Group—an initiative dedicated to ensuring that the property assessment and tax system produces predictable, accurate, fair, and equitable results in a timely and efficient manner.

The property tax system has been challenged for decades, and the county took decisive steps to improve the accuracy of commercial property assessments and appeals. In December 2024, the Cook County Property Tax Reform Group released a study examining the county's commercial property valuation and appeal practices. The report offers several key recommendations for both the Cook County Assessor's Office and the Board of Review to enhance their commercial valuation and appeal processes. We look forward to continuing our collaboration with the PTAX Reform Group—and with the Assessor's Office in particular—as these reforms move forward.

If you would like to learn more about the recommendations, and the report more broadly, the report can be accessed here.[15]

We look forward to the continued focus by the county as it supports and guides the implementation of the report's recommendations. More information about the Property Tax Reform Group and the outcomes it seeks to achieve can be found on the Property Tax Reform Group webpage here.

Subsequent sections of this report will focus on the 2024 tax year and the Board of Review's operational outcomes for Fiscal Year 2025. Please read on for more information!

15. *Analysis of Commercial Valuation Practice in the Cook County Property Tax System.* (2024, December 11). *Cook County Property Tax Reform Group.*

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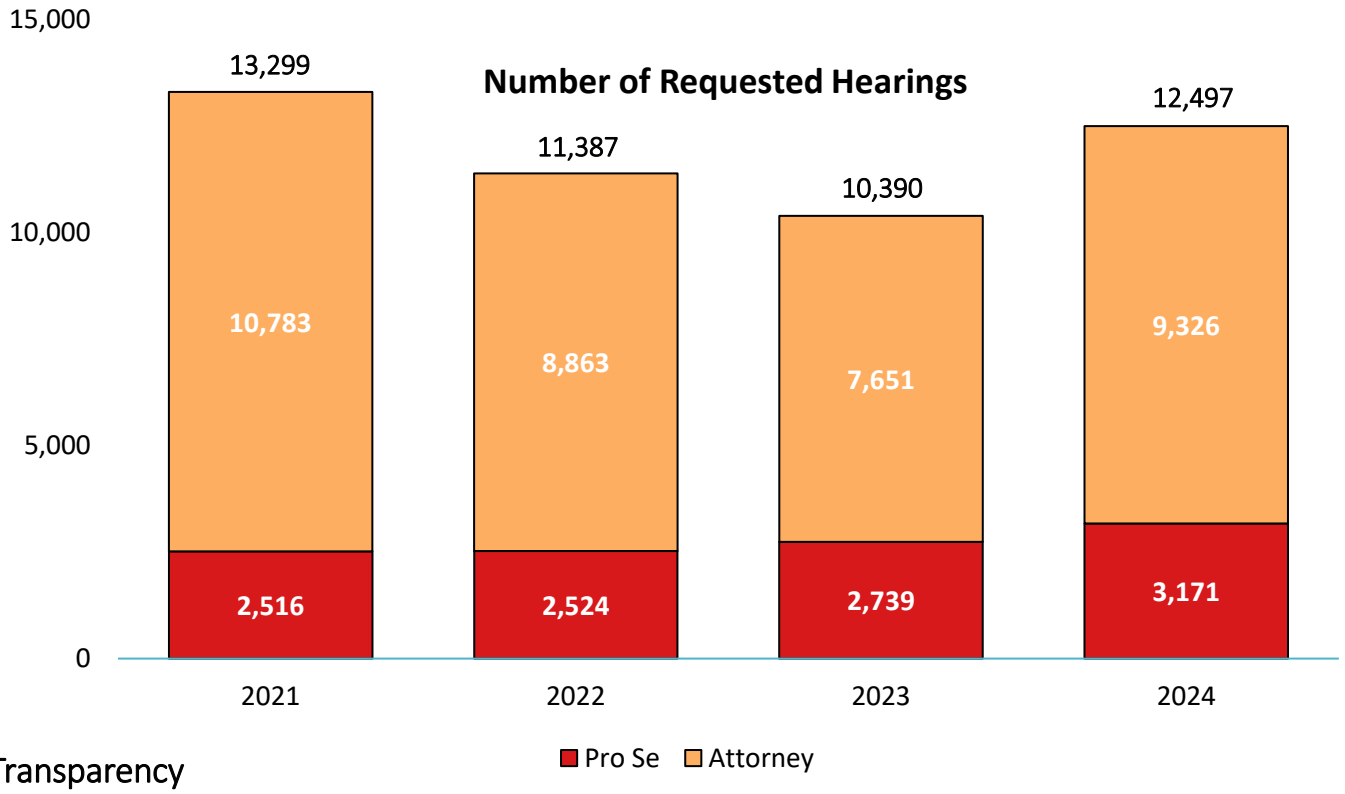
Board of Review Appeal Session

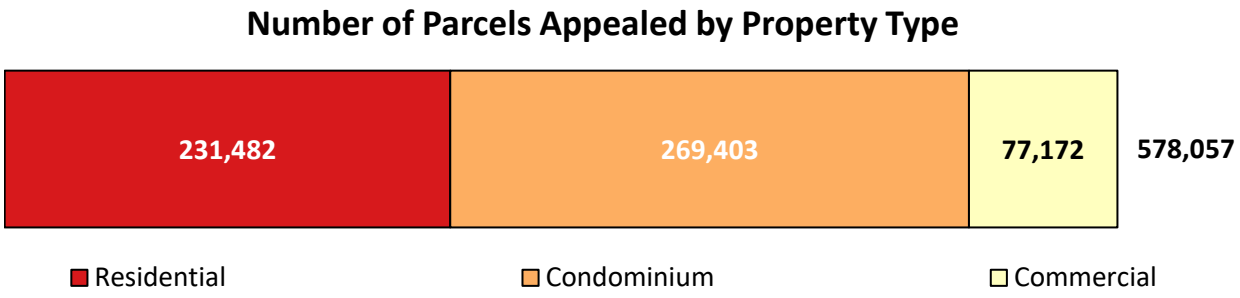
Hearings Overview

Hearings are held after the initial filing period for each township that has closed and are conducted for taxpayers who appeal with **or** without counsel. Taxpayers can request a hearing when filing their appeal and the Board of Review will notify them of the date, time, and how to participate in the hearing. It is important to note that Board of Review analysts perform the same review for appeals that receive hearings as those that do not receive hearings (requesting a hearing is not a requirement for filing an appeal).



Transparency

All information—including notes, evidence, and decisions—has been available online for several years. Taxpayers may view the final decision rendered, along with any notes provided by Board of Review analysts. The Board of Review also takes pride in consistently responding to FOIA requests faster than the statutory requirement.



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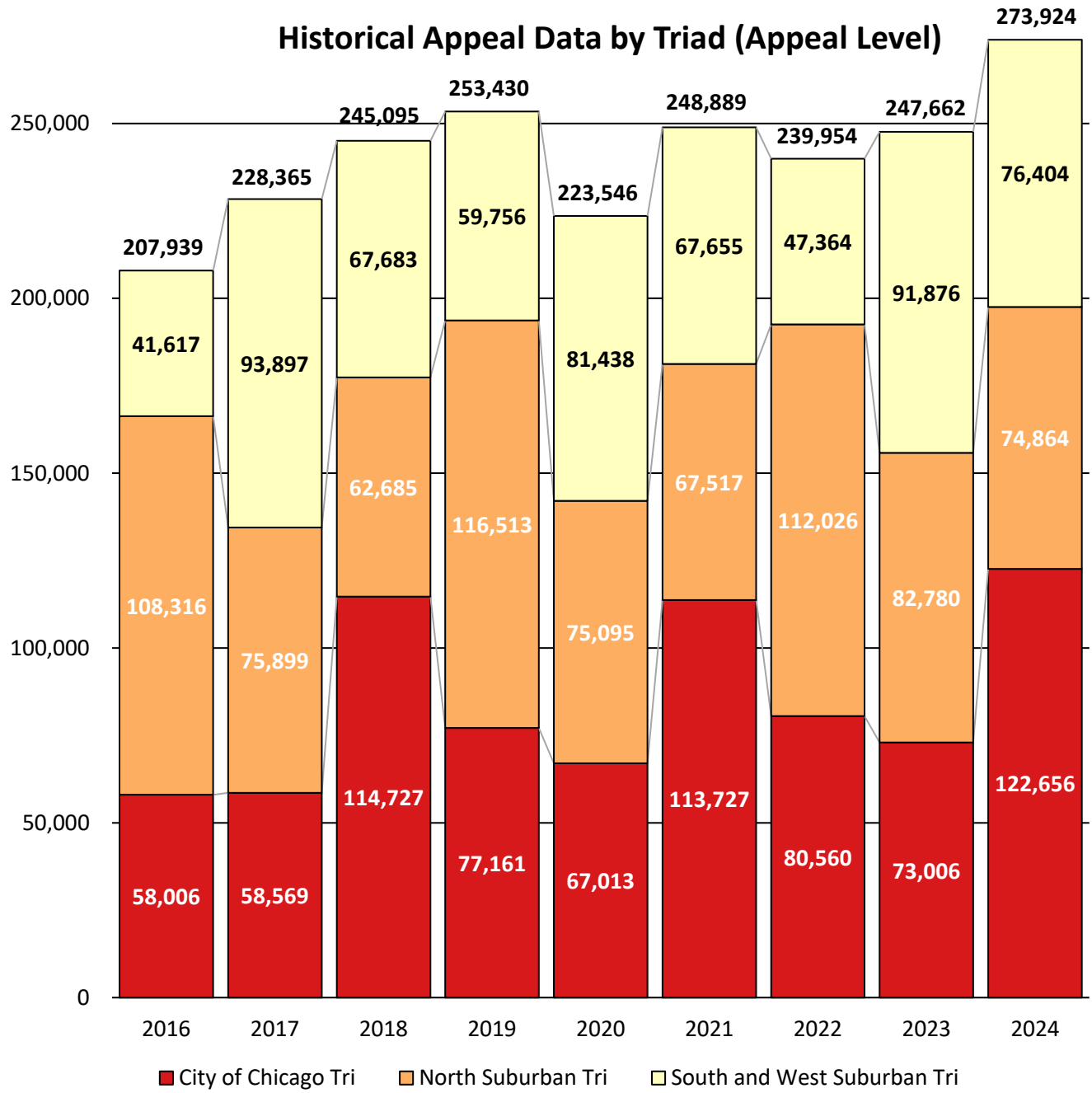
Board of Review Appeal Session Cont.

2024 Appeal Session Overview

Compared to the City of Chicago's last reassessment, total appeals filed with the Board of Review increased by more than **10%**. Total appeals rose by nearly **11%** compared to the previous year, Tax Year 2023. Within the City of Chicago, appeal filings increased by nearly **8%** compared to Tax Year 2021 and by over **68%** compared to Tax Year 2023.



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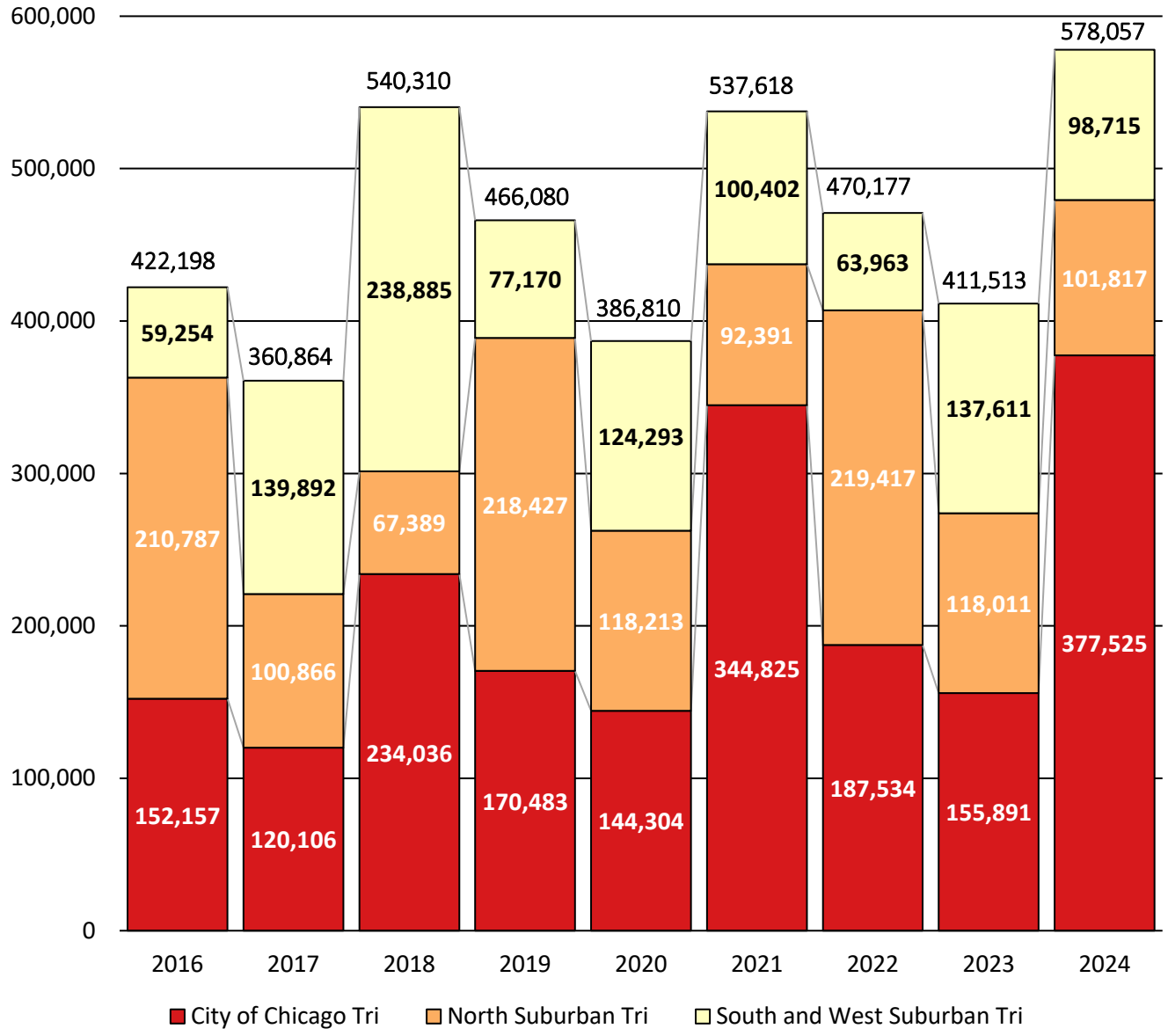
Board of Review Appeal Session Cont.

2024 Appeal Session Overview (PINs)

The total number of PINs appealed in Tax Year 2024 increased to over **578,000**, compared to **411,513** in Tax Year 2023 and **537,618** in Tax Year 2021. In the City of Chicago, the number of PINs appealed rose by nearly **9.5%** compared to Tax Year 2021 and by **over 140%** compared to Tax Year 2023.

It is important to note that a single assessment appeal may include multiple PINs, which explains why the total number of PINs appealed exceeds the number of individual property assessment appeals. For example, a condominium building filing an appeal to the Board of Review may encompass multiple parcels within the same structure, each identified by its own Property Index Number (PIN).

Historical Appeal Data by Triad (PIN Level)



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Board of Review Appeal Session By Cook County District

Tax Year 2024 Appeal Data: Appeals by Cook County Commissioner District

Cook County Commissioner District	Residential Appeals	Condominium Appeals	Commercial Appeals	Total Appeals
1	11,322	744	2,154	14,220
2	5,040	1,573	2,621	9,234
3	3,731	1,876	2,057	7,664
4	6,708	355	1,744	8,807
5	9,383	449	1,644	11,476
6	13,478	1,256	1,723	16,457
7	5,296	258	1,809	7,363
8	12,599	546	2,291	15,436
9	21,943	639	1,454	24,036
10	15,407	2,577	2,968	20,952
11	15,441	616	1,734	17,791
12	18,367	3,387	3,102	24,856
13	14,812	1,274	2,489	18,575
14	20,618	981	1,637	23,236
15	11,224	991	2,314	14,529
16	12,863	184	1,975	15,022
17	20,689	1,710	1,866	24,265
Total	218,921*	19,416*	35,582*	273,919*

*5 appeals and PINs are not assigned to a Cook County District

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Board of Review Appeal Session By Cook County District Cont.

Tax Year 2024 Appeal Data: PINs Appealed by Cook County Commissioner District

Cook County Commissioner District	Residential PINs	Condominium PINs	Commercial PINs	Total PINs
1	11,867	4,919	4,636	21,422
2	5,665	51,176	9,202	66,043
3	4,426	60,319	4,549	69,294
4	7,355	1,002	4,132	12,489
5	10,442	1,307	5,716	17,465
6	14,228	3,254	3,612	21,094
7	5,724	2,362	4,544	12,630
8	13,005	4,911	4,468	22,384
9	22,702	6,340	2,701	31,743
10	16,000	46,193	5,241	67,434
11	16,356	2,310	4,224	22,890
12	19,345	49,959	5,915	75,219
13	16,025	16,290	4,296	36,611
14	21,329	7,299	2,782	31,410
15	11,589	5,475	3,318	20,382
16	13,665	836	4,740	19,241
17	21,754	5,451	3,096	30,301
Total	231,477*	269,403*	77,172*	578,052*

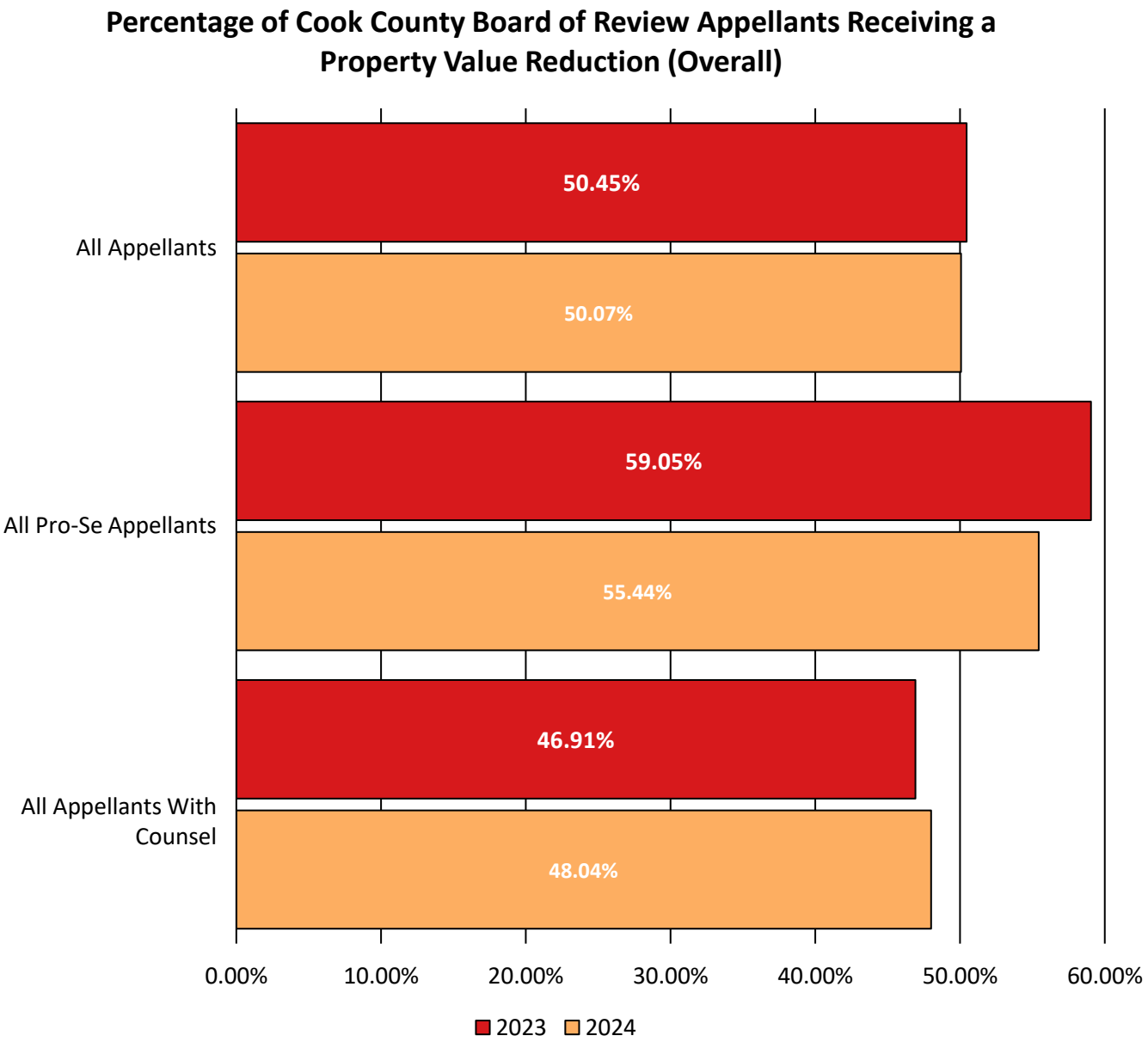
*5 appeals and PINs are not assigned to a Cook County District

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Appeals Resulting in a Reduction

Property Value Reductions for Board of Review Appellants

In Tax Year 2024, **50.07%** of Cook County Board of Review appellants received a property value reduction. Among these, pro se appellants—those who appealed without legal counsel—had a higher success rate of **55.44%**, compared to **48.04%** for appellants represented by counsel.



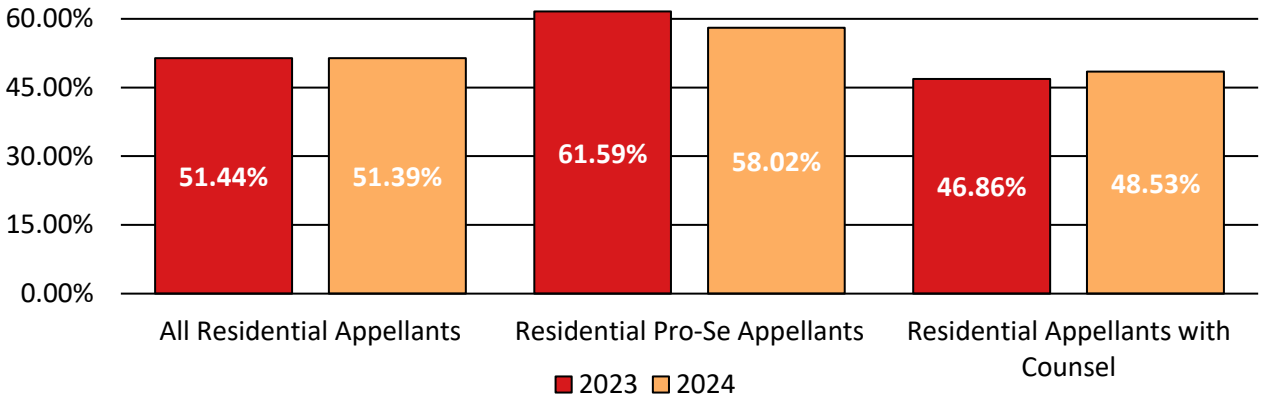
If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Appeals Resulting in a Reduction Cont.

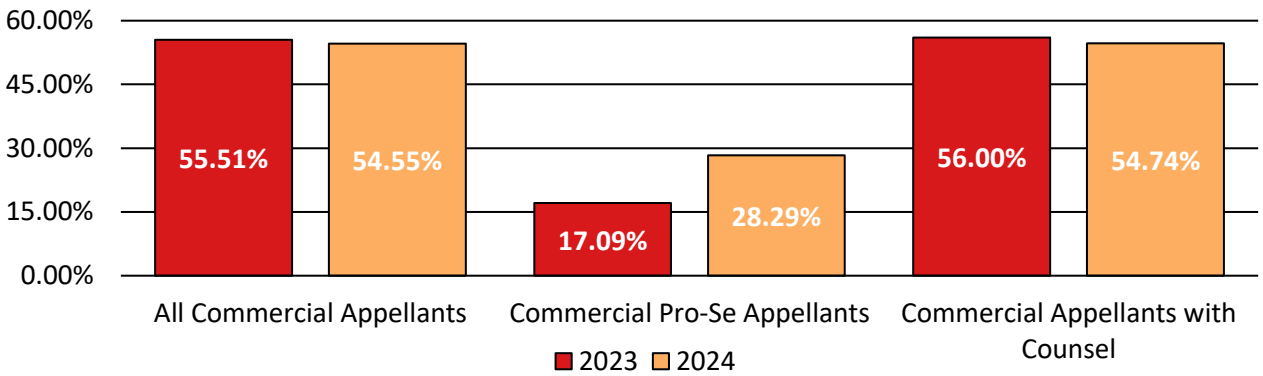
Residential and Commercial Appellant Property Value Reductions

The percentage of residential appellants receiving a reduction remains over **50%.** Notably, over **58%** of residential pro se appellants—those who appealed to the Board of Review without an attorney—received a property assessment decrease in Tax Year 2024.

Percentage of Residential Appellants Receiving a Property Value Reduction (Excluding Condominiums)



Percentage of Commercial Appellants Receiving a Property Value Reduction



It is important to note that according to the Cook County Board of Review's Official Rules, only licensed attorneys and individual taxpayers representing themselves ("pro se") may practice before the Board. Individual taxpayers may represent properties titled in their name pro se or retain an attorney to represent them before the Board. All parties, other than pro se taxpayers, must be represented before the Board by an attorney. Other taxpayers, including but not limited to entities such as corporations, LLCs, condominium associations and the like, must be represented by an attorney. A person who is not an attorney may not represent a taxpayer before the Board.

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Fiscal Year 2025 Budget Highlights

Initiatives and Outcomes

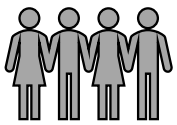
- Completed Tax Year 2024 ahead of schedule through improved coordination, technology upgrades, and increased staff productivity.
- Having transitioned off the legacy mainframe, the Board of Review successfully maintained full system stability and uptime throughout peak filing and review periods.
- Processed a record-high number of assessment appeals, totaling over 273,000.
- The Board of Review is proud to employ 46 CIAO-certified analysts, with 27 more analysts working to earn this designation in the coming year.

Upcoming Goals

- Leverage automation to eliminate repetitive clerical work, accelerate preparation processes, and free analysts and attorneys to focus on legal strategy and settlements.
- Fully implement CrowdStrike to enhance security and ensure alignment with industry standards.
- Advance Electronic Data Interchange (EDI) to improve data accuracy and exchange with the Assessor's Office.

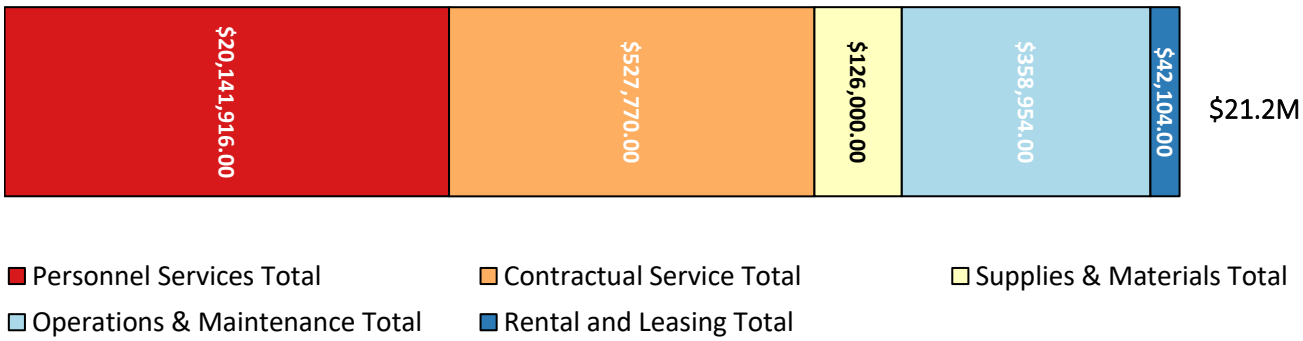
Operating Fund Total

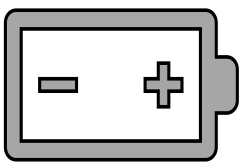
$21.2M



167 Approved Positions
(0% Increase From FY2024)

Board of Review Operating Fund





Revenue Collected
$370,000

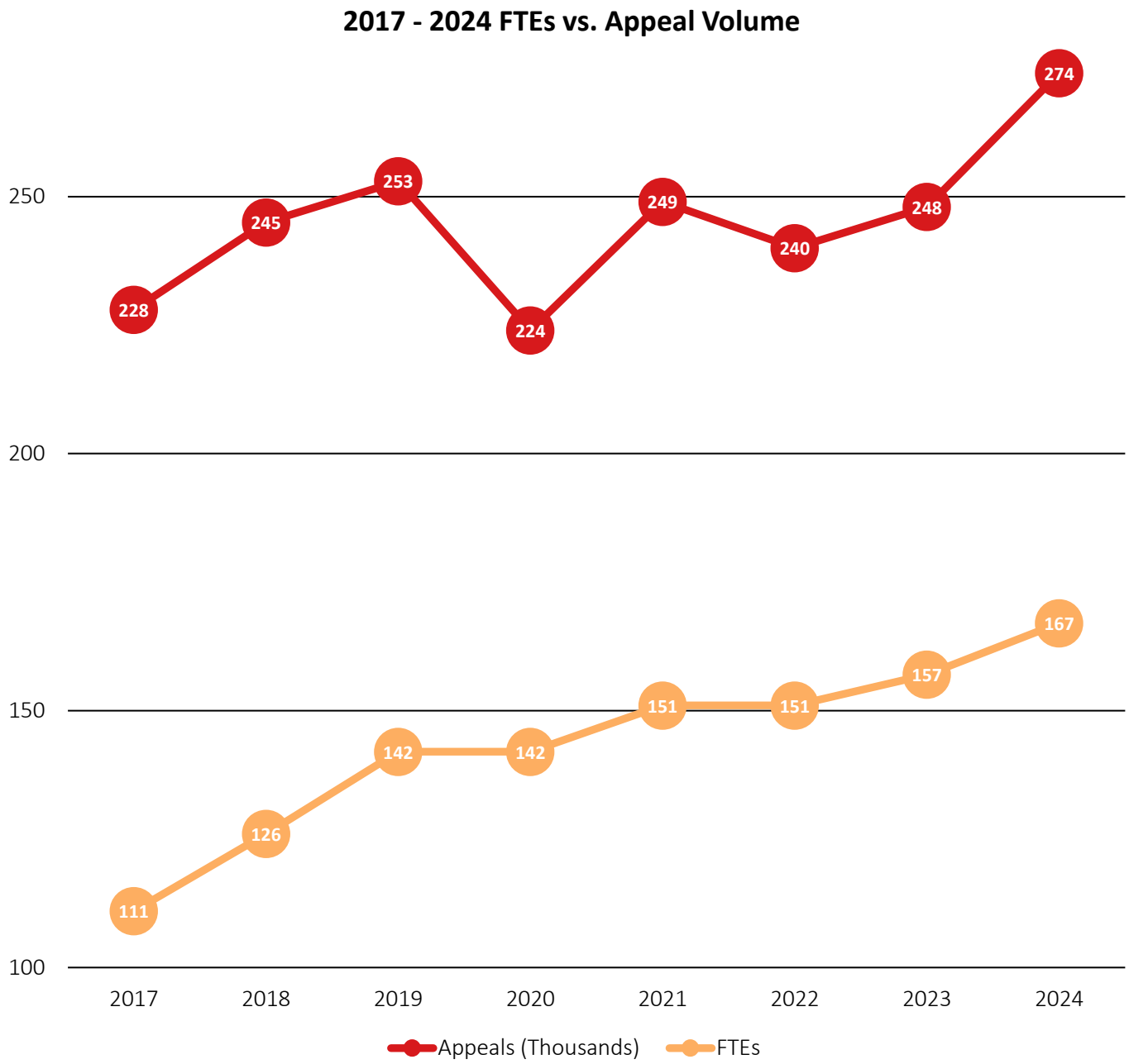
*BOR bulk subscription service

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Full Time Equivalent Employees (FTEs) and Appeals

Key Highlights

While the volume of appeals has increased , the number of Board of Review staff—measured in Full-Time Equivalent (FTE) employees—has marginally increased. Despite this, we have successfully expanded the number of appeals reviewed by constantly modernizing the office through technological and process-driven advancements.



If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Property Tax Appeal Board Defense Division

PTAB and the Cook County Board of Review

The **Illinois Property Tax Appeal Board (PTAB)** is often the next level of appeal available to taxpayers who wish to challenge the decision of the Cook County Board of Review.

Both entities are mandated to provide taxpayers with an impartial forum to appeal property assessments at no cost to the property owner. PTAB specifically serves as the venue for appealing decisions made by the Cook County Board of Review.

PTAB Defense Division

The Board of Review's statutory obligation is to uphold the county's assessment determinations in response to appeals submitted to the **Illinois Property Tax Appeal Board (PTAB).** The Board of Review operates year-round to prepare and submit evidence, attend hearings, negotiate settlements, and manage appeals from prior years until they are fully resolved. Despite limited resources, our agency has reduced the combined PTAB and Board of Review backlog from **four years to two and a half years**—consistently completing files on or ahead of schedule—and continued to enhance digital file workflows in partnership with PTAB.

In collaboration with PTAB, we successfully executed a large-scale settlement project, reaching agreements on **thousands** of dockets within a few months. Our team has worked tirelessly to produce defense evidence for more than **40,000 dockets**, resulting in the closure of **over 33,000 cases** and saving the county millions of dollars in potential refunds.

Fiscal Year 2024

(Dec 01, 2023 – Nov. 30, 2024)

Initial Liability:	Savings:
$398,252,340.00	**$240,344,127.00**

2024 PTAB Caseload:

# Dockets Closed	# Dockets for Hearings
33,460	**13,186**

PTAB Hearings

383

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Exempt Properties and the Board of Review

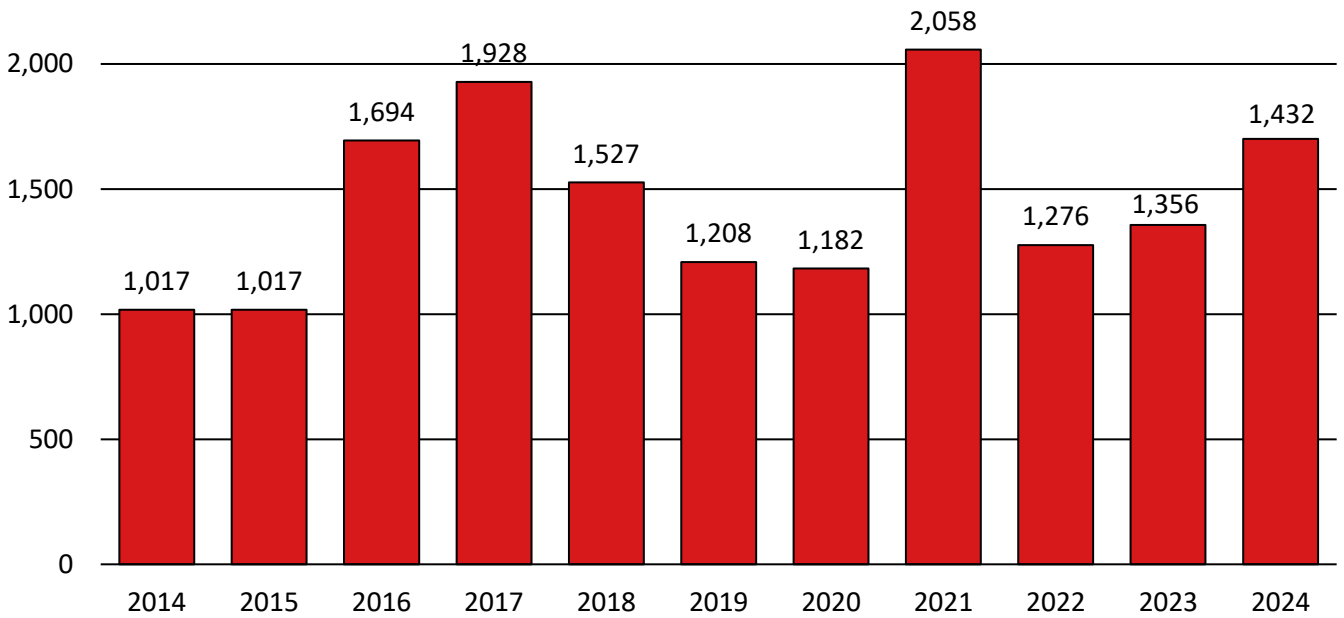
Tax Exempt Properties

The Cook County Board of Review inspects applications from governmental, charitable, and religious organizations that believe they qualify for property tax–exempt status. The requirements for exemption may vary depending on the specific statutory provisions. Each case is carefully evaluated to determine whether the property is exempt by statute and whether the applicant has met the required burden of proof.

The Board of Review may **hold a hearing** when a question of law arises, when a file is incomplete, or when a taxing body objects to an application. In such cases, petitioners are notified by mail of their scheduled hearing date. Following the hearing, the Board of Review submits its recommendation regarding the property's exempt status to **the Illinois Department of Revenue**.

While the Cook County Board of Review provides a recommendation, only the **State of Illinois** has the authority to remove property from the tax rolls. In assessment year 2024, the Board of Review processed **1,432** exemption applications for parcels seeking exempt status.

Exempt PINs Filed



2024 Total Exempt Appeals/PINs

Governmental	535/814
Religious/Charitable	297/618
Total	***832/1,432***

Figures include both Active and Void status appeals and PINs.

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

2024 Tax Year Outreach Efforts

Advancing Accessibility and Engagement with the Board of Review

The Board of Review continued to expand its accessibility efforts for Tax Year 2024, hosting over 130 outreach workshops across the county. Our outreach program was designed to reach property owners in every community, especially those who have traditionally been excluded from the property assessment appeal process.

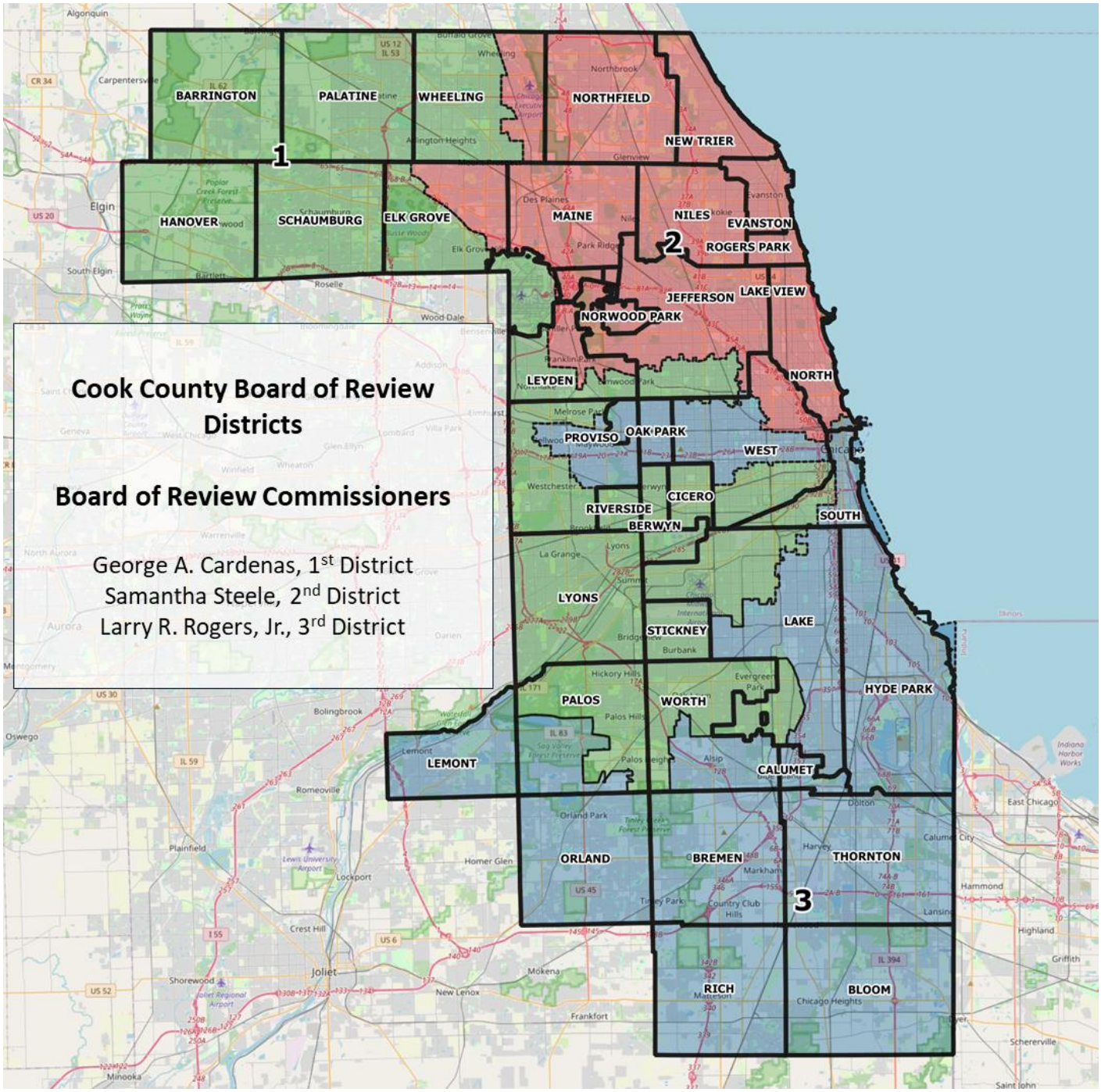
By offering a mix of virtual and in-person events, the Board of Review aims to ensure as many taxpayers as possible can access critical information and assistance, regardless of location or mobility. Further, a deep commitment to equity continued to be a priority through our workshops: we hosted events in multiple languages, including Spanish, Polish, Cantonese, and Mandarin.

These focused, accessible outreach events underscore our agency's commitment to ensuring a fairer and more transparent property assessment and appeal system for all Cook County residents. We thank all the community organizations, city, county, and state officials who partnered with our agency to further this commitment.

Property owners are encouraged to learn more about our outreach events on the Upcoming Events webpage displayed on our website.

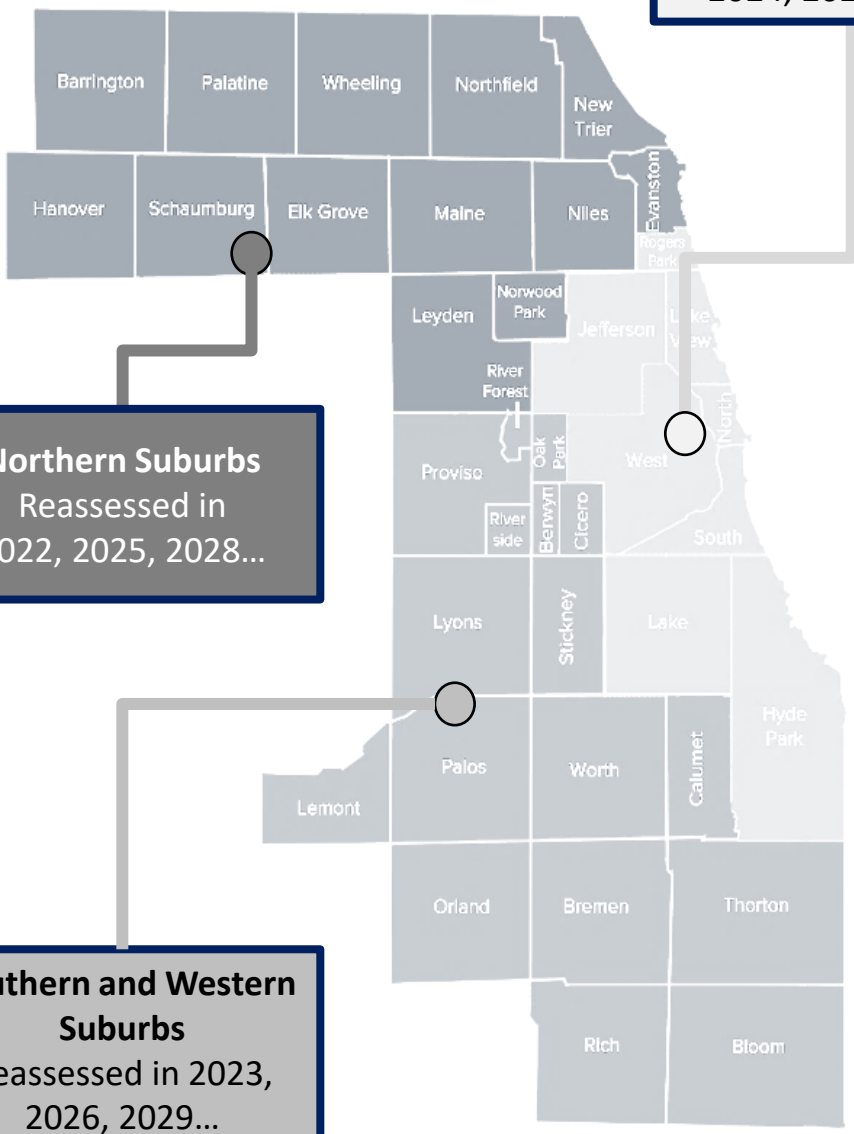
Cook County Board of Review Districts

Cook County Board of Review District Map



CCAO Triennial Assessment Cycle

City of Chicago
Reassessed in
2024, 2027, 2030…



Northern Suburbs
Reassessed in
2022, 2025, 2028…

Southern and Western Suburbs
Reassessed in 2023,
2026, 2029…

Frequently Asked Questions About the Cook County Board of Review

What are the Board of Review's Responsibilities?

The Cook County Board of Review (hereinafter "BOR") is vested with quasi-judicial power to adjudicate taxpayer complaints and recommend exempt status of real property, which includes residential, commercial, industrial, condominium property, and vacant land. The BOR is Cook County's only quasi-judicial body. Responsibilities of the BOR include the following:

1. Order the Assessor to revise and correct the assessed value of property;
2. Review Certificates of Error;
3. Correct factual mistakes;
4. Recommend property for tax exempt status; and
5. Defend assessment decisions for properties appealed at the Illinois Property Tax Appeal Board (PTAB).

The BOR reviews and corrects assessed values prior to equalization and does not set tax rates or determine final property tax bills.

How Do I Contact the Board of Review?

You can contact the Board of Review in-person or over the phone on weekdays between 9:00AM – 5:00PM. The Board of Review offers its services, including appealing your property's assessed value, online 24/7.

County Building
118 N. Clark St., Room 601
Chicago, IL 60602
(312)-603-5542
www.cookcountyboardofreview.com

How Do I Find Out Who My Commissioner Is and What Township I Live In?

You can find this information by entering your address in the "Find your Township, District, Pin & Commissioner" section of the Cook County Board of Review's homepage:
www.cookcountyboardofreview.com

Is There a Cost to Appeal My Property's Assessed Value?

No. Appealing your property's assessed value to the Cook County Board of Review is **free.**

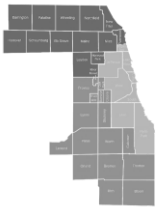
Where Can I Learn More?

Visit www.cookcountyboardofreview.com/about/frequently-asked-questions for answers to more of your questions.

The Board of Review's Role in the Cook County Property Tax System

What Role Does the Cook County Board of Review Play in the Cook County Property Tax System?

There are 38 townships in Cook County that are divided into three sections, or "triads." Each year, properties in one of the three triads receive an updated estimated market value. This process is called a reassessment. For example, in 2022, properties in the Northern triad received reassessment notices containing updated estimated market values, followed by the Southern Triad in 2023, and then the City of Chicago in 2024. The estimated market value is converted into an "assessed value", which is a percentage of fair market value. For example, in Cook County, residential properties' fair market values are multiplied by 10% while commercial property is multiplied by 25%. This means that a home with a fair market value of $250,000 has a $25,000 assessed value (before the state multiplier and exemptions are applied).



Should a property owner disagree with the assessed value provided to them by the Cook County Assessor, the owner can appeal to the CCAO to potentially lower the property's assessed value. Each township is open for appeals with the Assessor's Office for 30 days after reassessment notices are mailed to property owners in each open township. Once appeals are complete at the Assessor's Office, the values are certified by the CCAO and then sent to the Board of Review.

Should property owners feel that their property has been over-assessed by the Cook County Assessor's Office, they can appeal their value to the Board of Review. It is important to know that property owners can appeal with the Board of Review regardless of whether they appealed with the CCAO or not.

Like the Cook County Assessor's Office, the Board of Review opens and closes townships for appeals. Each township is open for appeals for 30 days. Once the 30-day appeal window closes for a township, property owners in that township can no longer appeal with the Board of Review during that tax year. However, when the Board of Review begins accepting assessment appeals at the beginning of the tax session (typically in July), property owners can "pre-file" with the Board of Review, meaning that the Board of Review accepts appeals from any township. As townships begin to close, property owners in the closed township can no longer "pre-file" or submit an appeal.

Upon appealing with the Board of Review, an individual taxpayer may request an optional hearing where they can present their case as to why they believe their property has been over-assessed. The option to request a hearing is made at the time of filing a complaint. While the Board of Review leverages a wealth of data and evidence to analyze and correct appealed properties' assessed values, appellants are encouraged to submit evidence indicating their property's value. Three analysts review appealed cases (one analyst per district). Two of the three analysts must agree for the decision to stand.

Appellants will receive an appeal decision within 8-16 weeks after their respective township's filing deadline. The decision indicates if the appellant won the appeal (i.e. received a reduced assessed value), or if the appellant has lost the appeal (i.e. the assessed value did not change after analysis). Updated assessed values provided by the Board of Review will be reflected in the next year's second installment tax bill. If an appellant does not agree with the Board of Review's finalized value, the appellant can appeal to the state Property Tax Appeal Board (PTAB) or circuit court.

How the Cook County Property Tax System Works

Assessor

Determines the value of property, hears initial appeals, and revises assessments

Board of Review

Hears assessment appeals and revises assessments. Property owners may appeal this board's decisions to the Illinois Property Tax Appeals Board or state courts.

Illinois Department of Revenue

Sets an equalizer factor in each Illinois county to make property assessments uniform.

Assessor

Applies exemptions to property.

Local Governments

Pass tax levies, craft budgets, and file documents with the County Clerk.

Clerk

Calculates tax rates and extension amounts based on how much funding local governments need and assessments

Treasurer

Prints and mails the bills, collects payment, and distributes money back to local governments.

Thank You for Your Time, Attention, and Partnership

The 2024 tax year presented significant challenges for property owners across Cook County, and the Board of Review strove to meet those challenges with unwavering commitment to fairness, accuracy, and accessibility. As assessments climbed to unprecedented levels, the Board of Review served as a critical safeguard for taxpayers, ensuring that every property owner had the opportunity to present evidence and receive a determination grounded in sound valuation methodology.

The numbers speak to the magnitude of our work: over 578,000 parcels adjudicated, thousands of hours contributed by our dedicated staff, and over 130 community outreach sessions held in partnership with elected officials and community leaders. Behind each appeal is a property owner seeking fair treatment under the law, and behind each decision is a rigorous, evidence-based analysis.

Looking ahead, the Board of Review remains steadfast in its mission. We will continue to expand community access to the appeals process, ensuring that all property owners, regardless of their resources, can exercise their statutory right to challenge assessments they believe to be erroneous. We will continue to invest in the training and development of our analysts, equipping them with the knowledge and tools necessary to evaluate complex valuation evidence.

To our staff, our community partners, and the property owners of Cook County: thank you for your engagement in this vital process. The work of the Board of Review is, at its core, providing every property owner the due process which they are entitled. We remain honored to serve in this capacity and committed to the principles of equity, transparency, and accuracy that guide our work.

Commissioner George Cardenas

Commissioner Samantha Steele, AAS

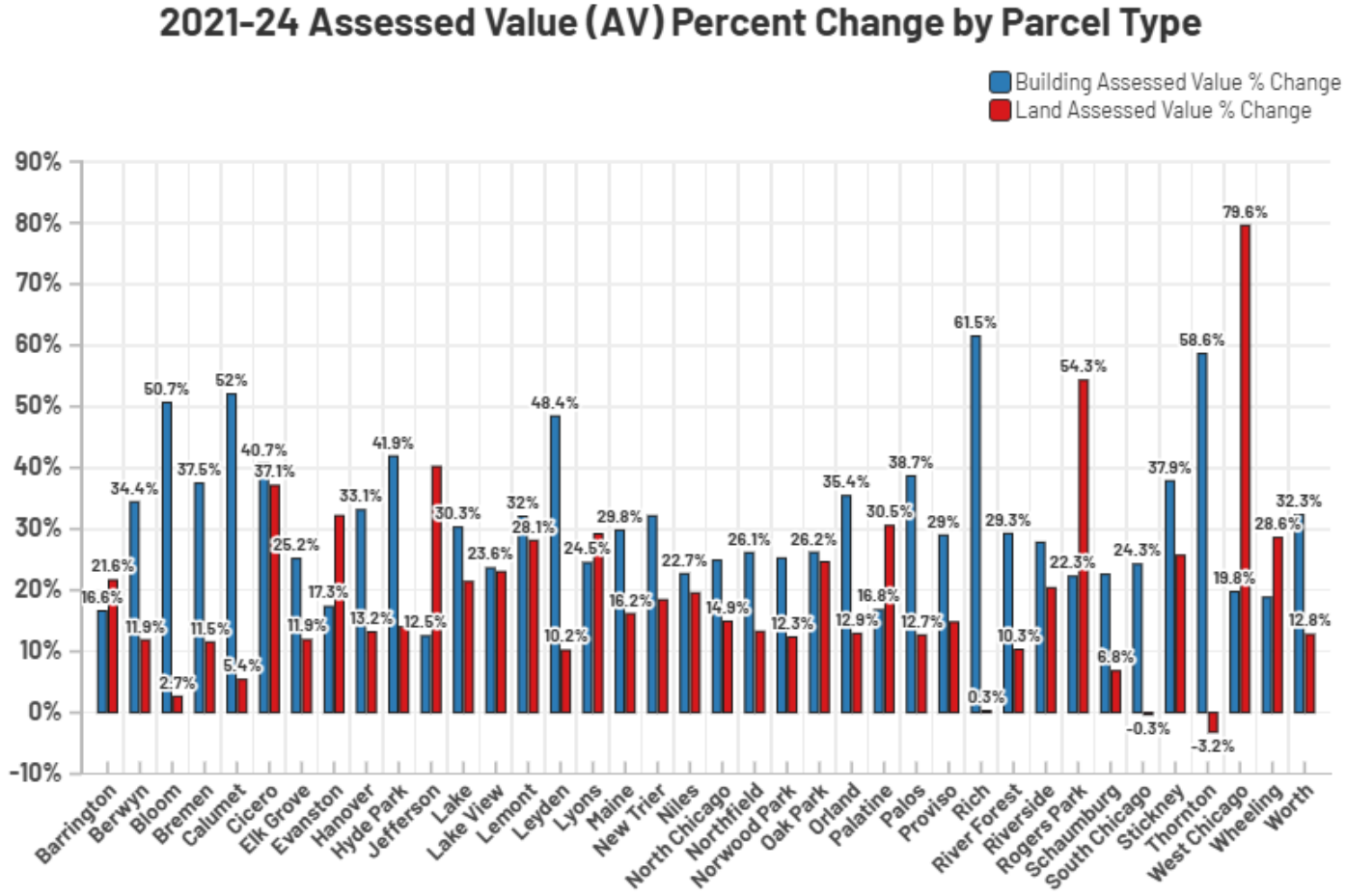
Commissioner Larry R. Rogers, Jr.

Office

County Building
118 N. Clark St., Room 601
Chicago, IL 60602
Ph: (312) 603-5542
www.cookcountyboardofreview.com

Annual Report Appendix

Figure 1)



Source: Cook County Open Data

Annual Report Appendix

Figure 2)

Parcel Count in the City of Chicago – Tax Year 2024

Township Name	Count of PINs
Hyde Park	108,663
Jefferson	156,344
Lake	191,720
Lake View	100,868
North Chicago	77,186
Rogers Park	22,985
South Chicago	73,812
West Chicago	151,326
Total	**882,904**

Includes EX and RR parcels

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

A Note on Data Methodology

Methodology, Data Alignment, and Year-Over-Year Comparability

Please note the analysis segmented aggregate total assessed value changes—derived from the Cook County Assessor's certified values and subsequent Board of Review adjustments—by township and, for select analyses, by parcel component (land versus building assessed value).

Although the source data are recorded at the individual Property Index Number (PIN) level, substantial data-management procedures were undertaken to accurately match PINs across consecutive tax years and assign them to the appropriate analytic groupings. In plain terms, year-to-year comparisons of total assessed value were limited to parcels for which the same PIN existed in both years.

Accordingly, total values and figures presented in the following tables may not fully align across years, depending on the specific year sequence being analyzed. This methodology ensures that year-over-year percentage changes reflect only parcels present in both periods, thereby avoiding distortions resulting from new construction, demolitions, parcel splits or consolidations, re-indexing, or other administrative data changes.

When parcel characteristics changed over time, the most recent classification was applied for analytical consistency while preserving the assessed values recorded in each respective year. For example, if a parcel transitioned from Class 2-11 to Class 2-12 between tax years 2009 and 2010, the Class 2-12 designation was applied to that PIN for both years, while each year's original assessed value was retained.

This approach eliminated duplication and ensured accurate longitudinal tracking of assessed value trends. In addition, tax-exempt parcels—including railroad properties and fully exempt institutional properties—were excluded from the analysis to preserve the accuracy and comparability of taxable value trends & patterns.

Annual Report Appendix

Figure 3)

Comparing Tax Year 2023 – 2024 Total Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$574,013,639.00	$594,617,829.00	3.59%
Berwyn	$425,692,994.00	$428,299,634.00	0.61%
Bloom	$634,864,984.00	$646,101,570.00	1.77%
Bremen	$971,930,745.00	$981,014,589.00	0.93%
Calumet	$105,770,232.00	$107,383,127.00	1.52%
Cicero	$489,351,918.00	$502,205,340.00	2.63%
Elk Grove	$1,893,498,018.00	$1,928,206,190.00	1.83%
Evanston	$1,377,681,517.00	$1,399,219,683.00	1.56%
Hanover	$1,034,398,958.00	$1,040,324,460.00	0.57%
Hyde Park	$2,044,439,568.00	$2,748,514,288.00	34.44%
Jefferson	$6,079,991,499.00	$7,340,292,062.00	20.73%
Lake	$3,378,092,611.00	$4,347,384,242.00	28.69%
Lake View	$5,242,863,987.00	$6,490,014,166.00	23.79%
Lemont	$459,335,734.00	$464,841,900.00	1.20%
Leyden	$1,698,239,864.00	$1,772,784,281.00	4.39%
Lyons	$2,075,121,879.00	$2,100,670,990.00	1.23%
Maine	$2,204,235,585.00	$2,242,650,879.00	1.74%
New Trier	$2,125,688,369.00	$2,146,502,120.00	0.98%
Niles	$2,229,814,884.00	$2,268,658,227.00	1.74%
North Chicago	$7,395,732,178.00	$8,878,741,201.00	20.05%
Northfield	$2,674,129,320.00	$2,747,410,651.00	2.74%
Norwood Park	$434,830,974.00	$436,463,983.00	0.38%
Oak Park	$841,878,015.00	$866,095,691.00	2.88%
Orland	$1,608,456,409.00	$1,638,680,826.00	1.88%
Palatine	$1,580,165,366.00	$1,610,714,479.00	1.93%
Palos	$781,288,543.00	$787,196,252.00	0.76%
Proviso	$1,717,051,185.00	$1,740,181,439.00	1.35%
Rich	$743,071,221.00	$754,687,272.00	1.56%
River Forest	$270,913,072.00	$272,032,662.00	0.41%
Riverside	$263,017,586.00	$264,667,740.00	0.63%
Rogers Park	$754,153,115.00	$970,989,477.00	28.75%
Schaumburg	$2,113,679,267.00	$2,162,044,410.00	2.29%
South Chicago	$8,114,242,565.00	$9,700,131,833.00	19.54%
Stickney	$637,173,006.00	$658,866,037.00	3.40%
Thornton	$1,104,687,777.00	$1,152,665,288.00	4.34%
West Chicago	$8,078,648,322.00	$9,926,188,990.00	22.87%
Wheeling	$2,423,042,352.00	$2,470,854,208.00	1.97%
Worth	$1,738,118,191.00	$1,768,683,517.00	1.76%
Grand Total	**$78,319,305,449.00**	**$88,356,981,533.00**	**12.82%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 4)

Comparing Tax Year 2023 – 2024 Land Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$174,008,385.00	$174,872,567.00	0.50%
Berwyn	$97,236,478.00	$97,231,773.00	0.00%
Bloom	$181,525,237.00	$178,548,153.00	-1.64%
Bremen	$226,252,820.00	$222,491,906.00	-1.66%
Calumet	$26,108,264.00	$26,116,150.00	0.03%
Cicero	$144,550,737.00	$145,724,292.00	0.81%
Elk Grove	$567,200,217.00	$566,165,816.00	-0.18%
Evanston	$263,681,237.00	$263,826,539.00	0.06%
Hanover	$257,036,933.00	$257,155,823.00	0.05%
Hyde Park	$582,696,795.00	$666,001,446.00	14.30%
Jefferson	$1,645,081,617.00	$2,308,315,297.00	40.32%
Lake	$854,789,505.00	$1,038,210,244.00	21.46%
Lake View	$1,628,571,835.00	$2,008,641,560.00	23.34%
Lemont	$114,725,369.00	$112,075,057.00	-2.31%
Leyden	$411,562,346.00	$409,766,786.00	-0.44%
Lyons	$485,993,951.00	$481,240,127.00	-0.98%
Maine	$531,129,138.00	$531,770,206.00	0.12%
New Trier	$583,824,894.00	$583,971,109.00	0.03%
Niles	$558,582,280.00	$558,710,110.00	0.02%
North Chicago	$1,181,596,343.00	$1,367,003,784.00	15.69%
Northfield	$740,564,177.00	$740,992,979.00	0.06%
Norwood Park	$96,517,287.00	$96,642,178.00	0.13%
Oak Park	$142,758,634.00	$142,634,073.00	-0.09%
Orland	$400,533,357.00	$398,579,952.00	-0.49%
Palatine	$407,775,079.00	$407,194,366.00	-0.14%
Palos	$212,981,241.00	$209,339,198.00	-1.71%
Proviso	$375,500,094.00	$376,301,266.00	0.21%
Rich	$179,503,329.00	$176,011,986.00	-1.95%
River Forest	$49,317,105.00	$49,316,766.00	0.00%
Riverside	$67,305,992.00	$68,396,289.00	1.62%
Rogers Park	$127,787,530.00	$197,082,402.00	54.23%
Schaumburg	$584,395,257.00	$585,573,683.00	0.20%
South Chicago	$1,356,416,012.00	$1,361,066,445.00	0.34%
Stickney	$183,903,998.00	$184,378,036.00	0.26%
Thornton	$278,775,102.00	$277,632,547.00	-0.41%
West Chicago	$1,196,768,929.00	$2,155,224,550.00	80.09%
Wheeling	$684,656,038.00	$685,161,220.00	0.07%
Worth	$381,979,726.00	$381,458,442.00	-0.14%
Grand Total	**$17,983,593,268.00**	**$20,490,825,123.00**	**13.94%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 5)

Comparing Tax Year 2023 – 2024 Building Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$400,005,254.00	$419,745,262.00	4.93%
Berwyn	$328,456,516.00	$331,067,861.00	0.80%
Bloom	$453,339,747.00	$467,553,417.00	3.14%
Bremen	$745,677,925.00	$758,522,683.00	1.72%
Calumet	$79,661,968.00	$81,266,977.00	2.01%
Cicero	$344,801,181.00	$356,481,048.00	3.39%
Elk Grove	$1,326,297,801.00	$1,362,040,374.00	2.69%
Evanston	$1,114,000,280.00	$1,135,393,144.00	1.92%
Hanover	$777,362,025.00	$783,168,637.00	0.75%
Hyde Park	$1,461,742,773.00	$2,082,512,842.00	42.47%
Jefferson	$4,434,909,882.00	$5,031,976,765.00	13.46%
Lake	$2,523,303,106.00	$3,309,173,998.00	31.14%
Lake View	$3,614,292,152.00	$4,481,372,606.00	23.99%
Lemont	$344,610,365.00	$352,766,843.00	2.37%
Leyden	$1,286,677,518.00	$1,363,017,495.00	5.93%
Lyons	$1,589,127,928.00	$1,619,430,863.00	1.91%
Maine	$1,673,106,447.00	$1,710,880,673.00	2.26%
New Trier	$1,541,863,475.00	$1,562,531,011.00	1.34%
Niles	$1,671,232,604.00	$1,709,948,117.00	2.32%
North Chicago	$6,214,135,835.00	$7,511,737,417.00	20.88%
Northfield	$1,933,565,143.00	$2,006,417,672.00	3.77%
Norwood Park	$338,313,687.00	$339,821,805.00	0.45%
Oak Park	$699,119,381.00	$723,461,618.00	3.48%
Orland	$1,207,923,052.00	$1,240,100,874.00	2.66%
Palatine	$1,172,390,287.00	$1,203,520,113.00	2.66%
Palos	$568,307,302.00	$577,857,054.00	1.68%
Proviso	$1,341,551,091.00	$1,363,880,173.00	1.66%
Rich	$563,567,892.00	$578,675,286.00	2.68%
River Forest	$221,595,967.00	$222,715,896.00	0.51%
Riverside	$195,711,594.00	$196,271,451.00	0.29%
Rogers Park	$626,365,585.00	$773,907,075.00	23.56%
Schaumburg	$1,529,284,010.00	$1,576,470,727.00	3.09%
South Chicago	$6,757,826,553.00	$8,339,065,388.00	23.40%
Stickney	$453,269,008.00	$474,488,001.00	4.68%
Thornton	$825,912,675.00	$875,032,741.00	5.95%
West Chicago	$6,881,879,393.00	$7,770,964,440.00	12.92%
Wheeling	$1,738,386,314.00	$1,785,692,988.00	2.72%
Worth	$1,356,138,465.00	$1,387,225,075.00	2.29%
Grand Total	**$60,335,712,181.00**	**$67,866,156,410.00**	**12.48%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 6)

Comparing Tax Year 2021 – 2024 Total Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$485,430,120.00	$573,074,307.00	18.05%
Berwyn	$332,294,575.00	$427,166,972.00	28.55%
Bloom	$481,110,379.00	$642,078,334.00	33.46%
Bremen	$742,654,325.00	$970,020,515.00	30.62%
Calumet	$77,159,652.00	$106,092,218.00	37.50%
Cicero	$358,350,710.00	$500,485,064.00	39.66%
Elk Grove	$1,550,312,362.00	$1,874,558,773.00	20.91%
Evanston	$1,160,947,079.00	$1,391,570,856.00	19.87%
Hanover	$803,977,777.00	$1,025,642,799.00	27.57%
Hyde Park	$2,023,402,359.00	$2,709,426,558.00	33.90%
Jefferson	$6,082,358,274.00	$7,296,886,843.00	19.97%
Lake	$3,380,879,526.00	$4,329,403,151.00	28.06%
Lake View	$5,201,592,306.00	$6,420,563,150.00	23.43%
Lemont	$347,360,308.00	$455,297,929.00	31.07%
Leyden	$1,265,044,455.00	$1,738,359,964.00	37.41%
Lyons	$1,640,696,122.00	$2,059,732,711.00	25.54%
Maine	$1,758,394,640.00	$2,220,665,771.00	26.29%
New Trier	$1,671,383,446.00	$2,141,171,810.00	28.11%
Niles	$1,839,024,977.00	$2,241,699,088.00	21.90%
North Chicago	$7,093,754,289.00	$8,742,166,214.00	23.24%
Northfield	$2,228,516,633.00	$2,726,976,066.00	22.37%
Norwood Park	$357,339,973.00	$436,432,345.00	22.13%
Oak Park	$681,904,269.00	$858,593,099.00	25.91%
Orland	$1,248,735,223.00	$1,613,460,474.00	29.21%
Palatine	$1,303,399,471.00	$1,563,789,573.00	19.98%
Palos	$597,226,676.00	$780,139,660.00	30.63%
Proviso	$1,374,614,793.00	$1,727,019,041.00	25.64%
Rich	$528,395,118.00	$747,076,135.00	41.39%
River Forest	$216,584,274.00	$271,499,198.00	25.35%
Riverside	$210,333,903.00	$264,627,493.00	25.81%
Rogers Park	$756,228,218.00	$965,419,832.00	27.66%
Schaumburg	$1,807,184,612.00	$2,129,694,486.00	17.85%
South Chicago	$7,849,897,136.00	$9,426,865,290.00	20.09%
Stickney	$484,850,359.00	$650,769,749.00	34.22%
Thornton	$832,020,952.00	$1,144,027,101.00	37.50%
West Chicago	$7,538,406,036.00	$9,730,061,309.00	29.07%
Wheeling	$1,986,679,340.00	$2,411,972,630.00	21.41%
Worth	$1,373,812,174.00	$1,752,244,243.00	27.55%
Grand Total	**$69,672,256,841.00**	**$87,066,730,751.00**	**24.97%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 7)

Comparing Tax Year 2021 – 2024 Land Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$138,259,100.00	$168,186,980.00	21.65%
Berwyn	$86,432,715.00	$96,687,528.00	11.86%
Bloom	$172,507,316.00	$177,089,093.00	2.66%
Bremen	$196,329,678.00	$218,962,489.00	11.53%
Calumet	$24,067,930.00	$25,369,564.00	5.41%
Cicero	$105,350,328.00	$144,436,924.00	37.10%
Elk Grove	$498,115,792.00	$557,437,029.00	11.91%
Evanston	$198,780,295.00	$262,731,428.00	32.17%
Hanover	$223,789,944.00	$253,289,397.00	13.18%
Hyde Park	$579,042,636.00	$660,030,769.00	13.99%
Jefferson	$1,638,430,015.00	$2,296,983,126.00	40.19%
Lake	$849,628,410.00	$1,031,366,516.00	21.39%
Lake View	$1,617,602,268.00	$1,989,880,291.00	23.01%
Lemont	$86,345,186.00	$110,629,898.00	28.13%
Leyden	$364,520,147.00	$401,681,884.00	10.19%
Lyons	$364,630,548.00	$471,127,291.00	29.21%
Maine	$453,110,799.00	$526,341,535.00	16.16%
New Trier	$491,536,213.00	$582,125,013.00	18.43%
Niles	$463,916,484.00	$554,607,060.00	19.55%
North Chicago	$1,175,459,064.00	$1,350,943,401.00	14.93%
Northfield	$650,842,939.00	$737,114,568.00	13.26%
Norwood Park	$86,011,075.00	$96,627,909.00	12.34%
Oak Park	$113,939,799.00	$142,008,116.00	24.63%
Orland	$345,033,357.00	$389,654,412.00	12.93%
Palatine	$302,370,426.00	$394,744,265.00	30.55%
Palos	$184,633,819.00	$208,024,887.00	12.67%
Proviso	$324,484,237.00	$372,506,489.00	14.80%
Rich	$173,685,045.00	$174,235,247.00	0.32%
River Forest	$44,610,560.00	$49,217,956.00	10.33%
Riverside	$56,804,257.00	$68,385,973.00	20.39%
Rogers Park	$127,425,600.00	$196,612,482.00	54.30%
Schaumburg	$543,426,572.00	$580,545,008.00	6.83%
South Chicago	$1,330,014,648.00	$1,325,842,200.00	-0.31%
Stickney	$145,018,173.00	$182,281,859.00	25.70%
Thornton	$284,374,324.00	$275,286,425.00	-3.20%
West Chicago	$1,174,062,208.00	$2,108,479,840.00	79.59%
Wheeling	$523,832,548.00	$673,610,819.00	28.59%
Worth	$334,537,861.00	$377,232,580.00	12.76%
Grand Total	**$16,472,962,316.00**	**$20,232,318,251.00**	**22.82%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

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Figure 8)

Comparing Tax Year 2021 – 2024 Building Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$347,171,020.00	$404,887,327.00	16.62%
Berwyn	$245,861,860.00	$330,479,444.00	34.42%
Bloom	$308,603,063.00	$464,989,241.00	50.68%
Bremen	$546,324,647.00	$751,058,026.00	37.47%
Calumet	$53,091,722.00	$80,722,654.00	52.04%
Cicero	$253,000,382.00	$356,048,140.00	40.73%
Elk Grove	$1,052,196,570.00	$1,317,121,744.00	25.18%
Evanston	$962,166,784.00	$1,128,839,428.00	17.32%
Hanover	$580,187,833.00	$772,353,402.00	33.12%
Hyde Park	$1,444,359,723.00	$2,049,395,789.00	41.89%
Jefferson	$4,443,928,259.00	$4,999,903,717.00	12.51%
Lake	$2,531,251,116.00	$3,298,036,635.00	30.29%
Lake View	$3,583,984,932.00	$4,430,682,859.00	23.62%
Lemont	$261,015,122.00	$344,668,031.00	32.05%
Leyden	$900,524,308.00	$1,336,678,080.00	48.43%
Lyons	$1,276,065,574.00	$1,588,605,420.00	24.49%
Maine	$1,305,283,841.00	$1,694,324,236.00	29.81%
New Trier	$1,179,847,233.00	$1,559,046,797.00	32.14%
Niles	$1,375,108,493.00	$1,687,092,028.00	22.69%
North Chicago	$5,918,295,225.00	$7,391,222,813.00	24.89%
Northfield	$1,577,673,694.00	$1,989,861,498.00	26.13%
Norwood Park	$271,328,898.00	$339,804,436.00	25.24%
Oak Park	$567,964,470.00	$716,584,983.00	26.17%
Orland	$903,701,866.00	$1,223,806,062.00	35.42%
Palatine	$1,001,029,045.00	$1,169,045,308.00	16.78%
Palos	$412,592,857.00	$572,114,773.00	38.66%
Proviso	$1,050,130,556.00	$1,354,512,552.00	28.99%
Rich	$354,710,073.00	$572,840,888.00	61.50%
River Forest	$171,973,714.00	$222,281,242.00	29.25%
Riverside	$153,538,683.00	$196,241,520.00	27.81%
Rogers Park	$628,802,618.00	$768,807,350.00	22.27%
Schaumburg	$1,263,758,040.00	$1,549,149,478.00	22.58%
South Chicago	$6,519,882,488.00	$8,101,023,090.00	24.25%
Stickney	$339,832,186.00	$468,487,890.00	37.86%
Thornton	$547,646,628.00	$868,740,676.00	58.63%
West Chicago	$6,364,343,828.00	$7,621,581,469.00	19.75%
Wheeling	$1,462,846,793.00	$1,738,361,811.00	18.83%
Worth	$1,039,274,313.00	$1,375,011,663.00	32.30%
Grand Total	**$53,199,298,457.00**	**$66,834,412,500.00**	**25.63%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

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Figure 9)

Comparing Tax Year 2023 – 2024 Residential Total Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$396,314,692.00	$399,608,458.00	0.83%
Berwyn	$354,646,663.00	$355,097,636.00	0.13%
Bloom	$447,945,933.00	$448,484,802.00	0.12%
Bremen	$731,535,813.00	$729,439,677.00	-0.29%
Calumet	$66,514,017.00	$66,569,451.00	0.08%
Cicero	$319,809,600.00	$319,227,479.00	-0.18%
Elk Grove	$802,487,938.00	$802,964,600.00	0.06%
Evanston	$955,627,708.00	$955,395,398.00	-0.02%
Hanover	$803,988,897.00	$803,844,296.00	-0.02%
Hyde Park	$1,249,029,918.00	$1,582,287,546.00	26.68%
Jefferson	$4,546,628,546.00	$5,399,209,026.00	18.75%
Lake	$2,315,822,055.00	$2,945,714,939.00	27.20%
Lake View	$3,821,134,702.00	$4,503,038,875.00	17.85%
Lemont	$383,097,512.00	$384,140,629.00	0.27%
Leyden	$713,146,765.00	$714,747,829.00	0.22%
Lyons	$1,474,142,373.00	$1,476,360,787.00	0.15%
Maine	$1,564,400,337.00	$1,569,212,796.00	0.31%
New Trier	$1,970,674,292.00	$1,985,873,146.00	0.77%
Niles	$1,342,456,083.00	$1,341,966,888.00	-0.04%
North Chicago	$3,222,588,480.00	$3,419,718,293.00	6.12%
Northfield	$1,857,698,698.00	$1,866,407,811.00	0.47%
Norwood Park	$322,467,705.00	$322,581,874.00	0.04%
Oak Park	$661,727,446.00	$662,301,109.00	0.09%
Orland	$1,234,648,511.00	$1,233,702,709.00	-0.08%
Palatine	$1,221,130,566.00	$1,222,558,921.00	0.12%
Palos	$611,235,051.00	$609,437,498.00	-0.29%
Proviso	$1,169,250,902.00	$1,168,093,502.00	-0.10%
Rich	$546,701,745.00	$542,483,244.00	-0.77%
River Forest	$242,571,257.00	$243,165,721.00	0.25%
Riverside	$213,012,237.00	$212,847,931.00	-0.08%
Rogers Park	$493,500,035.00	$612,730,472.00	24.16%
Schaumburg	$1,200,219,908.00	$1,206,821,222.00	0.55%
South Chicago	$1,720,507,390.00	$1,908,933,395.00	10.95%
Stickney	$297,687,002.00	$297,911,690.00	0.08%
Thornton	$724,275,162.00	$718,770,658.00	-0.76%
West Chicago	$3,752,515,750.00	$4,449,611,420.00	18.58%
Wheeling	$1,706,954,041.00	$1,713,071,146.00	0.36%
Worth	$1,175,149,526.00	$1,173,118,047.00	-0.17%
Grand Total	**$46,633,245,256.00**	**$50,367,450,921.00**	**8.01%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

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Figure 10)

Comparing Tax Year 2023 – 2024 Residential Land Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$95,815,530.00	$95,867,556.00	0.05%
Berwyn	$71,273,561.00	$71,239,701.00	-0.05%
Bloom	$109,161,353.00	$105,689,827.00	-3.18%
Bremen	$132,902,391.00	$128,533,776.00	-3.29%
Calumet	$14,276,607.00	$14,276,608.00	0.00%
Cicero	$60,337,719.00	$60,293,788.00	-0.07%
Elk Grove	$175,050,021.00	$175,054,009.00	0.00%
Evanston	$187,928,124.00	$187,888,273.00	-0.02%
Hanover	$158,852,787.00	$158,810,072.00	-0.03%
Hyde Park	$408,775,359.00	$354,718,695.00	-13.22%
Jefferson	$1,265,844,433.00	$1,579,888,140.00	24.81%
Lake	$521,937,087.00	$511,497,616.00	-2.00%
Lake View	$1,210,582,692.00	$1,401,497,075.00	15.77%
Lemont	$80,620,922.00	$77,291,505.00	-4.13%
Leyden	$130,594,151.00	$130,594,874.00	0.00%
Lyons	$237,593,890.00	$233,127,205.00	-1.88%
Maine	$303,513,411.00	$303,513,902.00	0.00%
New Trier	$532,685,488.00	$532,688,292.00	0.00%
Niles	$267,988,048.00	$267,914,537.00	-0.03%
North Chicago	$437,055,768.00	$542,041,603.00	24.02%
Northfield	$452,678,331.00	$452,732,820.00	0.01%
Norwood Park	$62,991,385.00	$62,991,385.00	0.00%
Oak Park	$96,958,844.00	$96,941,464.00	-0.02%
Orland	$221,649,307.00	$218,188,355.00	-1.56%
Palatine	$255,862,348.00	$255,884,390.00	0.01%
Palos	$143,527,154.00	$139,848,886.00	-2.56%
Proviso	$178,084,258.00	$177,854,668.00	-0.13%
Rich	$123,326,683.00	$120,246,091.00	-2.50%
River Forest	$39,003,680.00	$39,003,341.00	0.00%
Riverside	$43,401,137.00	$43,337,963.00	-0.15%
Rogers Park	$86,468,615.00	$108,041,895.00	24.95%
Schaumburg	$259,342,713.00	$259,136,475.00	-0.08%
South Chicago	$281,462,764.00	$346,735,537.00	23.19%
Stickney	$63,768,250.00	$63,537,845.00	-0.36%
Thornton	$150,735,608.00	$147,661,737.00	-2.04%
West Chicago	$631,885,455.00	$844,769,888.00	33.69%
Wheeling	$372,505,576.00	$372,641,336.00	0.04%
Worth	$211,816,724.00	$210,870,234.00	-0.45%
Grand Total	**$10,078,258,174.00**	**$10,892,851,364.00**	**8.08%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

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Figure 11)

Comparing Tax Year 2023 – 2024 Residential Building Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$300,499,162.00	$303,740,902.00	1.08%
Berwyn	$283,373,102.00	$283,857,935.00	0.17%
Bloom	$338,784,580.00	$342,794,975.00	1.18%
Bremen	$598,633,422.00	$600,905,901.00	0.38%
Calumet	$ 52,237,410.00	$ 52,292,843.00	0.11%
Cicero	$259,471,881.00	$258,933,691.00	-0.21%
Elk Grove	$627,437,917.00	$627,910,591.00	0.08%
Evanston	$767,699,584.00	$767,507,125.00	-0.03%
Hanover	$645,136,110.00	$645,034,224.00	-0.02%
Hyde Park	$840,254,559.00	$ 1,227,568,851.00	46.09%
Jefferson	$ 3,280,784,113.00	$ 3,819,320,886.00	16.41%
Lake	$ 1,793,884,968.00	$ 2,434,217,323.00	35.70%
Lake View	$ 2,610,552,010.00	$ 3,101,541,800.00	18.81%
Lemont	$302,476,590.00	$306,849,124.00	1.45%
Leyden	$582,552,614.00	$584,152,955.00	0.27%
Lyons	$ 1,236,548,483.00	$ 1,243,233,582.00	0.54%
Maine	$ 1,260,886,926.00	$ 1,265,698,894.00	0.38%
New Trier	$ 1,437,988,804.00	$ 1,453,184,854.00	1.06%
Niles	$ 1,074,468,035.00	$ 1,074,052,351.00	-0.04%
North Chicago	$ 2,785,532,712.00	$ 2,877,676,690.00	3.31%
Northfield	$ 1,405,020,367.00	$ 1,413,674,991.00	0.62%
Norwood Park	$259,476,320.00	$259,590,489.00	0.04%
Oak Park	$564,768,602.00	$565,359,645.00	0.10%
Orland	$ 1,012,999,204.00	$ 1,015,514,354.00	0.25%
Palatine	$965,268,218.00	$966,674,531.00	0.15%
Palos	$467,707,897.00	$469,588,612.00	0.40%
Proviso	$991,166,644.00	$990,238,834.00	-0.09%
Rich	$423,375,062.00	$422,237,153.00	-0.27%
River Forest	$203,567,577.00	$204,162,380.00	0.29%
Riverside	$169,611,100.00	$169,509,968.00	-0.06%
Rogers Park	$407,031,420.00	$504,688,577.00	23.99%
Schaumburg	$940,877,195.00	$947,684,747.00	0.72%
South Chicago	$ 1,439,044,626.00	$ 1,562,197,858.00	8.56%
Stickney	$233,918,752.00	$234,373,845.00	0.19%
Thornton	$573,539,554.00	$571,108,921.00	-0.42%
West Chicago	$ 3,120,630,295.00	$ 3,604,841,532.00	15.52%
Wheeling	$ 1,334,448,465.00	$ 1,340,429,810.00	0.45%
Worth	$963,332,802.00	$962,247,813.00	-0.11%
Grand Total	**$ 36,554,987,082.00**	**$ 39,474,599,557.00**	**7.99%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 12)

Comparing Tax Year 2021 – 2024 Residential Total Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$331,547,329.00	$398,782,708.00	20.28%
Berwyn	$268,258,883.00	$354,796,844.00	32.26%
Bloom	$318,842,929.00	$448,013,827.00	40.51%
Bremen	$519,149,102.00	$725,654,150.00	39.78%
Calumet	$44,855,256.00	$66,580,786.00	48.43%
Cicero	$228,458,909.00	$319,068,872.00	39.66%
Elk Grove	$616,355,597.00	$799,976,541.00	29.79%
Evanston	$780,558,015.00	$953,643,624.00	22.17%
Hanover	$605,332,878.00	$803,274,703.00	32.70%
Hyde Park	$1,245,485,970.00	$1,564,933,378.00	25.65%
Jefferson	$4,595,356,862.00	$5,375,198,328.00	16.97%
Lake	$2,328,076,967.00	$2,943,500,346.00	26.43%
Lake View	$3,833,421,586.00	$4,462,379,507.00	16.41%
Lemont	$283,776,645.00	$376,129,444.00	32.54%
Leyden	$516,663,569.00	$713,038,292.00	38.01%
Lyons	$1,157,286,614.00	$1,468,502,298.00	26.89%
Maine	$1,211,552,158.00	$1,563,295,962.00	29.03%
New Trier	$1,527,404,444.00	$1,980,949,693.00	29.69%
Niles	$1,047,427,038.00	$1,339,019,055.00	27.84%
North Chicago	$3,283,798,636.00	$3,390,769,945.00	3.26%
Northfield	$1,501,132,587.00	$1,862,863,070.00	24.10%
Norwood Park	$256,513,845.00	$322,551,940.00	25.74%
Oak Park	$536,996,077.00	$661,258,857.00	23.14%
Orland	$923,173,598.00	$1,229,584,189.00	33.19%
Palatine	$1,006,603,612.00	$1,221,025,006.00	21.30%
Palos	$450,566,916.00	$607,861,781.00	34.91%
Proviso	$915,706,115.00	$1,166,856,209.00	27.43%
Rich	$362,203,872.00	$541,626,219.00	49.54%
River Forest	$191,429,815.00	$242,632,257.00	26.75%
Riverside	$167,060,574.00	$212,807,684.00	27.38%
Rogers Park	$501,378,048.00	$611,714,387.00	22.01%
Schaumburg	$951,511,015.00	$1,196,904,310.00	25.79%
South Chicago	$1,646,879,562.00	$1,777,885,187.00	7.95%
Stickney	$224,258,964.00	$297,767,246.00	32.78%
Thornton	$498,308,643.00	$718,067,271.00	44.10%
West Chicago	$3,756,174,381.00	$4,373,442,849.00	16.43%
Wheeling	$1,376,419,204.00	$1,694,675,886.00	23.12%
Worth	$877,878,279.00	$1,171,272,052.00	33.42%
Grand Total	**$40,887,804,494.00**	**$49,958,304,703.00**	**22.18%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 13)

Comparing Tax Year 2021 – 2024 Residential Land Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$ 65,009,915.00	$95,755,955.00	47.29%
Berwyn	$ 62,348,565.00	$71,177,498.00	14.16%
Bloom	$ 91,080,372.00	$105,563,599.00	15.90%
Bremen	$111,243,576.00	$128,209,862.00	15.25%
Calumet	$ 12,260,606.00	$14,277,012.00	16.45%
Cicero	$ 51,887,524.00	$60,223,630.00	16.07%
Elk Grove	$112,920,656.00	$174,903,899.00	54.89%
Evanston	$123,402,420.00	$187,578,219.00	52.01%
Hanover	$128,331,484.00	$158,630,079.00	23.61%
Hyde Park	$406,699,552.00	$352,560,144.00	-13.31%
Jefferson	$1,263,925,772.00	$1,577,137,495.00	24.78%
Lake	$521,791,123.00	$511,219,432.00	-2.03%
Lake View	$1,204,067,794.00	$1,392,478,972.00	15.65%
Lemont	$ 56,092,088.00	$76,600,748.00	36.56%
Leyden	$ 92,806,298.00	$129,918,032.00	39.99%
Lyons	$197,483,454.00	$232,556,088.00	17.76%
Maine	$229,833,567.00	$303,033,287.00	31.85%
New Trier	$439,680,358.00	$531,202,639.00	20.82%
Niles	$176,861,216.00	$267,535,009.00	51.27%
North Chicago	$433,862,483.00	$538,202,022.00	24.05%
Northfield	$364,833,111.00	$451,863,166.00	23.85%
Norwood Park	$ 52,445,780.00	$62,978,820.00	20.08%
Oak Park	$ 76,075,998.00	$96,838,454.00	27.29%
Orland	$178,791,236.00	$217,919,268.00	21.88%
Palatine	$163,236,784.00	$255,695,794.00	56.64%
Palos	$120,773,003.00	$139,448,353.00	15.46%
Proviso	$147,483,063.00	$177,710,810.00	20.50%
Rich	$100,227,720.00	$120,012,478.00	19.74%
River Forest	$ 34,828,204.00	$38,904,531.00	11.70%
Riverside	$ 37,816,335.00	$43,327,647.00	14.57%
Rogers Park	$ 86,392,765.00	$107,921,649.00	24.92%
Schaumburg	$219,838,624.00	$258,170,819.00	17.44%
South Chicago	$276,869,091.00	$342,804,323.00	23.81%
Stickney	$ 55,534,754.00	$63,501,565.00	14.35%
Thornton	$132,011,517.00	$147,465,823.00	11.71%
West Chicago	$627,836,781.00	$839,259,370.00	33.67%
Wheeling	$217,649,050.00	$371,325,875.00	70.61%
Worth	$185,726,486.00	$210,701,076.00	13.45%
Grand Total	**$8,859,959,125.00**	**$10,854,613,442.00**	**22.51%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 14)

Comparing Tax Year 2021 – 2024 Residential Building Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$266,537,414.00	$303,026,753.00	13.69%
Berwyn	$205,910,318.00	$283,619,346.00	37.74%
Bloom	$227,762,557.00	$342,450,228.00	50.35%
Bremen	$407,905,526.00	$597,444,288.00	46.47%
Calumet	$32,594,650.00	$52,303,774.00	60.47%
Cicero	$176,571,385.00	$258,845,242.00	46.60%
Elk Grove	$503,434,941.00	$625,072,642.00	24.16%
Evanston	$657,155,595.00	$766,065,405.00	16.57%
Hanover	$477,001,394.00	$644,644,624.00	35.15%
Hyde Park	$838,786,418.00	$1,212,373,234.00	44.54%
Jefferson	$3,331,431,090.00	$3,798,060,833.00	14.01%
Lake	$1,806,285,844.00	$2,432,280,914.00	34.66%
Lake View	$2,629,348,686.00	$3,069,900,535.00	16.76%
Lemont	$227,684,557.00	$299,528,696.00	31.55%
Leyden	$423,857,271.00	$583,120,260.00	37.57%
Lyons	$959,803,160.00	$1,235,946,210.00	28.77%
Maine	$981,718,591.00	$1,260,262,675.00	28.37%
New Trier	$1,087,724,086.00	$1,449,747,054.00	33.28%
Niles	$870,565,822.00	$1,071,484,046.00	23.08%
North Chicago	$2,849,936,153.00	$2,852,567,923.00	0.09%
Northfield	$1,136,299,476.00	$1,410,999,904.00	24.18%
Norwood Park	$204,068,065.00	$259,573,120.00	27.20%
Oak Park	$460,920,079.00	$564,420,403.00	22.46%
Orland	$744,382,362.00	$1,011,664,921.00	35.91%
Palatine	$843,366,828.00	$965,329,212.00	14.46%
Palos	$329,793,913.00	$468,413,428.00	42.03%
Proviso	$768,223,052.00	$989,145,399.00	28.76%
Rich	$261,976,152.00	$421,613,741.00	60.94%
River Forest	$156,601,611.00	$203,727,726.00	30.09%
Riverside	$129,253,276.00	$169,480,037.00	31.12%
Rogers Park	$414,985,283.00	$503,792,738.00	21.40%
Schaumburg	$731,672,391.00	$938,733,491.00	28.30%
South Chicago	$1,370,010,471.00	$1,435,080,864.00	4.75%
Stickney	$168,724,210.00	$234,265,681.00	38.85%
Thornton	$366,297,126.00	$570,601,448.00	55.78%
West Chicago	$3,128,337,600.00	$3,534,183,479.00	12.97%
Wheeling	$1,158,770,155.00	$1,323,350,011.00	14.20%
Worth	$692,151,793.00	$960,570,976.00	38.78%
Grand Total	**$32,027,849,301.00**	**$39,103,691,261.00**	**22.09%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 15)

Comparing Tax Year 2023 – 2024 Commercial & Industrial Total Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$ 156,676,579.00	$ 167,837,766.00	7.12%
Berwyn	$ 56,817,298.00	$ 58,827,009.00	3.54%
Bloom	$ 121,070,997.00	$ 131,957,640.00	8.99%
Bremen	$ 178,438,242.00	$ 186,285,045.00	4.40%
Calumet	$ 26,457,058.00	$ 27,929,958.00	5.57%
Cicero	$ 145,317,845.00	$ 158,868,779.00	9.33%
Elk Grove	$ 885,224,944.00	$ 907,996,956.00	2.57%
Evanston	$ 258,169,200.00	$ 271,717,899.00	5.25%
Hanover	$ 179,559,573.00	$ 180,561,666.00	0.56%
Hyde Park	$ 408,588,275.00	$ 599,970,097.00	46.84%
Jefferson	$ 1,237,814,920.00	$ 1,549,880,929.00	25.21%
Lake	$ 870,949,829.00	$ 1,179,967,901.00	35.48%
Lake View	$ 724,947,019.00	$ 910,644,483.00	25.62%
Lemont	$ 67,055,884.00	$ 71,043,465.00	5.95%
Leyden	$ 738,402,823.00	$ 798,410,824.00	8.13%
Lyons	$ 480,266,892.00	$ 505,140,459.00	5.18%
Maine	$ 525,550,896.00	$ 554,936,632.00	5.59%
New Trier	$ 128,093,256.00	$ 129,061,571.00	0.76%
Niles	$ 813,699,630.00	$ 848,095,893.00	4.23%
North Chicago	$ 3,209,559,509.00	$ 4,143,250,171.00	29.09%
Northfield	$ 701,573,633.00	$ 764,670,771.00	8.99%
Norwood Park	$ 101,911,373.00	$ 103,052,096.00	1.12%
Oak Park	$ 95,096,450.00	$ 108,374,200.00	13.96%
Orland	$ 326,471,585.00	$ 350,082,323.00	7.23%
Palatine	$ 254,377,298.00	$ 273,284,755.00	7.43%
Palos	$ 140,592,445.00	$ 145,879,992.00	3.76%
Proviso	$ 455,939,002.00	$ 476,096,314.00	4.42%
Rich	$ 117,369,699.00	$ 132,048,082.00	12.51%
River Forest	$ 19,880,336.00	$ 19,911,395.00	0.16%
Riverside	$ 44,993,209.00	$ 46,696,428.00	3.79%
Rogers Park	$ 113,426,745.00	$ 151,671,280.00	33.72%
Schaumburg	$ 789,816,371.00	$ 826,900,495.00	4.70%
South Chicago	$ 5,631,389,204.00	$ 6,757,119,875.00	19.99%
Stickney	$ 257,591,140.00	$ 274,806,826.00	6.68%
Thornton	$ 268,106,220.00	$ 318,937,265.00	18.96%
West Chicago	$ 3,451,517,973.00	$ 4,351,132,562.00	26.06%
Wheeling	$ 559,245,974.00	$ 591,874,298.00	5.83%
Worth	$ 480,826,732.00	$ 512,024,194.00	6.49%
Grand Total	**$ 25,022,786,058.00**	**$ 29,586,948,294.00**	**18.24%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 16)

Comparing Tax Year 2023 – 2024 Commercial & Industrial Land Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$ 64,611,204.00	$ 65,160,563.00	0.85%
Berwyn	$ 24,042,602.00	$ 24,064,994.00	0.09%
Bloom	$ 43,378,864.00	$ 44,139,045.00	1.75%
Bremen	$ 72,050,227.00	$ 72,418,576.00	0.51%
Calumet	$ 8,621,266.00	$ 8,621,266.00	0.00%
Cicero	$ 76,382,386.00	$ 77,600,222.00	1.59%
Elk Grove	$ 333,259,116.00	$ 332,047,507.00	-0.36%
Evanston	$ 59,207,842.00	$ 59,371,324.00	0.28%
Hanover	$ 78,512,980.00	$ 78,678,913.00	0.21%
Hyde Park	$ 104,267,792.00	$ 174,354,709.00	67.22%
Jefferson	$ 331,775,917.00	$ 638,208,824.00	92.36%
Lake	$ 272,124,406.00	$ 450,589,076.00	65.58%
Lake View	$ 274,772,787.00	$ 316,060,064.00	15.03%
Lemont	$ 27,553,316.00	$ 28,219,831.00	2.42%
Leyden	$ 227,249,360.00	$ 228,409,961.00	0.51%
Lyons	$ 212,301,128.00	$ 213,156,021.00	0.40%
Maine	$ 203,085,220.00	$ 203,307,388.00	0.11%
New Trier	$ 44,291,521.00	$ 44,389,123.00	0.22%
Niles	$ 272,387,310.00	$ 272,541,009.00	0.06%
North Chicago	$ 603,905,943.00	$ 650,040,880.00	7.64%
Northfield	$ 263,481,628.00	$ 264,103,959.00	0.24%
Norwood Park	$ 31,862,908.00	$ 31,937,146.00	0.23%
Oak Park	$ 39,110,853.00	$ 39,170,451.00	0.15%
Orland	$ 159,909,154.00	$ 161,479,790.00	0.98%
Palatine	$ 122,821,593.00	$ 123,259,713.00	0.36%
Palos	$ 57,745,623.00	$ 57,965,688.00	0.38%
Proviso	$ 174,583,686.00	$ 175,138,987.00	0.32%
Rich	$ 31,834,037.00	$ 31,039,654.00	-2.50%
River Forest	$ 8,601,642.00	$ 8,601,642.00	0.00%
Riverside	$ 22,959,921.00	$ 24,113,392.00	5.02%
Rogers Park	$ 26,800,153.00	$ 63,173,117.00	135.72%
Schaumburg	$ 290,370,893.00	$ 291,653,604.00	0.44%
South Chicago	$ 918,521,865.00	$ 811,607,880.00	-11.64%
Stickney	$ 102,345,513.00	$ 102,483,409.00	0.13%
Thornton	$ 92,051,880.00	$ 93,357,291.00	1.42%
West Chicago	$ 457,826,419.00	$ 1,084,655,641.00	136.91%
Wheeling	$ 267,090,255.00	$ 267,145,625.00	0.02%
Worth	$ 150,600,746.00	$ 151,228,485.00	0.42%
Grand Total	**$ 6,552,299,956.00**	**$ 7,763,494,770.00**	**18.49%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

Annual Report Appendix

Figure 17)

Comparing Tax Year 2023 – 2024 Commercial & Industrial Building Assessed Value Increases

Township	2023 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$ 92,065,375.00	$ 102,677,203.00	11.53%
Berwyn	$ 32,774,696.00	$ 34,762,015.00	6.06%
Bloom	$ 77,692,133.00	$ 87,818,595.00	13.03%
Bremen	$ 106,388,015.00	$ 113,866,469.00	7.03%
Calumet	$ 17,835,792.00	$ 19,308,692.00	8.26%
Cicero	$ 68,935,459.00	$ 81,268,557.00	17.89%
Elk Grove	$ 551,965,828.00	$ 575,949,449.00	4.35%
Evanston	$ 198,961,358.00	$ 212,346,575.00	6.73%
Hanover	$ 101,046,593.00	$ 101,882,753.00	0.83%
Hyde Park	$ 304,320,483.00	$ 425,615,388.00	39.86%
Jefferson	$ 906,039,003.00	$ 911,672,105.00	0.62%
Lake	$ 598,825,423.00	$ 729,378,825.00	21.80%
Lake View	$ 450,174,232.00	$ 594,584,419.00	32.08%
Lemont	$ 39,502,568.00	$ 42,823,634.00	8.41%
Leyden	$ 511,153,463.00	$ 570,000,863.00	11.51%
Lyons	$ 267,965,764.00	$ 291,984,438.00	8.96%
Maine	$ 322,465,676.00	$ 351,629,244.00	9.04%
New Trier	$ 83,801,735.00	$ 84,672,448.00	1.04%
Niles	$ 541,312,320.00	$ 575,554,884.00	6.33%
North Chicago	$ 2,605,653,566.00	$ 3,493,209,291.00	34.06%
Northfield	$ 438,092,005.00	$ 500,566,812.00	14.26%
Norwood Park	$ 70,048,465.00	$ 71,114,950.00	1.52%
Oak Park	$ 55,985,597.00	$ 69,203,749.00	23.61%
Orland	$ 166,562,431.00	$ 188,602,533.00	13.23%
Palatine	$ 131,555,705.00	$ 150,025,042.00	14.04%
Palos	$ 82,846,822.00	$ 87,914,304.00	6.12%
Proviso	$ 281,355,316.00	$ 300,957,327.00	6.97%
Rich	$ 85,535,662.00	$ 101,008,428.00	18.09%
River Forest	$ 11,278,694.00	$ 11,309,753.00	0.28%
Riverside	$ 22,033,288.00	$ 22,583,036.00	2.50%
Rogers Park	$ 86,626,592.00	$ 88,498,163.00	2.16%
Schaumburg	$ 499,445,478.00	$ 535,246,891.00	7.17%
South Chicago	$ 4,712,867,339.00	$ 5,945,511,995.00	26.15%
Stickney	$ 155,245,627.00	$ 172,323,417.00	11.00%
Thornton	$ 176,054,340.00	$ 225,579,974.00	28.13%
West Chicago	$ 2,993,691,554.00	$ 3,266,476,921.00	9.11%
Wheeling	$ 292,155,719.00	$ 324,728,673.00	11.15%
Worth	$ 330,225,986.00	$ 360,795,709.00	9.26%
Grand Total	**$ 18,470,486,102.00**	**$ 21,823,453,524.00**	**18.15%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

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Figure 18)

Comparing Tax Year 2021 – 2024 Commercial Total Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$ 133,807,914.00	$ 157,002,531.00	17.33%
Berwyn	$ 52,103,567.00	$ 58,008,760.00	11.33%
Bloom	$ 102,763,920.00	$ 129,973,865.00	26.48%
Bremen	$ 158,621,809.00	$ 180,391,152.00	13.72%
Calumet	$ 19,955,164.00	$ 26,631,474.00	33.46%
Cicero	$ 109,388,236.00	$ 157,429,459.00	43.92%
Elk Grove	$ 748,115,155.00	$ 862,509,413.00	15.29%
Evanston	$ 237,310,794.00	$ 267,935,838.00	12.91%
Hanover	$ 153,800,165.00	$ 176,234,315.00	14.59%
Hyde Park	$ 393,409,869.00	$ 585,561,754.00	48.84%
Jefferson	$ 1,195,786,298.00	$ 1,533,233,598.00	28.22%
Lake	$ 855,834,829.00	$ 1,166,606,718.00	36.31%
Lake View	$ 694,634,771.00	$ 891,341,198.00	28.32%
Lemont	$ 56,377,510.00	$ 70,563,869.00	25.16%
Leyden	$ 583,380,267.00	$ 778,660,945.00	33.47%
Lyons	$ 374,037,940.00	$ 472,672,965.00	26.37%
Maine	$ 450,235,540.00	$ 544,651,207.00	20.97%
New Trier	$ 118,901,156.00	$ 128,714,313.00	8.25%
Niles	$ 740,503,058.00	$ 834,578,353.00	12.70%
North Chicago	$ 2,934,580,288.00	$ 4,114,163,262.00	40.20%
Northfield	$ 635,455,667.00	$ 751,815,807.00	18.31%
Norwood Park	$ 92,271,137.00	$ 103,052,096.00	11.68%
Oak Park	$ 80,078,210.00	$ 107,330,397.00	34.03%
Orland	$ 291,526,444.00	$ 339,805,979.00	16.56%
Palatine	$ 223,171,887.00	$ 255,369,273.00	14.43%
Palos	$ 122,375,131.00	$ 145,814,675.00	19.15%
Proviso	$ 388,916,020.00	$ 470,911,887.00	21.08%
Rich	$ 104,422,263.00	$ 130,332,084.00	24.81%
River Forest	$ 17,911,989.00	$ 19,911,395.00	11.16%
Riverside	$ 39,407,979.00	$ 46,696,428.00	18.49%
Rogers Park	$ 107,706,007.00	$ 151,409,279.00	40.58%
Schaumburg	$ 749,214,281.00	$ 814,852,531.00	8.76%
South Chicago	$ 5,489,905,622.00	$ 6,652,335,100.00	21.17%
Stickney	$ 196,204,783.00	$ 269,249,717.00	37.23%
Thornton	$ 244,732,225.00	$ 313,996,975.00	28.30%
West Chicago	$ 3,019,568,587.00	$ 4,282,580,459.00	41.83%
Wheeling	$ 481,678,999.00	$ 568,888,846.00	18.11%
Worth	$ 426,723,207.00	$ 498,202,226.00	16.75%
Grand Total	**$ 22,824,818,688.00**	**$ 29,059,420,143.00**	**27.32%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

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Figure 19)

Comparing Tax Year 2021 – 2024 Commercial Land Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$ 61,333,068.00	$ 61,294,742.00	-0.06%
Berwyn	$ 21,682,404.00	$ 23,596,573.00	8.83%
Bloom	$ 50,977,935.00	$ 43,342,641.00	-14.98%
Bremen	$ 63,405,056.00	$ 70,133,742.00	10.61%
Calumet	$ 8,130,895.00	$ 7,878,036.00	-3.11%
Cicero	$ 47,762,134.00	$ 76,503,024.00	60.18%
Elk Grove	$ 320,812,464.00	$ 324,928,673.00	1.28%
Evanston	$ 58,591,468.00	$ 58,802,566.00	0.36%
Hanover	$ 75,678,129.00	$ 76,053,545.00	0.50%
Hyde Park	$ 102,032,507.00	$ 172,192,089.00	68.76%
Jefferson	$ 326,763,960.00	$ 631,045,132.00	93.12%
Lake	$ 267,225,405.00	$ 446,015,523.00	66.91%
Lake View	$ 271,283,066.00	$ 308,975,657.00	13.89%
Lemont	$ 25,187,546.00	$ 28,133,942.00	11.70%
Leyden	$ 218,221,019.00	$ 223,597,345.00	2.46%
Lyons	$ 136,358,793.00	$ 204,222,848.00	49.77%
Maine	$ 198,060,508.00	$ 198,688,242.00	0.32%
New Trier	$ 44,066,096.00	$ 44,088,279.00	0.05%
Niles	$ 268,793,420.00	$ 269,405,545.00	0.23%
North Chicago	$ 600,808,710.00	$ 644,971,174.00	7.35%
Northfield	$ 261,003,180.00	$ 261,378,231.00	0.14%
Norwood Park	$ 31,862,908.00	$ 31,937,146.00	0.23%
Oak Park	$ 28,754,472.00	$ 38,926,654.00	35.38%
Orland	$ 152,259,752.00	$ 157,615,325.00	3.52%
Palatine	$ 116,742,137.00	$ 115,483,275.00	-1.08%
Palos	$ 52,891,656.00	$ 57,902,675.00	9.47%
Proviso	$ 154,718,433.00	$ 172,993,182.00	11.81%
Rich	$ 48,654,518.00	$ 30,855,333.00	-36.58%
River Forest	$ 7,840,111.00	$ 8,601,642.00	9.71%
Riverside	$ 17,977,914.00	$ 24,113,392.00	34.13%
Rogers Park	$ 26,737,684.00	$ 63,111,869.00	136.04%
Schaumburg	$ 288,271,315.00	$ 289,135,107.00	0.30%
South Chicago	$ 896,943,896.00	$ 791,516,160.00	-11.75%
Stickney	$ 75,272,206.00	$ 100,934,652.00	34.09%
Thornton	$ 111,638,780.00	$ 91,977,685.00	-17.61%
West Chicago	$ 441,844,247.00	$ 1,060,482,147.00	140.01%
Wheeling	$ 259,937,947.00	$ 258,853,226.00	-0.42%
Worth	$ 130,609,800.00	$ 147,495,012.00	12.93%
Grand Total	**$ 6,271,135,539.00**	**$ 7,617,182,031.00**	**21.46%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.

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Figure 20)

Comparing Tax Year 2021 – 2024 Commercial Building Assessed Value Increases

Township	2021 BOR Final Value	2024 CCAO Certified Value	% Change
Barrington	$ 72,474,846.00	$ 95,707,789.00	32.06%
Berwyn	$ 30,421,163.00	$ 34,412,187.00	13.12%
Bloom	$ 51,785,985.00	$ 86,631,224.00	67.29%
Bremen	$ 95,216,753.00	$ 110,257,410.00	15.80%
Calumet	$ 11,824,269.00	$ 18,753,438.00	58.60%
Cicero	$ 61,626,102.00	$ 80,926,435.00	31.32%
Elk Grove	$ 427,302,691.00	$ 537,580,740.00	25.81%
Evanston	$ 178,719,326.00	$ 209,133,272.00	17.02%
Hanover	$ 78,122,036.00	$ 100,180,770.00	28.24%
Hyde Park	$ 291,377,362.00	$ 413,369,665.00	41.87%
Jefferson	$ 869,022,338.00	$ 902,188,466.00	3.82%
Lake	$ 588,609,424.00	$ 720,591,195.00	22.42%
Lake View	$ 423,351,705.00	$ 582,365,541.00	37.56%
Lemont	$ 31,189,964.00	$ 42,429,927.00	36.04%
Leyden	$ 365,159,248.00	$ 555,063,600.00	52.01%
Lyons	$ 237,679,147.00	$ 268,450,117.00	12.95%
Maine	$ 252,175,032.00	$ 345,962,965.00	37.19%
New Trier	$ 74,835,060.00	$ 84,626,034.00	13.08%
Niles	$ 471,709,638.00	$ 565,172,808.00	19.81%
North Chicago	$ 2,333,771,578.00	$ 3,469,192,088.00	48.65%
Northfield	$ 374,452,487.00	$ 490,437,576.00	30.97%
Norwood Park	$ 60,408,229.00	$ 71,114,950.00	17.72%
Oak Park	$ 51,323,738.00	$ 68,403,743.00	33.28%
Orland	$ 139,266,692.00	$ 182,190,654.00	30.82%
Palatine	$ 106,429,750.00	$ 139,885,998.00	31.44%
Palos	$ 69,483,475.00	$ 87,912,000.00	26.52%
Proviso	$ 234,197,587.00	$ 297,918,705.00	27.21%
Rich	$ 55,767,745.00	$ 99,476,751.00	78.38%
River Forest	$ 10,071,878.00	$ 11,309,753.00	12.29%
Riverside	$ 21,430,065.00	$ 22,583,036.00	5.38%
Rogers Park	$ 80,968,323.00	$ 88,297,410.00	9.05%
Schaumburg	$ 460,942,966.00	$ 525,717,424.00	14.05%
South Chicago	$ 4,592,961,726.00	$ 5,860,818,940.00	27.60%
Stickney	$ 120,932,577.00	$ 168,315,065.00	39.18%
Thornton	$ 133,093,445.00	$ 222,019,290.00	66.81%
West Chicago	$ 2,577,724,340.00	$ 3,222,098,312.00	25.00%
Wheeling	$ 221,741,052.00	$ 310,035,620.00	39.82%
Worth	$ 296,113,407.00	$ 350,707,214.00	18.44%
Grand Total	**$ 16,553,683,149.00**	**$ 21,442,238,112.00**	**29.53%**

Source: Cook County Open Data

If there are discrepancies in counts from various sources, it is likely attributed to being static information as the appeal session or process was in progress at the time of the report.