

Cook County Tax Appeal

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Cook County IL Property Tax Appeal Lawyer | Tax Attorney, CPA LLM Taxation

Property Tax Appeal Services

Service Overview

Cook County Tax Appeals LLC focuses on reducing unfair property tax assessments in Cook County, Illinois. The service challenges overassessments by the Cook County Assessor. The process involves initiating an appeal with the Cook County Assessor's Office, escalating to the Cook County Board of Review if necessary, and potentially proceeding to the Illinois Property Tax Appeal Board (PTAB).

Appeal Process

The appeal process is managed from start to finish. The service uses advanced technology and knowledge of the property tax appeal process.

Client Process

The client process has three stages.

- Free Evaluation
- Comprehensive Appeal Processing
- Appeal Results

Frequently Asked Questions

Missing Tax Bill

The question is what to do if a Cook County tax bill is missing.

Assessor Appeal Filing Policy

The question concerns the Cook County Assessor's policy for filing appeals.

Appeals After Catastrophic Event

The question concerns guidelines for appeals due to a flood or catastrophic event.

Information Resources

Blog and News

A blog provides news, tips, and savings strategies for Cook County property tax appeals. It includes information on strategies that have achieved major tax bill reductions and how attorneys guide homeowners and commercial property owners through the Cook County Assessor's Office.

References

Source Page: <https://www.cookcountytaxappeal.com>

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<https://www.cookcountytaxappeal.com/cook-county-tax-appeal-faqs/86-what-should-i-do-if-my-tax-bill-is-missing?>

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Cook County Appeal Process

Appeal Process Overview

The Cook County property tax appeal process can be completed in five steps.

Step 1 - Property Address

Enter the property address for the assessment you wish to appeal.

Step 2 - Review Assessment

Review the current assessment details and valuation for your property.

Step 3 - Gather Evidence

Gather supporting evidence for your appeal. This includes comparable property sales, photographs showing condition, and any relevant documentation.

Step 4 - Submit Appeal

Submit your formal appeal with the gathered evidence to the Cook County Assessor's Office.

Step 5 - Track Status

Track the status of your appeal and await the decision from the Assessor's Office.

References

Source Page: <https://www.cookcountytaxappeal.com/appeal>

No external references found.

Cook County Tax Appeal Contact | Free Consultation & Expert Support

Contact Information and Services

Service Overview

Cook County Property Tax Appeals, LLC provides property tax appeal services for Cook County homeowners and property owners. The service specializes in simplifying the property tax appeal process. The approach uses in-depth local knowledge and is results-oriented to reduce property tax assessments. The company offers a complimentary consultation.

References

Source Page: <https://www.cookcountytaxappeal.com/contact>

No external references found.

Cook County Property Tax Appeal Deadlines 2025–2026 | Filing Dates by Township

Cook County Property Tax Appeal System Overview

The Cook County Assessor's Office reassesses property values township by township as part of a triennial assessment cycle. One-third of all townships are reassessed each year over a three-year period. Filing deadlines for appeals vary by township location. Missing an appeal window can result in significant tax overpayments.

Appeal Filing Deadlines by Township

The following table lists townships, their reassessment year, and appeal windows for the Assessor, Board of Review, and Illinois Property Tax Appeal Board.

Township: Barrington

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Berwyn

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Bloom

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Bremen

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Calumet

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Cicero

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Elk Grove

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Evanston

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Hanover

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Hyde Park

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Jefferson

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Lake

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Lemont

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Leyden

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Lyons

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Maine

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: New Trier

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Niles

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Norwood Park

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: North Chicago

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Oak Park

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Orland

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Palatine

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Proviso

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Rich

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: River Forest

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Rogers Park

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Schaumburg

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: Stickney

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: South Chicago

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Thornton

Re-Assessment Year: 2025

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2028

Township: West Chicago

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Township: Worth

Re-Assessment Year: 2024

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2027

Township: Lake View

Re-Assessment Year: 2026

Assessor Appeal Window: March 3, 2025 – April 3, 2025

Board of Review Appeal Window: June 17, 2025 – July 17, 2025

State Appeal Board: Illinois Property Tax Appeal Board

Re-Assessment after: 2029

Key Dates and Deadlines Summary

For the 2025 tax year, the Assessor appeal window is March 3, 2025 to April 3, 2025 for all townships. The Board of Review appeal window is June 17, 2025 to July 17, 2025 for all townships. The state-level appeal body is the Illinois Property Tax Appeal Board. Townships are reassessed every three years.

References

Source Page: <https://www.cookcountytaxappeal.com/cook-county-property-tax-appeal-deadlines>

No external references found.

Your go-to source for Cook County property tax news and appeals.

Company Overview

Your Trusted Cook County Property Tax Appeal Experts

Cook County Property Tax Appeals, LLC is a dedicated advocate for fair and accurate property tax assessments in Cook County. The company focuses exclusively on Cook County property tax appeals, combining deep knowledge of local tax laws with a proven track record to help property owners achieve meaningful tax reductions. The team specializes in carefully reviewing assessments, identifying potential overvaluations, and building strong, data-driven cases before the Cook County Assessor's Office and the Board of Review. The mission is to simplify the appeal process and secure the lowest, fairest tax assessment possible for residential, commercial, or industrial property owners.

What Sets Us Apart

Exclusive Focus on Cook County

The company focuses solely on Cook County property tax appeals, offering expertise in local tax laws and assessments.

Results-Driven Service with No Upfront Costs

The company works exclusively on a contingency fee basis. There are no fees unless the company successfully reduces a property tax assessment.

A Trusted Team of Experts

The team includes local attorneys, CPAs, and specialists dedicated to reducing tax liability with tailored solutions for residential and commercial properties.

Service Process

Cook County Property Tax Appeals Made Easy

The team manages the Cook County property tax appeal process to make it simple and stress-free. The service includes:

- Carefully reviewing your property tax assessment.
- Identifying potential overvaluations.
- Preparing a strong case for appeal.
- Filing the property tax appeal.
- Representing you at hearings before the Cook County Assessor's Office and the Board of Review.

The goal is to maximize tax savings and ensure you pay only your fair share.

Client Focus

Why Choose Us?

Homeowners

The company is committed to helping homeowners with their property tax assessments and reducing their property tax burdens.

Commercial Property Owners

The company is committed to helping commercial property owners reduce their tax burden.

Investors and Landlords

The company focuses on maximizing investment by addressing the critical impact of property taxes on commercial real estate value.

Team Composition

Meet Our Team

The team is composed of attorneys, Certified Public Accountants (CPAs), and data specialists dedicated to reducing Cook County property tax assessments. The team possesses deep knowledge and experience with the Cook County assessor's office to help navigate the Cook County tax assessor process and maximize savings.

References

Source Page: <https://www.cookcountytaxappeal.com/cook-county-tax-appeal-about-us>

No external references found.

Cook County Property Tax Appeal FAQs | Tax Savings Guide

Cook County Property Tax Appeal Process Overview

This section addresses common questions about the Cook County property tax appeal process, including filing deadlines and understanding property owner rights. The information is intended for homeowners, investors, and business owners.

References

Source Page: <https://www.cookcountytaxappeal.com/cook-county-tax-appeal-faqs>

No external references found.

Cook County Property Tax Appeals After Flood or Catastrophic Event

Cook County Property Tax Appeals After Flood or Catastrophic Event

Eligibility Guidelines

You may qualify for property tax assessment relief if your property is damaged by flooding, fire, or another catastrophic event.

- Damage must reduce the property's market value.
- Damage typically must exceed a minimum percentage of the property's value.
- The property must not be fully repaired before the assessment review.

Required Documentation

Proper documentation is critical. Required evidence includes:

- Insurance reports
- Contractor repair estimates
- Photographs of damage
- Inspection reports

Process and Relief Options

In many cases, a Certificate of Error or disaster-related reassessment may apply through the Cook County Assessor's Office.

References

Source

<https://www.cookcountytaxappeal.com/cook-county-tax-appeal-faqs/84-what-are-the-guidelines-for-appeals-due-to-flood-or-a-catastrophic-event>

Page:

No external references found.

Cook County Assessor Appeal Filing Policy Explained

Cook County Assessor Appeal Filing Policy

Filing Requirements and Process

The Cook County Assessor allows property owners to challenge their assessed value during their township's open appeal window.

Appeals must be filed during your township's designated filing period.

There is no filing fee at the Assessor level.

Appeals must include supporting evidence.

You may file online through the Cook County Assessor's Office.

If denied, you may appeal to the Cook County Board of Review.

Eligible Filers

- Property owners
- Attorneys
- Authorized tax representatives

Common Appeal Grounds

- Overvaluation
- Incorrect property characteristics
- Lack of uniformity compared to similar properties

References

Source

<https://www.cookcountytaxappeal.com/cook-county-tax-appeal-faqs/85-what-is-the-cook-county-assessor's-policy-for-filing-appeals>

No external references found.

Page:

Steps to Take When Your Cook County Tax Bill Is Missing

Missing Cook County Property Tax Bill

Immediate Actions

If you do not receive your property tax bill, you are still responsible for payment by the due date. Do not ignore it.

You can take the following actions online using your property address or P.I.N.:

- Look up your bill information
- Confirm installment due dates
- Review payment history
- Print a copy of your bill

Ensure your mailing address is correct with the county to prevent future issues.

Coordination with Tax Appeals

If you are preparing a property tax appeal, you can seek assistance to ensure deadlines are not missed and the process is organized.

For appeal filing deadlines, always check the official Cook County Property Tax Appeal Deadlines page.

References

Source Page: <https://www.cookcountytaxappeal.com/cook-county-tax-appeal-faqs/86-what-should-i-do-if-my-tax-bill-is-missing>

No external references found.

Professional Services

Professional Services Overview

Cook County Tax Appeal provides property tax appeal services for residential and commercial property owners in Cook County, Illinois. The firm challenges unfair property tax assessments before three authorities: the Cook County Assessor, the Cook County Board of Review, and the Illinois Property Tax Appeal Board (PTAB). The team includes attorneys, certified accountants, real estate experts, and technology specialists.

Core Services and Solutions

The firm uses data-driven strategies to lower property tax assessments. Key solutions include comprehensive property value and market condition reviews, tailored evidence-based appeals, deadline and paperwork management, proactive exemption oversight, and advanced technological analysis.

Residential Property Tax Appeal Services

Services are provided for single-family homes, condos, townhomes, and multi-unit buildings. The process includes a thorough analysis using advanced tools and local knowledge to build a case, preparation of a customized appeal for submission to authorities, and full management of the appeal process.

Commercial Property Tax Appeal Services

Services are provided for retail centers, office buildings, warehouses, apartment complexes, and mixed-use properties. The firm leverages market insight, property-specific analysis, and proprietary technology to challenge overassessments. Clients can monitor appeal progress through a client portal.

Client Benefits

Benefits for Residential Property Owners

The service reviews a property's assessed value, compares it to similar homes in Cook County, and identifies discrepancies. Appeals are presented using the latest market data. A successful appeal results in lower property taxes. The firm works on a contingency fee basis, with payment only if a reduction is achieved.

Benefits for Commercial Property Owners

The service uses sophisticated algorithms, real-time valuation models, and legal expertise to develop data-backed appeals. A lower assessed value helps reduce property tax obligations, freeing capital for business growth. The approach considers each property's unique characteristics and financial performance.

Benefits for Property Managers and Investors

The firm specializes in analyzing multi-unit residential buildings, rental properties, and large commercial assets to identify tax-saving opportunities. This aims to enhance cash flow, net operating income (NOI), and property value. The service includes continuous monitoring of assessments for proactive reductions.

Firm Differentiators

The firm focuses exclusively on Cook County property tax appeals. It operates on a contingency fee model with no upfront costs. The team consists of local attorneys, CPAs, and specialists. The process is managed from filing to representation at hearings before the Cook County Assessor's Office and the Board of Review.

References

Source Page: <https://www.cookcountytaxappeal.com/cook-county-tax-appeal-services>

No external references found.

Website Disclaimer and Legal Information

Disclaimer and Legal Information

No Legal Advice

The information on the site is for general informational purposes only. Nothing on the site should be construed as legal, tax, or financial advice. Do not act or refrain from acting based on site information without seeking advice from a qualified attorney licensed in your jurisdiction.

No Attorney–Client Relationship

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Contact Information

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References

Source Page: <https://www.cookcountytaxappeal.com/disclaimer>

No external references found.

Risk Free Transparent Pricing

Pricing Policy

Fee Structure

Our fee is 10% of the total tax savings per year achieved through your property tax appeal. You only pay if we win. There are no upfront costs, no hidden fees, and no out-of-pocket expenses. Whether your reduction applies for one year, two years, or three years, our fee remains just 10% of the savings for each year. You keep 90% of your tax savings.

Key Principles

- Risk Free: You don't pay unless we win.
- No Upfront Fees: We start your case with zero out-of-pocket costs.
- Clear and Transparent: No hidden charges or surprises.

Sample Calculation

Step 1 - Calculate Assessment Reduction

We compare the initial assessment to the final reduced assessment.

- Initial Assessment: \$50,000
- Final Assessment: \$45,000
- Assessment Reduction: \$5,000

Assessment Level is 10%.

- Initial Property Value: \$500,000
- Final Property Value: \$450,000
- Reduction in Property Value: \$50,000

Step 2 - Calculate Tax Savings

Savings = reduction state equalizer local tax rate.

- Assessment Reduction: \$50,000
- Assessment Level: 10%
- State Equalizer: 3.0163
- County Tax Rate: 8.297%
- Tax Savings: \$1,251.31 / Year

Step 3 - Calculate Amount Due

Finally, we apply our contingency fee.

- Tax Savings: \$1,251.31 / Year
- Contingency Fee: \$187.70 / Year
- Amount Due: \$187.70 / Year

Why Choose Us

- Risk-Free Guarantee: You pay nothing unless we successfully reduce your property tax assessment.
 - Straightforward Billing: Clear, transparent fees.
 - Trusted Local Expertise: Years of experience in Cook County property tax appeals.
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References

Source Page: <https://www.cookcountytaxappeal.com/no-upfront-cost-tax-appeals>

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How Cook County Tax Appeals Protects Your Information

Privacy Policy Overview

Cook County Tax Appeals, LLC values your privacy. This policy describes how the firm collects, uses, discloses, and protects personal information provided when using the website or otherwise interacting with the firm. By using the site, submitting forms, or providing information, you consent to the described practices.

Information Collected

Information You Provide Voluntarily

- Name, address, email, phone number, and other contact details.
- Property address, parcel number, tax information, or related property data.
- Testimonials, reviews, or feedback you submit.
- Documents, images, or other materials uploaded in connection with tax appeal services.

Automatically Collected Information

- IP address, browser type and version, device identifiers.
- Usage data: pages viewed, time spent, navigation paths.
- Cookies, web beacons, analytics, and other tracking technologies.

Third-Party Sources

- Public property records, tax assessor databases, or other public information sources.
- Data from third-party service providers, such as analytics or mapping services.

Use of Information

Personal information is used for the following purposes:

- To provide, maintain, and improve services, including managing tax appeals.
- To respond to your inquiries or contact requests.
- To evaluate eligibility for representation or engagement.
- To communicate with you, including confirmations, updates, and notices.
- For marketing and promotional purposes with your consent, including publishing testimonials and success stories.
- To comply with legal, regulatory, or ethical obligations.
- For internal business purposes such as analytics, auditing, fraud prevention, and improving service quality.

Legal Basis for Processing

Where applicable under law, the firm relies on one or more lawful bases for processing personal information:

- Your consent.
- Performance of a contract or engagement.
- Legitimate interests, so long as they are not outweighed by your interests or rights.

- Compliance with legal obligations.

Sharing and Disclosure of Information

The firm does not sell your personal information. It may be shared or disclosed in the following circumstances:

- **Affiliated Law Firm & Attorneys:** Information may be shared with Khatib Law, LLC, its attorneys, and specifically Attorney Hani Khatib for the purpose of providing legal services, evaluating legal needs, and contacting you about related or additional legal services.
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- **Legal and Regulatory Requirements:** When required by law, court order, or governmental request.
- **Business Transfers:** In connection with a merger, acquisition, reorganization, or sale of assets.
- **Consent:** With your permission for other specific uses.

When data is shared with affiliates or third parties, they are required to use it only for approved purposes and to safeguard it appropriately.

Cookies and Tracking Technologies

Cookies and similar tracking technologies are used to recognize your device, analyze usage, and improve your experience. You can configure your browser to refuse cookies, though some site features may not work properly without them.

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Reasonable safeguards are implemented to protect your information. Data is retained as long as necessary to fulfill the purposes outlined in this policy or as required by law.

Illinois Privacy Considerations and Data Breach Obligations

The firm complies with the Illinois Personal Information Protection Act. In the event of a breach of computerized data, affected individuals and the Illinois Attorney General will be notified as required by law.

Your Rights and Choices

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Links to Third-Party Sites

The firm is not responsible for the privacy practices of third-party websites linked from the site.

Changes to Privacy Policy

The policy may be updated periodically. Continued use of the site constitutes acceptance of any changes.

Contact Information

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Email: info@cookcountytaxappeal.com

Phone: 708-888-8880

References

Source Page: <https://www.cookcountytaxappeal.com/privacy-policy>

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Blogs – Cook County Tax Appeal Property Tax Insights & Deadline Guides

Cook County Property Tax Appeals Blog

This blog provides expert insights, updates, and strategies for property tax appeals in Cook County. It covers the latest assessment changes and offers tips for maximizing tax savings to help readers stay ahead in the appeal process.

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2025 Cook County Tax Appeal Dates & Deadlines – Open Townships

Introduction to Cook County Property Tax Appeals

The Cook County Assessor's Office reassesses property values annually, affecting property tax bills. Property owners have the right to appeal if they believe their assessment is too high. The appeal process has two levels: first, file with the Cook County Assessor's Office; second, if necessary, file with the Cook County Board of Review. Each township has specific opening and closing dates for appeals, and missing the window means waiting until the next year.

2025 Appeal Status - Cook County Assessor's Office

As of November 2025, several townships are open for appeals with the Assessor's Office. Property owners must file before the listed deadlines.

Open Townships and Deadlines

- Palatine Township – Open until October 22, 2025
- Orland Township – Open until October 23, 2025
- Lake Township – Open until November 4, 2025
- Thornton Township – Open until November 14, 2025
- Schaumburg Township – Open until November 17, 2025
- North Chicago Township – Open until November 20, 2025
- South Chicago Township – Open until November 28, 2025
- Rich Township – Open until December 4, 2025
- Niles Township – Open until December 5, 2025
- Bloom Township – Open until December 9, 2025
- Hanover Township – Open until December 22, 2025

Closed Townships

Several townships are closed for 2025 Assessor-level appeals, including Berwyn, Cicero, Evanston, Norwood Park, Oak Park, Palos, River Forest, Riverside, and Rogers Park. If the deadline was missed, you must wait until next year, though you may still qualify for exemptions or other relief.

2025 Appeal Status - Cook County Board of Review

The Cook County Board of Review handles second-level appeals after the Assessor's Office.

Currently Open Townships (Group 3)

Group 3 opened on September 22, 2025, and closes on October 21, 2025. Open townships include:

- Barrington Township
- Maine Township
- Northfield Township
- Stickney Township

- West Chicago Township

Recently Closed Townships (Group 2B)

The following townships closed on September 16, 2025:

- Elk Grove Township
- Lake View Township
- Lyons Township
- New Trier Township

Upcoming Townships (Group 4)

Based on the official schedule, Group 4 is expected to open in late October or early November 2025 and typically includes:

- Bloom Township
- Bremen Township
- Calumet Township
- Hyde Park Township
- Lemont Township
- Leyden Township
- Palatine Township
- Proviso Township
- Schaumburg Township
- Worth Township

Exact dates will be posted soon.

Townships in Pre-File Phase

The Board of Review allows pre-filing appeals before the official opening date. Pre-filing ensures notification when the filing window opens. Townships currently in pre-file phase include Barrington, Bloom, Bremen, Calumet, Hanover, Hyde Park, Jefferson, Lake, Lemont, Leyden, Maine, Niles, North Chicago, Northfield, Orland, Palatine, Proviso, Rich, Schaumburg, South Chicago, Stickney, Thornton, West Chicago, Wheeling, and Worth. Homeowners in these townships should gather evidence.

Reasons to File a Property Tax Appeal

- Assessments are not always accurate. Computer-generated valuations can overstate market value. An appeal corrects errors.
- Lower taxes. A successful appeal reduces your assessment, directly lowering your property tax bill. Reductions can last multiple years, saving thousands.
- Protect your investment. Keeping your tax bill in line with comparable properties preserves your home's value and attractiveness to buyers.

How to File an Appeal

1. Gather Evidence

Compile comparable property sales, photos showing discrepancies, and other documents supporting a lower value.

2. File with the Assessor's Office

For open townships, submit your appeal online through the Assessor's portal before the deadline. You typically have 30 days from the mailing date of the reassessment notice.

3. Review the Decision

The Assessor issues a decision. If you disagree, you may appeal further.

4. Appeal to the Board of Review

Once your township's Board of Review window opens, you may file a second-level appeal. Pre-filing is available for many townships.

Tips for Success

- Mark your calendar. Appeal windows are short.
- Don't wait to file. Submit as soon as your township opens.
- Check both agencies. The Assessor's Office and Board of Review have separate filing periods.
- Consult a professional attorney. Property tax appeals can be complex, and an attorney can navigate deadlines, prepare evidence, and advocate on your behalf.

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Cook County Worth Township Commercial Property Tax Appeal

Cook County Worth Township Commercial Property Tax Appeal Overview

The Cook County Assessor's Office mailed 2025 reassessment notices for Worth Township commercial properties on August 11, 2025. Property owners have the opportunity to appeal their assessed value to potentially reduce their tax burden. The appeal process involves two main stages: an appeal to the Cook County Assessor and a subsequent appeal to the Cook County Board of Review.

2025 Worth Township Commercial Reassessment Data

The 2025 reassessment data for Worth Township commercial properties shows an average assessment increase of 3.21% and a median increase of 0.92%.

The top five property types with the largest assessment increases are:

- Industrial Condominium Units: +16.45%
- One-Story, Non-Fireproof Public Garages: +13.20%
- Motels: +9.74%
- Special Commercial Structures: +9.58%
- Industrial Buildings: +7.68%

The top five property types with the smallest changes or decreases are:

- Ancillary Structures: -0.71%
- Commercial Greenhouses: 0.00%
- Theatres: 0.00%
- Bowling Alleys: 0.00%
- Golf Course Improvements: 0.00%

Appeal Process Deadlines

The appeal window for filing directly with the Cook County Assessor's Office closes on September 23, 2025. This is a 43-day window from the mailing date of August 11, 2025.

After the Assessor's window closes, a second appeal opportunity exists with the Cook County Board of Review. Commercial owners can pre-file appeals before the Board of Review's official dates open. The Board will announce official opening and closing dates for Worth Township filings.

How to File a Commercial Property Appeal

Commercial appeals require specific documentation focused on income and market data, not solely comparable properties. Essential documents may include:

- Property Summary Sheet
- Rent Rolls
- Income and Expense Statements
- Sales Questionnaires
- Vacancy Affidavits

The step-by-step appeal process is:

1. Gather evidence including rent rolls, income/expense data, and vacancy details.
2. File an appeal with the Assessor via the online portal before the September 23, 2025 deadline.
3. Prepare for a potential Board of Review filing.
4. Consider professional analysis for commercial appeals.

Impact of Assessment Changes

A significant assessment increase directly translates to higher property taxes. For example, a motel assessed at \$10 million in 2024 with a 9.74% increase would have a new assessed value of approximately \$11 million, leading to a substantially higher tax bill.

Owners of property types with little to no change, such as greenhouses or ancillary structures, may still have an appeal opportunity if their assessment seems inconsistent with broader market trends.

Key Takeaways

- The Cook County Assessor's appeal deadline for Worth Township is September 23, 2025.
- Commercial appeals require income and expense documentation.
- A second appeal can be filed with the Cook County Board of Review after the Assessor's deadline.
- Professional assistance may improve the chances of a successful appeal.

References

Source	Page:
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Proviso Township Commercial Property Tax Appeal 2025

2025 Reassessment in Proviso Township

Cook County reassesses property values every three years. Proviso Township is being reassessed in 2025. Reassessment notices were mailed on August 25, 2025. The deadline to file a tax appeal with the Cook County Assessor's Office is October 7, 2025. A reassessment does not automatically mean property taxes will rise, but it signals changes that could increase or decrease the bill based on how a property's value compares to others.

Why Cook County Reassesses Property Values

The Assessor's Office aims to keep assessments fair and uniform by reflecting current market values. Each reassessment cycle provides an opportunity to challenge inaccuracies, outdated data, or unfair comparisons.

Key Dates

- Reassessment Notices Mailed: August 25, 2025
- Last Date to File Appeal: October 7, 2025

2025 Proviso Commercial Reassessment Data

The reassessment data for Proviso Township's commercial properties shows a mixed picture.

Average and Median Changes

- Average percentage change: -0.67%
- Median percentage change: 0.0%

The typical property saw little movement, but averages were pulled slightly negative due to several steep declines.

Top 5 Biggest Increases by Property Type

1. Shopping Center: +25.17%
2. Motel: +4.00%
3. Commercial Minor Improvement: +2.42%
4. One-story commercial building: +1.26%
5. Industrial Minor Improvement: +0.93%

Top 5 Biggest Decreases by Property Type

1. Quonset Hut / Butler-Type Building: -21.45%
2. Commercial Building Over Three Stories: -13.82%
3. Special Commercial Structure: -5.15%
4. Two- or Three-Story Mixed-Use Building: -4.47%
5. Ancillary Structures (support buildings): -4.26%

Implications for Property Owners

- If your assessment went up: Expect a higher tax bill unless your property is over-assessed compared to similar

buildings.

- If your assessment went down: You may still want to review your property's value, as decreases may not fully reflect actual market conditions.

How Reassessment Affects Your Property Tax Bill

Higher assessments lead to higher tax bills. Properties with double-digit increases may see tax burdens climb by thousands of dollars without an appeal. Even properties with decreases may have appeal opportunities if they are still assessed above market value.

Common Mistakes in Property Assessments

- Incorrect square footage or building use classification
- Outdated construction or condition details
- Inaccurate land valuation
- Unfair comparisons to dissimilar properties

Filing a Commercial Property Tax Appeal

Step-by-Step Appeal Process

1. Review your reassessment notice.
2. Gather supporting evidence.
3. File your appeal online with the Cook County Assessor by October 7, 2025.
4. Wait for the Assessor's decision; if denied, consider filing with the Cook County Board of Review.

Evidence Needed for a Strong Appeal

- Market comparables showing lower values
- Rental income and expense statements for income-producing properties
- Independent appraisals
- Documentation of physical issues or obsolescence

Common Outcomes

Successful appeals can reduce taxable value by thousands, lowering annual bills significantly.

Importance of Timing

The filing deadline is October 7, 2025. Missing the deadline locks in the assessed value and potential overpayment. A 10% over-assessment on a multimillion-dollar property can mean tens of thousands in extra taxes.

Local Commercial Trends in Proviso Township

Shopping centers faced a sharp +25% increase, reflecting rising retail valuations. Industrial properties saw only minor changes or slight decreases, suggesting softer demand. One-story commercial buildings and motels also experienced increases, which can disproportionately affect small business owners.

Quick Takeaways

- Reassessment notices mailed August 25, 2025.
 - Appeal deadline is October 7, 2025.
 - Average change was -0.67%, median was 0%.
 - Shopping centers saw the largest increases (+25%).
 - Multi-story buildings and special structures had the biggest decreases.
 - Both increases and decreases present appeal opportunities.
 - Missing the deadline can lock in higher taxes.
-

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Source

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Page:

Cook County Rich Township Residential Property Tax Appeal Help | File by Dec

2025 Rich Township Property Reassessment

Reassessment notices were issued on October 21, 2025. This is part of Cook County's regular valuation cycle and determines future property tax bills.

Assessment Change Data for Rich Township

The average residential property assessment increase was 0.21%. The median increase was 0.04%.

Property Classes with Top Increases

- Apartment buildings with 2–6 units: +3.06%
- One-story dwellings over 1800 sq. ft.: +0.37%
- Two-story homes under 6300 sq. ft.: +0.30%
- Large multi-story dwellings: +0.26%
- Older homes with additions: +0.23%

Property Classes with Decreases

Minor decreases of approximately -0.04% occurred in some older single-family homes that have not sold recently.

Property Tax Appeal Process

The appeal deadline for the 2025 reassessment is December 4, 2025. Missing this deadline requires waiting for the next assessment cycle.

Steps to Appeal

1. Review your assessment and exemption status.
2. Identify comparable properties in your neighborhood to compare assessment-to-market value ratios.
3. File your appeal online with the Cook County Assessor's Office. Submissions are free and can include supporting documents, photos, or comparable data.

Reasons for Assessment Changes and Appeals

Assessments are updated based on recent home sales, property improvements, and neighborhood trends. Over-assessments can result from incorrect square footage, outdated condition ratings, or improper comparable properties.

Who Should Consider an Appeal

- Homeowners with assessments above market value.
- Owners of recently renovated homes with unfair comparables.
- Landlords with small multi-unit buildings.
- Seniors or long-time owners who have not appealed in years.

Common Misconceptions

- An appeal can be filed even if a home's value increased; it checks for fairness.
- The deadline is December 4, 2025, not immediately after receiving the notice.
- The process can be simplified with professional services.

Financial Impact

An inaccurate assessment can lead to overpayment of hundreds to thousands of dollars annually. Since the assessed value is used for multiple tax years, not appealing results in continued overpayment.

References

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<https://cookcountytaxappeal.com>

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Cook County Property Taxes Hanover Township and When to Appeal

Cook County Property Tax Calculation

Assessed Value

The assessed value is the Cook County Assessor's estimate of a property's market value. For residential properties, the assessment level is 10 percent of market value.

Equalized Assessed Value

The Equalized Assessed Value is the assessed value multiplied by the state equalizer. This helps balance assessments across counties.

Local Tax Rates

Each property is part of several taxing bodies, such as school districts, townships, park districts, libraries, and municipalities. Each body sets a tax rate applied to the Equalized Assessed Value.

Exemptions

Homeowner, Senior, Senior Freeze, and disability exemptions help reduce taxable value. They do not change the assessment but lower the amount owed.

Hanover Township 2025 Reassessment

Overview

Hanover Township 2025 reassessment notices were issued on November 6, 2024. The deadline to appeal is December 22, 2025.

Tax Rate Snapshot

Hanover Township typically has a combined residential tax rate between six percent and nine percent, depending on the specific school district and local municipality. Schools account for the largest part of the total rate.

Residential Assessment Trends

The average assessment change for residential properties is 25.90 percent. The median assessment change is 24.92 percent.

Top Assessment Increases

The property categories with the largest assessment increases are:

- Mixed use residential and commercial building: 49.24 percent
- Agricultural land under special valuation: 48.30 percent
- Larger one story dwellings: 43.78 percent
- Residential land under common ownership: 43.47 percent
- Residential condominium: 40.93 percent

Top Assessment Decreases

The property categories with decreases or small increases are:

- Minor improvements: minus 17.81 percent
- Special residential improvements: 7.89 percent
- Cooperative units: 9.94 percent
- Residential garages: 12.21 percent
- Small apartment buildings with two to six units: 16.24 percent

When to Appeal an Assessment

Reasons to Appeal

Reasons to appeal include:

- Your assessment rose more than the township median of 24.92 percent
- Nearby comparable homes are assessed lower
- Your home has condition issues not reflected in the valuation
- The Assessor's property data contains errors
- Market sales do not support the new value

Filing Grounds

Appeals can be filed on grounds of lack of uniformity, overvaluation, or incorrect property characteristics.

Deadline

The appeal deadline for Hanover Township residential properties is December 22, 2025.

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Source

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How to Download Your Cook County Property Tax Bill

Downloading Cook County Property Tax Bill

A Cook County homeowner can download their property tax bill and check for potential savings using the Calculate My Savings tool. The process involves searching for a property by address, selecting the correct listing, and downloading the bill.

Step-by-Step Process

1. Open the Cook County Tax Appeals website and click the blue Calculate My Savings button in the lower-right corner.
2. Enter the property address into the search bar that appears. Select the correct matching address suggestion, which includes the Property Index Number (PIN).
3. Click the Calculate My Savings button next to the search bar. The tool fetches property data and calculates an estimated annual savings from an appeal. It redirects to a form showing property details and appeal deadlines.
4. On the property information page, click the Latest Tax Bill button above the property photo to download the most recent bill as a PDF. The Previous Tax Bill button is also available.
5. Open the downloaded tax bill to review tax amounts, exemptions, and due dates. Compare assessed values with county estimates to identify potential over-assessment.

Benefits of Downloading the Tax Bill

Downloading the Cook County property tax bill allows a homeowner to:

- Maintain an electronic record of payments and tax history.
- Verify that exemptions and tax rates are applied correctly.
- Plan for due dates to avoid penalties.
- Identify potential errors or over-assessments that could support a tax appeal.

Services from Cook County Tax Appeals

Registering with Cook County Tax Appeals provides:

- Personalized savings estimates based on Cook County data.
- Assistance filing appeals with the Cook County Assessor's Office and Board of Review.
- Email reminders for appeal deadlines and tax due dates.
- Tools to track assessment changes, exemptions, and tax bill history.

The service operates with no upfront fees; payment is only required if savings are achieved.

References

Source

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Page:

Lake View Township 2025 Property Tax Appeal Results: What the Data Shows

Lake View Township 2025 Property Tax Appeal Results Overview

Total property tax appeals filed for the 2025 tax year were 14,313.

The township code is 73.

The data covers 46 distinct property classes.

Only 1,599 appeals resulted in a reduction, for an overall success rate of 11.17 percent.

Successful appeals reduced total assessed value by over \$42.7 million.

The average assessed value reduction per successful appeal was approximately \$26,700.

Appeal Success by Property Type

Commercial and industrial properties had a success rate of 38.87 percent.

The average assessed value reduction for a successful commercial appeal exceeded \$82,000.

One-story commercial buildings and special commercial structures were among the most successful property classes.

Vacant land appeals had a success rate of 31.8 percent, but total filings in this category were small.

Multi-family properties with seven or more units had a success rate of 18.55 percent.

Residential properties had a success rate of 9.92 percent and represented the majority of appeals filed.

Residential condominiums had a success rate below 2 percent, making them one of the least effective categories to appeal.

Incentive multi-family properties showed a 100 percent success rate, but this is based on only two appeals and is not predictive.

Appeal Type Performance

Appeals filed with a Certificate of Error achieved a success rate of roughly 34 percent.

This rate is nearly three times higher than the standard current-year appeal rate.

Identifying factual or clerical errors in an assessment can significantly improve the chance of a reduction.

References

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<https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/83-Lake-View-Township-2025-Property-Tax-Appeal-Results:-What-the-Data-Shows>

Page:

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Wheeling Township Cook County Property Tax Appeal Results 2025: Success Rates

Wheeling Township 2025 Property Tax Appeal Results Overview

The Cook County Assessor appeal data for Wheeling Township for the 2025 tax year shows 14.81% of appeals resulted in a change to assessed value. This analysis is based on 31,209 total appeals, with 4,623 successful appeals marked as CHANGE.

Key Metrics

- Total appeals analyzed: 31,209
- Successful appeals: 4,623
- Overall appeal success rate: 14.81%
- Average proposed assessed value: \$54,445
- Average final assessed value: \$52,948
- Average assessed value reduction: \$1,497
- Average percentage reduction: 2.75%

Appeal Success by Property Class

Appeal outcomes varied significantly by property class. Common property classes in Wheeling Township include:

- 2-03 Single-family homes
- 2-04 Small multi-family residential
- 2-05 Mixed-use residential
- 2-06 Residential with special features
- 2-07 Townhomes and attached units
- 2-34 Special residential valuation
- 2-78 Residential with exemptions
- 2-95 Limited market residential
- 2-99 General residential
- 5-93 Commercial or industrial
- Other residential classes

Some classes had success rates well above the township average of 14.81%.

Implications for Property Owners

- Appeals can work, but results vary; not every appeal leads to a change.
- Property class matters significantly for success rates.
- Appeals supported by strong comparable property data and accurate property details are more likely to succeed.
- Even modest percentage reductions in assessed value can translate to meaningful tax savings, especially for higher-value properties.

Frequently Asked Questions

What is a good success rate?

Success rates vary by township and property class. In Wheeling Township for 2025, the overall success rate was 14.81%.

What does CHANGE mean?

A result marked CHANGE means the Cook County Assessor adjusted the assessed value after reviewing the appeal.

Do residential and commercial appeals differ?

Yes. Valuation methods, comparables, and appeal strategies differ, leading to varied success rates by property class.

References

Source	Page:
https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/84-Wheeling-Township-Cook-County-Property-Tax-Appeal-Results-2025:-Success-Rate,-Savings,-and-Property-Class-Analysis	

No external references found.

Maine Township Cook County Property Tax Appeal Results 2025: 22.5% Success

Maine Township 2025 Property Tax Appeal Results Overview

Data covers Cook County Assessor appeal results for tax year 2025 in Maine Township.

Key Metrics

Total appeals analyzed: 24,773

Successful appeals (Outcome marked "Change"): 5,575

Overall appeal success rate: 22.5%

Average proposed assessed value: \$65,809

Average final assessed value: \$63,930

Average assessed value change: -\$1,879 (approximately -2.9%)

Appeal Success Rate by Property Class

Success rates varied by major property class type.

- Class 2 (Residential): 21.7% success rate (5,090 successful out of 23,495 appeals)
- Class 5 (Commercial): 36.5% success rate (370 successful out of 1,014 appeals)
- Class 3 (Multi-family): 55.3% success rate (94 successful out of 170 appeals)
- Class 6 (Industrial): 42.9% success rate (9 successful out of 21 appeals)
- Class 1 (Vacant land): 12.5% success rate (8 successful out of 64 appeals)
- Class 4 (Not-for-profit): 33.3% success rate (2 successful out of 6 appeals)
- Class 7 (Other/Special): 100.0% success rate (2 successful out of 2 appeals)

Data Interpretation and Implications

A successful appeal is defined as an outcome marked "Change," indicating a reduction in assessed value. An unsuccessful appeal is marked "No Change."

Reductions were not automatic; most appeals ended with no change.

Commercial and multi-family properties showed higher success rates than residential, which often reflects differences in evidence such as income/expense support, vacancy data, rent rolls, and stronger valuation documentation.

Assessed value is a key input for property tax bills. A reduction lowers the taxable base used in the calculation.

Important Procedures and Deadlines

Cook County appeal windows are short and tied to township opening dates and "last file dates." Missing the filing deadline eliminates the chance to challenge that year's assessment.

Deadlines are strictly enforced and vary by township.

You can appeal first with the Cook County Assessor. A subsequent appeal can be made to the Cook County Board of Review, which is a separate agency.

Evidence for Appeals

Effective evidence for residential appeals typically includes market value support, corrected property characteristics, and strong comparables.

Effective evidence for commercial and industrial appeals often relies on income/expense information, vacancy data, market data, and valuation documentation.

Frequently Asked Questions

1. What does "Change" mean on a Cook County Assessor appeal?

"Change" indicates the Assessor's decision resulted in a change to the assessed value, typically a reduction. It is treated as a successful outcome.

2. Where are township appeal deadlines found?

Deadlines vary by township. An updated deadlines page shows township opening dates, last file dates, and active appeal periods.

3. How can potential savings be estimated before filing?

Tools and guides are available to help estimate if a property is over-assessed and whether an appeal is worthwhile for the property type.

References

Source	Page:
https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/85-Maine-Township-Cook-County-Property-Tax-Appeal-Results-2025-22.5-Success-Rate-and-Class-Trends	

No external references found.

North Chicago Township Cook County Property Tax Appeal Results (2025): Success

North Chicago Township 2025 Property Tax Appeal Results Overview

Total appeals analyzed: 23,738

Successful appeals marked "Change": 2,419

Overall appeal success rate: 10.19%

Average proposed assessed value: 141,294

Average final assessed value: 134,384

Average assessed value reduction: 4.9%

Appeal Success Rate by Property Class

Appeal outcomes varied widely by property class.

High-volume classes, particularly Class 2-99, recorded lower-than-average success rates.

Several lower-volume classes showed meaningfully higher success rates.

Property owners should evaluate success trends within their specific property class rather than relying solely on township-wide averages.

Assessed Value Changes for Successful Appeals

Total assessed value reduction from successful appeals: 164,000,126

Average reduction per successful appeal: 67,797

Median reduction per successful appeal: 7,500

The gap between average and median reductions indicates a smaller number of large reductions significantly influenced the overall average, while many successful appeals achieved more modest adjustments.

Practical Takeaways for Property Owners

Appeal outcomes depend heavily on property classification and valuation approach.

Strong evidence and accurate property data materially affect success rates.

Township-level trends provide useful benchmarks for setting realistic expectations.

Reviewing an assessment early improves decision-making before deadlines close.

Understanding how a property compares within its class can clarify whether an appeal is likely to produce a meaningful reduction.

Frequently Asked Questions

What does "Change" mean in Cook County appeal results?

- Change indicates the Assessor adjusted the property's assessed value following review.

Why do appeal success rates differ by property class?

- Different classes use different valuation methods, evidence standards, and comparable properties, which affects

outcomes.

Does a low township success rate mean I should not appeal?

- No. Township averages include many weak or unsupported appeals. Well-prepared appeals can still succeed.

What typically improves appeal outcomes?

- Accurate property data, correct classification, strong comparables, and clear valuation support.

How should property owners use township appeal data?

- Township data helps set expectations and identify whether properties in similar classes are achieving reductions.

References

Source

[https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/86-North-Chicago-Township-Cook-County-Property-Tax-Appeal-Results-\(2025\):-Success-Rate,-Class-Trends,-and-AV-Reductions](https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/86-North-Chicago-Township-Cook-County-Property-Tax-Appeal-Results-(2025):-Success-Rate,-Class-Trends,-and-AV-Reductions)

Page:

No external references found.

Palatine Township Cook County Property Tax Appeal Results (2025): 16.37% Success Rate

Palatine Township 2025 Property Tax Appeal Results Overview

Key Metrics

For tax year 2025, 22,798 Cook County Assessor appeals were analyzed in Palatine Township.

3,733 appeals resulted in a Change, indicating an overall success rate of 16.37%.

The average proposed assessed value was \$52,361.

The average final assessed value was \$50,830.

The average change was a reduction of \$1,531 per appeal, or -2.92%.

For successful appeals only, the average reduction was about -10.97%, or approximately -\$9,350 on average.

Appeal Success Rate by Property Class

High Success Rate Classes

Class 3-15, representing larger apartment buildings with seven or more units, had a 92.6% success rate based on 54 appeals.

Class 5-93, representing specialized commercial or industrial properties, had a 63.0% success rate based on 100 appeals.

Class 5-17, representing commercial properties like office buildings and retail centers, had a 48.1% success rate based on 154 appeals.

High Volume Residential Classes

Class 2-99, representing standard single-family homes, had a 14.8% success rate based on 9,988 appeals.

Class 2-78, representing townhomes and attached residential properties, had a 14.8% success rate based on 3,866 appeals.

Low Success Rate Classes

Class 2-41, representing multi-unit residential buildings with two to six units, had a 2.0% success rate based on 101 appeals.

Property Class Code Definitions

Class 2 designates Residential Property.

- Class 2-99: Standard single-family residential homes.
- Class 2-78: Townhomes, row homes, and similar attached residential properties.
- Class 2-41: Multi-unit residential buildings with two to six units.

Class 3 designates Apartment Buildings.

- Class 3-15: Larger apartment properties, generally seven units or more.

Class 5 designates Commercial and Industrial Property.

- Class 5-17: Commercial properties such as office buildings, retail centers, and warehouses.
- Class 5-93: Specialized commercial or industrial properties, which may include unique-use buildings.

Implications for Property Owners

Do not assume an appeal automatically leads to a reduction. Roughly 1 in 6 appeals resulted in a change.

Property class patterns matter. Certain commercial and apartment classes saw higher change rates than high-volume residential sub-classes.

Evidence quality and clarity matter. Appeals must clearly show why the assessment should change using supporting information that matches Cook County requirements.

Use township trends to set expectations. Appeal success rates vary by class because each category is valued differently and relies on different types of supporting evidence.

Frequently Asked Questions

What does “Change” mean in Cook County Assessor appeal results?

- Change means the appeal outcome resulted in an adjustment to the assessed value.

Which properties can appeal in Cook County?

- Owners can generally appeal assessment, classification, or exemptions.

What is the difference between the Assessor and the Board of Review?

- The Assessor sets the assessment. The Board of Review is a separate agency that hears appeals after the Assessor stage and sets the final county valuation for that tax year.

What are common reasons appeals succeed?

- Appeals are more likely to succeed when property characteristics are incorrect, the value is not supported by the market, or the filing clearly explains what should be changed and why with organized evidence.

References

Source

[https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/87-Palatine-Township-Cook-County-Property-Tax-Appeal-Results-\(2025\):-16.37-Success-Rate-and-Property-Class-Trends](https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/87-Palatine-Township-Cook-County-Property-Tax-Appeal-Results-(2025):-16.37-Success-Rate-and-Property-Class-Trends)

Page:

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Schaumburg Township Cook County Property Tax Appeal Results (2025): 12.58%

Schaumburg Township 2025 Property Tax Appeal Results Overview

In 2025, Schaumburg Township had 22,649 Cook County Assessor appeals. Of these, 2,850 were marked with a "Change" outcome, representing a 12.58% success rate. The dataset includes property class, Proposed Assessed Value, and Final Assessed Value. A "Change" outcome indicates an adjusted assessed value and is counted as a successful appeal.

Key Data Metrics

- Total appeals analyzed: 22,649
- Successful appeals: 2,850
- Overall appeal success rate: 12.58%
- Average Proposed Assessed Value: \$66,326
- Average Final Assessed Value: \$62,434

The average Final Assessed Value was approximately 5.9% lower than the average Proposed Assessed Value across all appeals.

Appeal Success Rate by Property Class

Success rates varied significantly by property class. High-volume classes were predominantly residential.

- Class 2-99: Residential condominium. 11,902 appeals, 7.24% success rate.
- Class 2-78: 2+ story residence up to 62 years old, 2,001 to 3,800 sq ft. 2,504 appeals, 15.26% success rate.
- Class 2-03: 1-story residence, 1,000 to 1,800 sq ft. 2,406 appeals, 21.07% success rate.
- Class 2-95: Individually owned townhome or row house up to 62 years old. 1,846 appeals, 6.55% success rate.
- Class 2-34: Split-level residence with lower level below grade. 1,156 appeals, 18.51% success rate.
- Class 2-07: 2+ story residence up to 62 years old, up to 2,000 sq ft. 1,081 appeals, 16.84% success rate.

Several commercial and industrial classes had higher success rates on smaller sample sizes.

- Class 5-17: One-story commercial building or area. 173 appeals, 35.26% success rate.
- Class 5-93: Industrial building. 161 appeals, 56.52% success rate.
- Class 5-99: Commercial condominium unit. 95 appeals, 98.95% success rate.

Assessed Value Changes for Successful Appeals

For appeals resulting in a "Change":

- Total Assessed Value reduction: \$88,269,311
- Average reduction per successful appeal: \$30,983
- Median reduction per successful appeal: \$2,266
- Average percent reduction: approximately 8.71%

Implications for Property Owners

1. Property class significantly influences appeal behavior and evidence requirements.
2. Condominiums (Class 2-99) comprised the largest share of appeals; success relies on strong comparable sales

- and accurate property characteristics.
3. Commercial and industrial property appeals often depend on income, vacancy, expenses, and market data, not just sales comparables.
 4. Appeal windows are limited and township-specific; owners must act during the published timeline for Schaumburg Township.

Frequently Asked Questions

1. The 2025 Cook County property tax appeal success rate in Schaumburg Township was 12.58%.
2. "Change" means the appeal resulted in an adjusted assessed value.
3. Your property class code describes your property type and dictates appeal patterns and evidence expectations.
4. Reassessment notices and appeal deadlines are township-specific. Schaumburg Township has its own published timeline.
5. Deadlines and guidance are available on the official Cook County Assessor calendar.

References

Source	Page:
https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/88-Schaumburg-Township-Cook-County-Property-Tax-Appeal-Results-(2025):-12.58-Success-Rate-+-Class-Trends- -cookcountytaxappeal.com	

No external references found.

Average Savings and Success Rates for Cook County Property Tax Appeals in 2024 and 2025

Average Savings and Success Rates Overview

Success rates for Cook County property tax appeals in 2024 and 2025 typically ranged from about 40 percent to 65 percent. Successful appeals result in lower property assessments and smaller tax bills.

Average Savings by Property Type

Savings depend on property type, location, and the degree of over-assessment.

Residential Property Savings

The average savings for residential property tax appeals is often several hundred dollars per year. Savings can reach a few thousand dollars in some cases. Savings come from correcting a home value assessed higher than similar nearby homes.

Commercial Property Savings

Savings for commercial properties are often larger. Due to higher assessed values, even small reductions can lead to significant tax savings. The average tax savings for commercial properties can be thousands of dollars each year.

Average Property Tax Reduction

Savings result from lowering a property's assessed value.

Reduction Percentage

The average reduction percentage often falls between 10 percent and 20 percent. This depends on property type and appeal strength. Clearly over-assessed properties may see even higher reductions.

Success Rates in 2024 and 2025

The Cook County property tax appeal success rate generally ranged from about 45 percent to over 60 percent.

Success Rates by Property Type

Residential properties often see success rates between 50 percent and 65 percent, especially when nearby homes are assessed lower. Commercial properties tend to see success rates between 40 percent and 55 percent when supported by income and expense data.

Outlook for 2025 Success Rates

Early trends suggest Cook County property tax appeal success rates in 2025 will stay similar to prior years. Reassessments and market changes continue to create new appeal opportunities. Property owners should review their assessments each year.

References

Source

Page:

<https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/89-Average-Savings-and-Success-Rates-for-Cook-County-Property-Tax-Appeals-in-2024-and-2025>

No external references found.

Northfield Township Cook County Property Tax Appeal Results (2025)

Northfield Township 2025 Property Tax Appeal Results Overview

Total appeals analyzed: 21,565

Successful appeals (marked Change): 4,593

Overall appeal success rate: 21.3%

Average proposed assessed value: \$102,265

Average final assessed value: \$99,794

Average overall reduction: \$2,472 (2.4%)

Appeal Success Rate by Property Class

Appeal success rates vary significantly by property class.

- Class 2-99 (Residential condominiums): 22.8% success rate
- Class 2-04 (Larger one-story residential homes): 23.6% success rate
- Class 2-78 (Multi-story residential properties): 17.6% success rate
- Class 2-95 (Townhomes or row houses): 8.4% success rate

Certain commercial and specialty property classes posted the highest success rates.

Common Cook County Property Class Codes

- 2-03: One-story residential homes within a defined size range
- 2-04: Larger one-story residential homes
- 2-78: Multi-story residential properties
- 2-95: Townhomes or row houses
- 2-99: Residential condominiums
- 5-17: One-story commercial buildings

Assessed Value Changes for Successful Appeals

For appeals that received a Change, the average assessed value reduction was approximately \$11,604, or about 9.3%.

The overall average reduction of \$2,472 is driven entirely by successful appeals, as appeals marked No Change end with the same assessed value.

Key Takeaways for Property Owners

- Appeals can be effective but outcomes vary by property type and evidence quality.
- Property class plays a significant role in appeal success rates.
- Many assessments remain unchanged, making review and documentation critical.
- Township-level data provides valuable context when deciding whether to appeal.

Frequently Asked Questions

How long do property owners have to file a Cook County appeal?

Appeal deadlines vary by township and reassessment schedule. The exact deadline is listed on the reassessment notice.

What does a Change mean in appeal results?

A Change means the Assessor adjusted the assessed value or corrected property details affecting valuation. For this analysis, any appeal marked Change is considered successful.

Can condo owners in Northfield Township appeal their assessments?

Yes. Condominium properties represent a large share of appeals and show consistent success rates.

Is the Assessor's appeal the final step?

Not always. Depending on timing and circumstances, property owners may have additional appeal options after the Assessor phase.

References

Source	Page:
https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/90-Northfield-Township-Cook-County-Property-Tax-Appeal-Results-(2025)-	
No external references found.	

South Chicago Township Cook County Property Tax Appeal Results (2025):

South Chicago Township 2025 Property Tax Appeal Results Overview

Data Overview and Key Metrics

Total number of appeals analyzed: 18,613

Number of successful appeals marked "Change": 817

Overall appeal success rate: 4.4%

Average proposed assessed value: \$135,596

Average final assessed value: \$131,018

Average change in assessed value: -\$4,578, representing a -3.4% reduction.

Appeal Success Rate by Property Class

Success rates varied significantly by property class. The highest-volume classes are listed with their respective success rates.

- Class 2-99 (Residential condominium): 14,905 appeals, 1.1% success rate.
- Class 2-11 (Apartment building with 2 to 6 units): 708 appeals, 24.9% success rate.
- Class 5-92 (Commercial/industrial class): 594 appeals, 3.0% success rate.
- Class 2-95 (Townhome or row house): 358 appeals, 9.5% success rate.
- Class 5-97 (Commercial/industrial class): 342 appeals, 17.5% success rate.
- Class 2-78 (Two-or-more story residence, 2,001 to 3,800 sq ft): 286 appeals, 11.5% success rate.

Condo appeals (Class 2-99) dominated the total filings, which heavily influenced the township's low overall success rate.

Implications for Property Owners

The township-wide success rate of 4.4% is not a reliable benchmark for all property types due to the volume and low success rate of condo appeals.

Property class is a major driver of appeal outcomes. Owners should compare their property's success rate to the rate for its specific class code.

Evidence and accuracy in the appeal, including correct classification, property characteristics, and supported market comparisons, are critical for a successful "Change" outcome.

A successful appeal is defined as one marked "Change," indicating the Cook County Assessor adjusted the assessment.

Property Class Code Definitions

Class 2-99 denotes residential condominiums.

Class 2-11 denotes an apartment building with 2 to 6 units.

Assessed Value and Tax Implications

The assessed value is a key input for calculating a property's share of local property taxes, though the Assessor does

not set tax rates or final tax bills.

A reduction in assessed value can reduce the property's share of the total tax burden.

An increase in assessed value does not automatically mean a proportional increase in taxes, as taxes depend on the property's share of total assessed value and local tax levies.

Appeal Process Information

Property owners typically begin the appeal process with the Cook County Assessor.

A separate appeal step is available through the Cook County Board of Review for eligible cases.

References

Source

[https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/91-South-Chicago-Township-Cook-County-Property-Tax-Appeal-Results-\(2025\):-](https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/91-South-Chicago-Township-Cook-County-Property-Tax-Appeal-Results-(2025):-)

Page:

No external references found.

Elk Grove Township Cook County Property Tax Appeal Results 2025

Elk Grove Township 2025 Property Tax Appeal Results Overview

Data Summary

The Cook County Assessor's appeal results for Elk Grove Township for tax year 2025 are based on an analysis of 17,460 appeals.

The overall appeal success rate was 12.8 percent.

This represents 2,229 successful appeals where the outcome was marked as a Change.

The average proposed assessed value was \$90,242.

The average final assessed value was \$85,149.

This is an average decrease of \$5,093 per appeal, or roughly a 5.6 percent reduction.

Appeal Success Rate by Property Class

Class Trend Analysis

Appeal success rates varied significantly across different property classes.

Some property classes had meaningfully higher change rates than the township average of 12.8 percent.

Other classes had relatively low change rates.

High-volume property classes can still have modest success rates; a large number of filings does not guarantee a high change rate.

Different property classes often require different types of evidence, such as sales comparables versus income and expense data.

Implications for Property Owners

Key Takeaways

Reductions are possible but not guaranteed, with approximately 1 in 8 appeals receiving a Change.

The quality of evidence submitted is critical. Strong comparable sales, accurate property characteristics, and clear documentation improve the odds of success.

Property class influences outcomes, so understanding class performance can help set expectations.

Appeal timing is critical due to short Cook County filing windows. Preparation before the filing period opens is important.

A No Change outcome does not necessarily mean the property was fairly assessed. It can indicate that submitted evidence did not meet the Assessor's standard, comparables did not support a reduction, or key documentation was missing.

Frequently Asked Questions

Appeal Definitions and Process

A Change outcome means the Assessor adjusted something based on the appeal, most commonly the assessed value or property classification.

You can appeal even if your tax bill increased but your assessed value did not, as bills can rise due to tax rate changes, levies, or shifts in tax burden.

Typical evidence for residential properties includes recent comparable sales and correct property details. For income-producing properties, income and expense information is often key.

Appeal success rates vary by property class because different classes are valued using different methods and require different types of proof.

If you receive a No Change outcome from the Assessor, you may often have another opportunity to appeal through the Board of Review, depending on timing and eligibility.

References

Source

<https://www.cookcountytaxappeal.com/property-tax-appeal-blogs/92-Elk-Grove-Township-Cook-County-Property-Tax-Appeal-Results-2025>

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