



# 2025 North Suburbs Reassessment Elk Grove Township

May 2025

**Scott Smith**  
Chief of Staff



# Illinois property taxes: budget then tax, not tax then spend.

Assessments distribute who pays how much of the property tax levy.

## Property Tax Levies



are re-budgeted every year to help fund local public services, like schools and community health centers.



Taxing agencies conduct public hearings, publish their levy, and certify their levy to the Cook County Clerk.



## Local Tax Rates

are calculated by the **Cook County Clerk**, dividing levies by Equalized Assessed Values.



## Your Property Tax Bill

is issued and collected by the **Cook County Treasurer**, then distributed to taxing districts to fund services.

## Property Tax Base



### Cook County Assessor's Office

Revaluation and reassessment  
Assessment appeals  
Property tax incentives and exemptions



### Cook County Ordinance

Transforms property values →  
Assessed Values, based on property use



### Cook County Board of Review

Assessment appeals  
Finalizes the Assessed Values (AVs) used  
for property taxation



### Illinois Department of Revenue

Calculates Cook County's **Equalizer**. This  
transforms AVs → Equalized AVs (EAVs).  
Exemptions reduce EAVs.

TOTAL PAYMENT DUE

\$2,059.18

By 08/01/2019

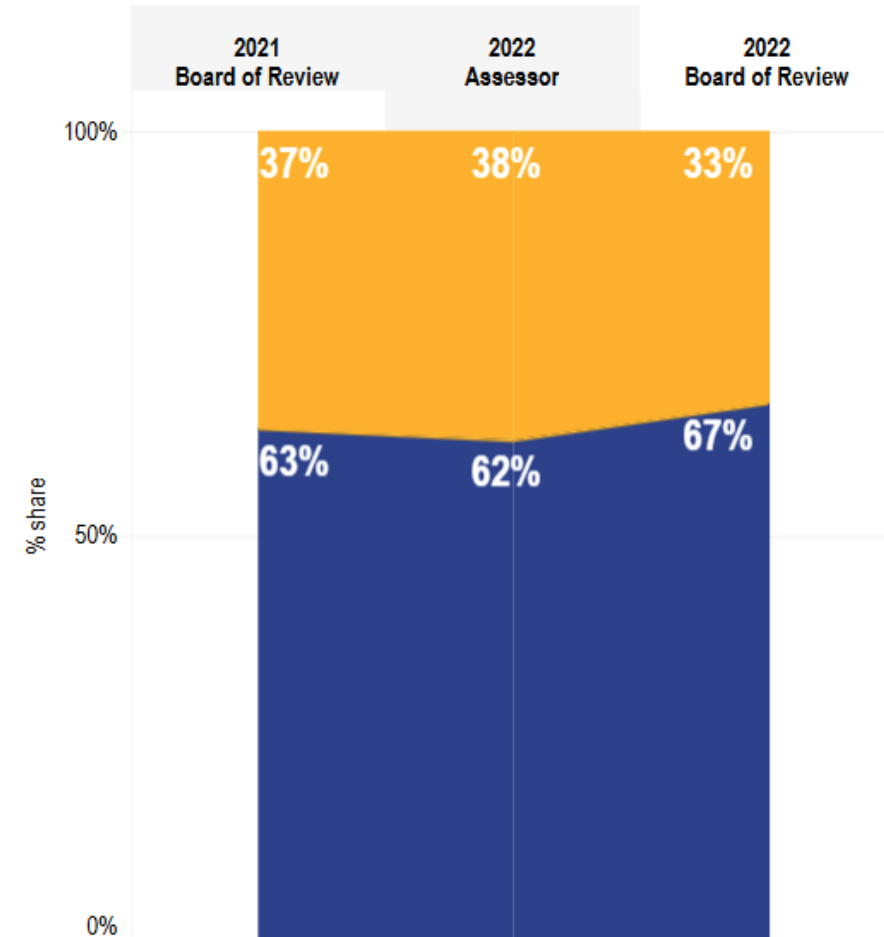
# “Burden Shifting”

In 2022, assessment reductions at the Board of Review shifted a substantial amount of the north suburbs' assessed value (AV) back onto residential property owners\* and reduced the tax burden for commercial property owners.

The Board of Review's changes meant homeowners in many northern suburbs carried a greater share of the tax burden after the 2022 reassessment than in 2019.

\* Chart shows the tax base of all north suburbs in total; individual municipalities will vary

Figure 2: Residential and Non-Residential percent share of Assessed Value at the Assessor and Board of Review stages.



# “Burden Shifting”

From 2021-2023, reductions at the Board of Review shifted value onto residential property owners and reduced the tax burden for commercial property owners.

This pattern is already raising concerns about the City of Chicago’s tax bills, which will reflect these changes in 2025.

## **CRAIN’S CHICAGO BUSINESS**

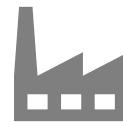
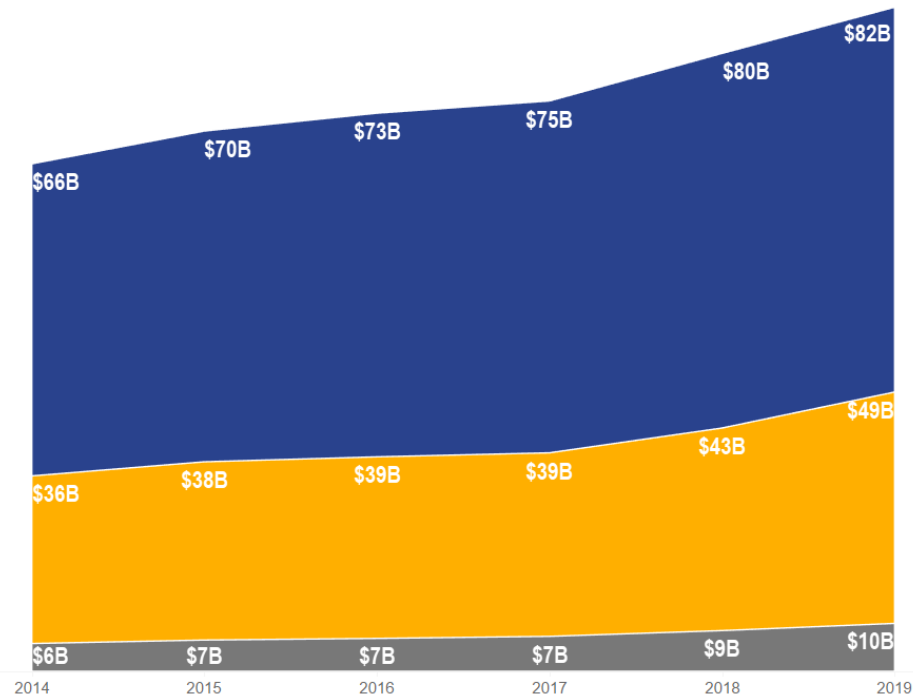
*June 27, 2024*

That's concerning for city residents as they wonder what this year's reassessments will do to their tax bills next year. Such a sizable reduction for commercial property owners by the Board of Review could similarly shift a meaningful piece of the city's property tax pie onto residents, including those in poorer communities that could be at risk of losing their homes to tax sales.

# What does the Assessor's Office do?

We do not set the property tax levy or collect taxes. The Assessor's job is property tax fairness.

## ASSESSED VALUES for 1.9 million properties in Cook County



## EXEMPTIONS for homeowners



# The Cook County Assessor's job as set forth in Illinois law:



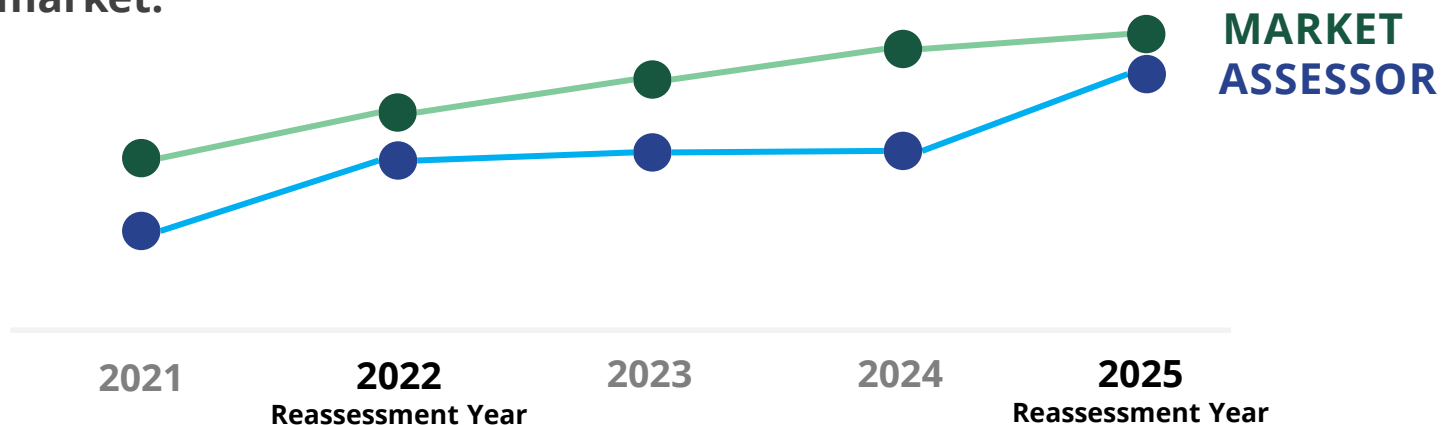
To fairly estimate a property's current "fair cash" value, every three years, as if it sold on January 1 in an arm's-length transaction.

When property values have risen, assessments – **by law** – must increase to catch up to this market growth.

How much will residential assessments rise to catch up to years of market growth in 2022, 2023, and 2024?

Every neighborhood is different, and each home has unique characteristics and assessment history.

**The Assessor follows the market:**



But generally:

- Residential assessments are anticipated to rise due to rising home sales.
- Every home and community is different.
- Current trends are tentative as we refine our model(s)

# A note about percentage increases

The percentage increases on the upcoming slides are NOT:

- average increases of individual properties or
- expected tax bill increases.

The percentage increases DO show the *overall growth* in certain communities or property types and where gentrification has taken hold

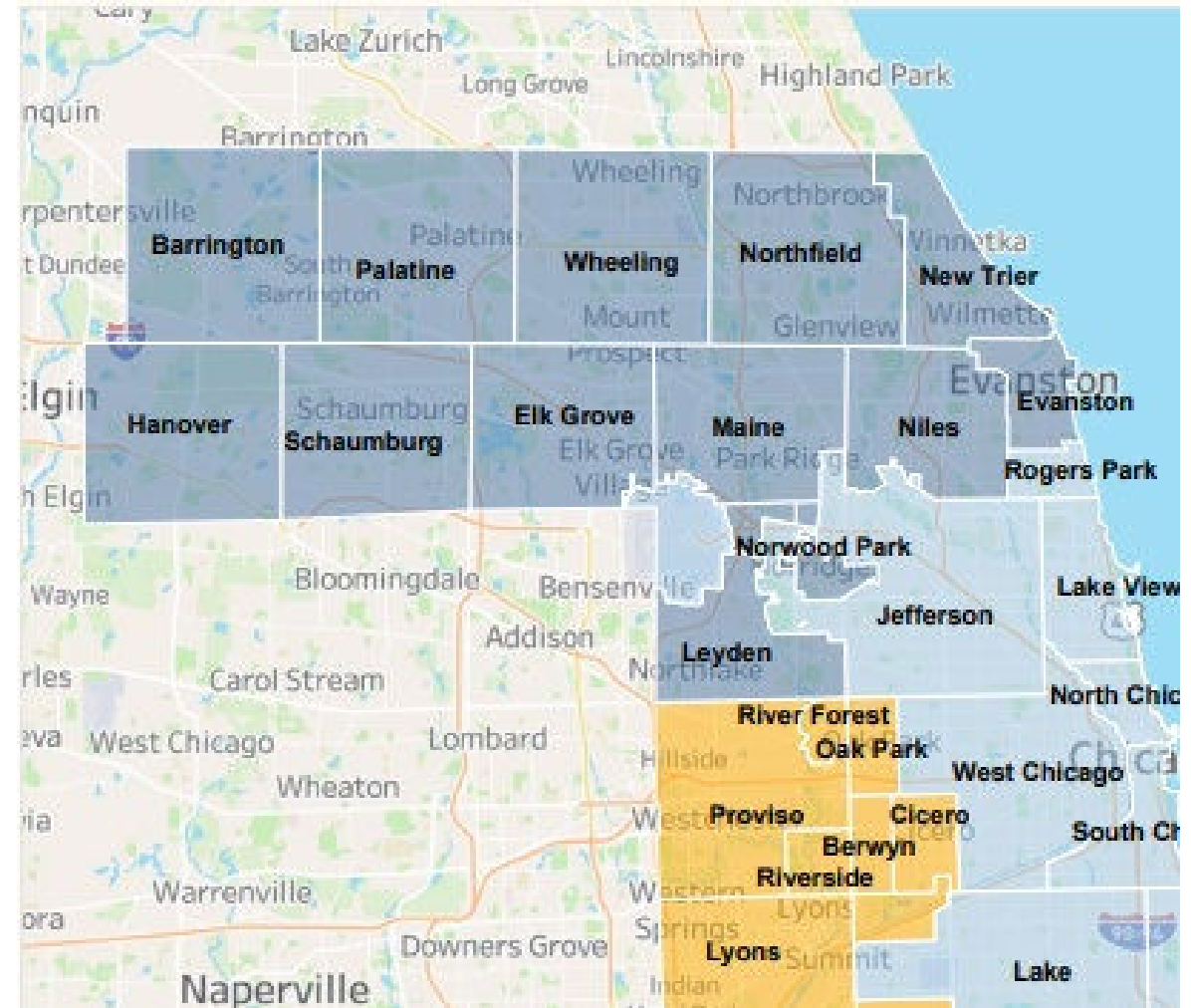
## **Why we highlight these numbers:**

High percentage growth in a community or property type can be a predictor of the need for constituent outreach for appeals or homeowner exemptions

- *Appeals* can help ensure the accuracy of assessments
- *Exemptions* can mitigate the effects of possible tax increases

# North Triennial Reassessment

Township	Estimated Mail Date
Norwood Park	March 24
Evanston	April 9
New Trier	April 23
Elk Grove	May 6
Maine	Mid-May
Northfield	TBD
Barrington	TBD
Leyden	TBD
Wheeling	TBD
Palatine	TBD
Schaumburg	TBD
Niles	TBD
Hanover	TBD





# Elk Grove Township: Residential

**23%**

Average increase of value of  
single-family homes

**33%**

Average increase in the value  
of condos

**62%**

of all housing stock is  
single-family homes  
(36% are condos)



Schedule a community outreach seminar with our office today.  
Meanwhile, encourage taxpayers to file online as soon as possible at  
[www.cookcountyassessor.com/online-appeals](http://www.cookcountyassessor.com/online-appeals).

**Deadline to file: Scheduled to open on May 6 and close on June 18**

# Elk Grove Township: Residential

Single-family homes: Average growth of 23%

## Property types and average values

Medium-sized, two-story homes (2-03); approx. 7800 homes

Average growth of 19% and average value of 360k

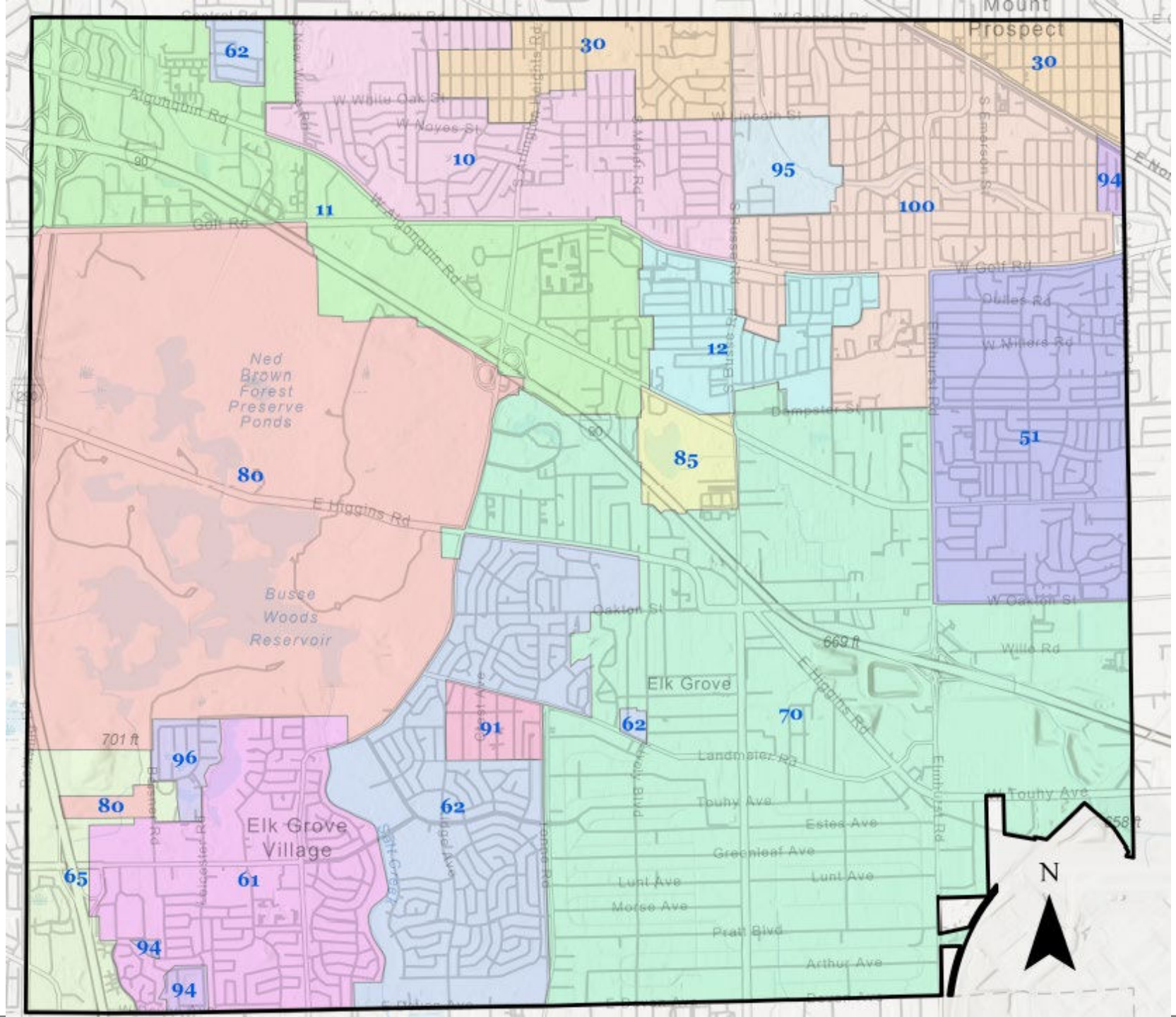
Newer, larger, two-story homes (2-78); approx. 2800 homes

Average growth of 34%; average value of 571k

Split-level homes (2-34); approx. 2500 homes

Average growth of 23%, average value of \$412k

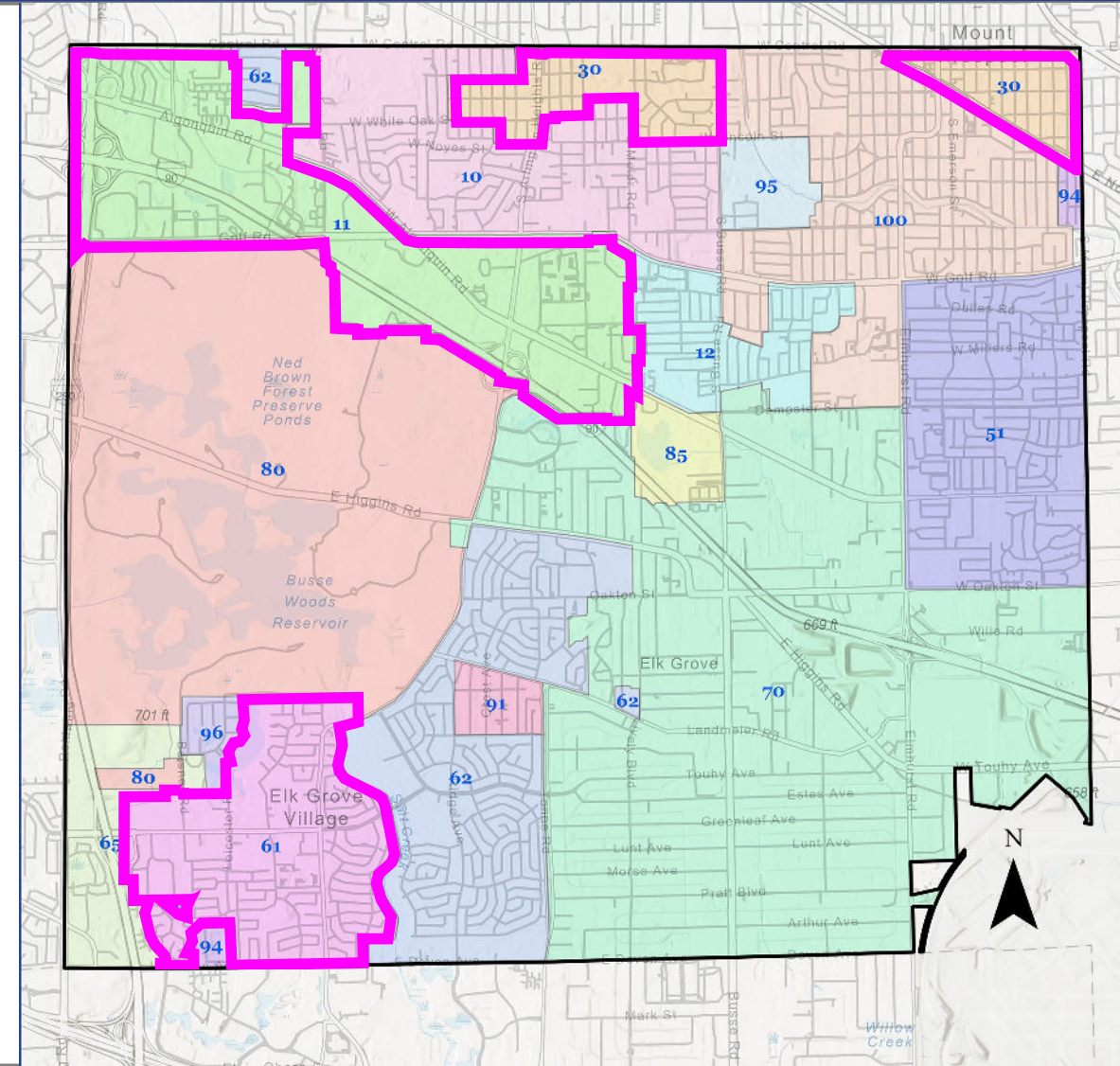
These property types account for 75% of the residential parcels in this township



# Elk Grove Township: Condos

## Average growth of 33% and median value of 187k

- Two-thirds of all Elk Grove condos are in three neighborhoods: 11, 30, 61
  - 11: Average value of 157k with 32% growth
  - 30: Average value of 211k and 29% growth
  - 61: Average value of 223k and 37% growth
- There are 10,500 condos in Elk Grove Township
  - 1/3 of all condos are in Neighborhood 11



# Elk Grove Township: Residential

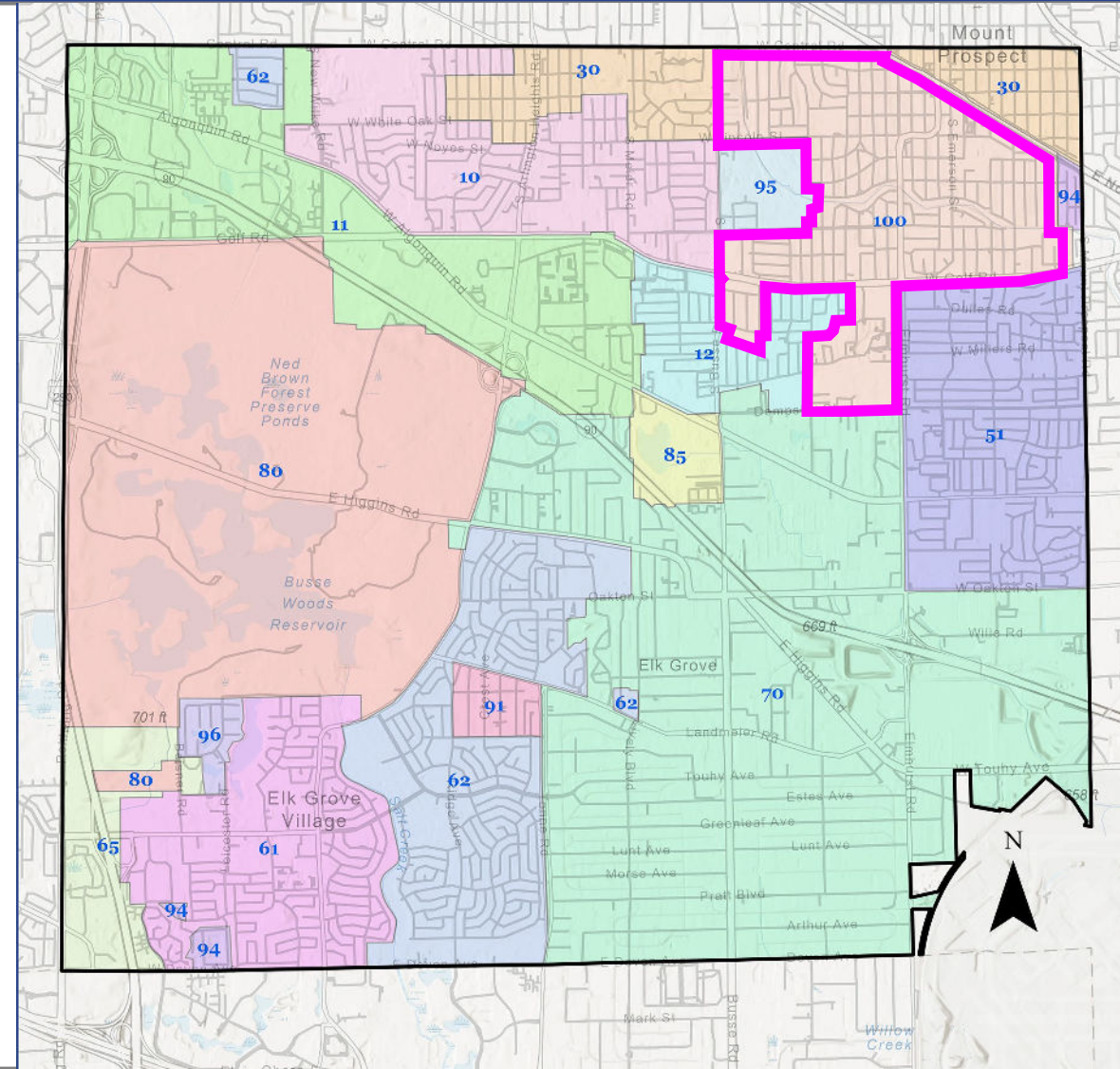
Residential homes: Average growth of 23%

## Neighborhood 100: Main central part of Mt. Prospect

- Largest number of parcels: 3,630
- Average growth of 23% and an average value of \$480k

Mid-sized, one-story homes make up 1/3 of all residential parcels

- Average growth: 20%
- Median value: \$392k



# Elk Grove Township: Residential

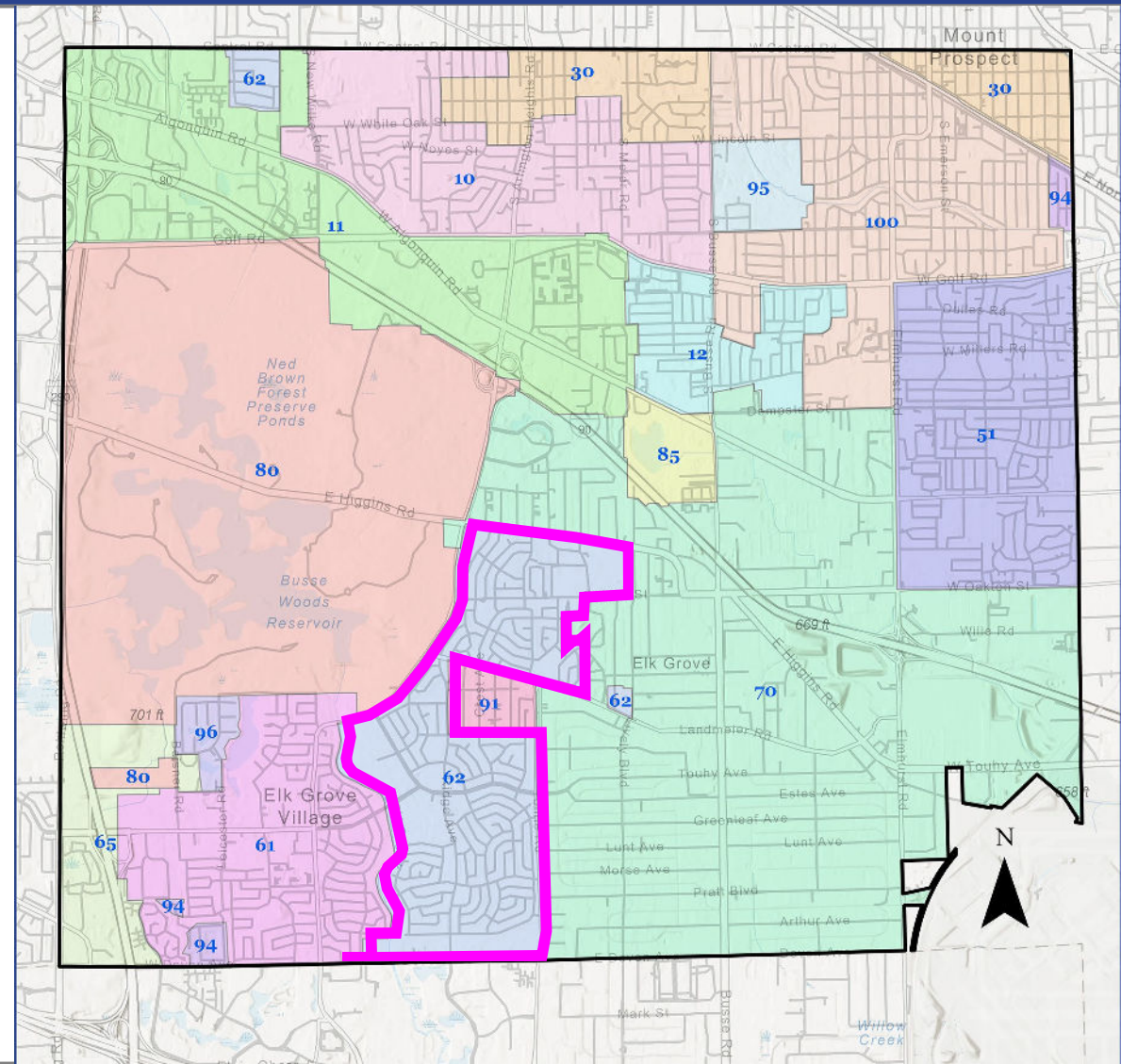
Residential homes: Average growth of 23%

## Neighborhood 62: Central portion of Elk Grove

- 2<sup>nd</sup> largest number of parcels: 3,237
- Average growth of 18% and median value of \$336k

Most common home:  
Medium-sized, one-story homes (80% of residential parcels)

- Average growth: 17%
- Median value: \$317k



# Elk Grove Township: Residential

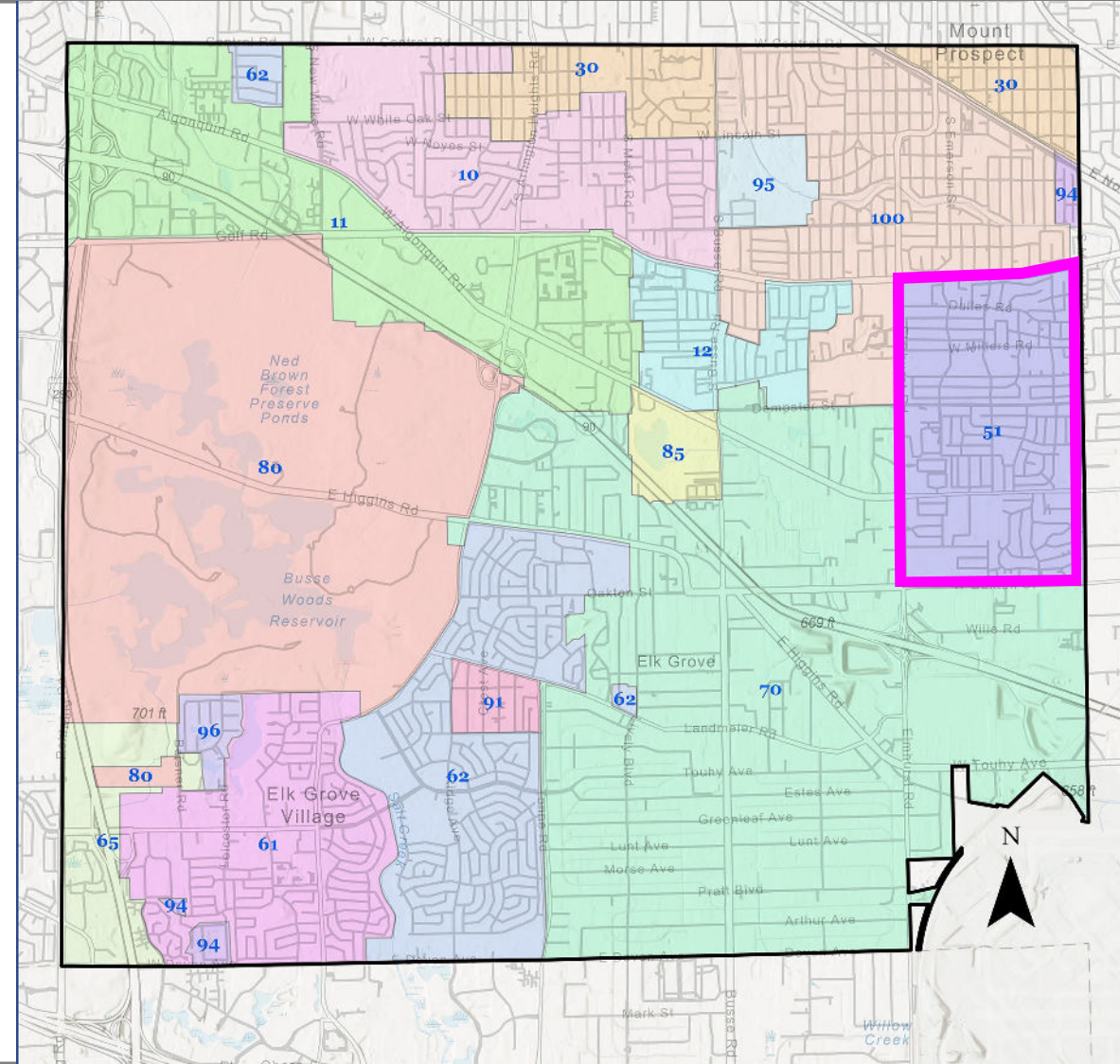
Residential homes: Average growth of 23%

## Neighborhood 51: Northwest portion of Des Plaines

- 3,099 parcels
- Average growth of 20% and average value of 400k

One-third of properties are medium-sized, one-story homes

- Average growth: 17%
- Median value: \$370k



# Elk Grove Township: Residential

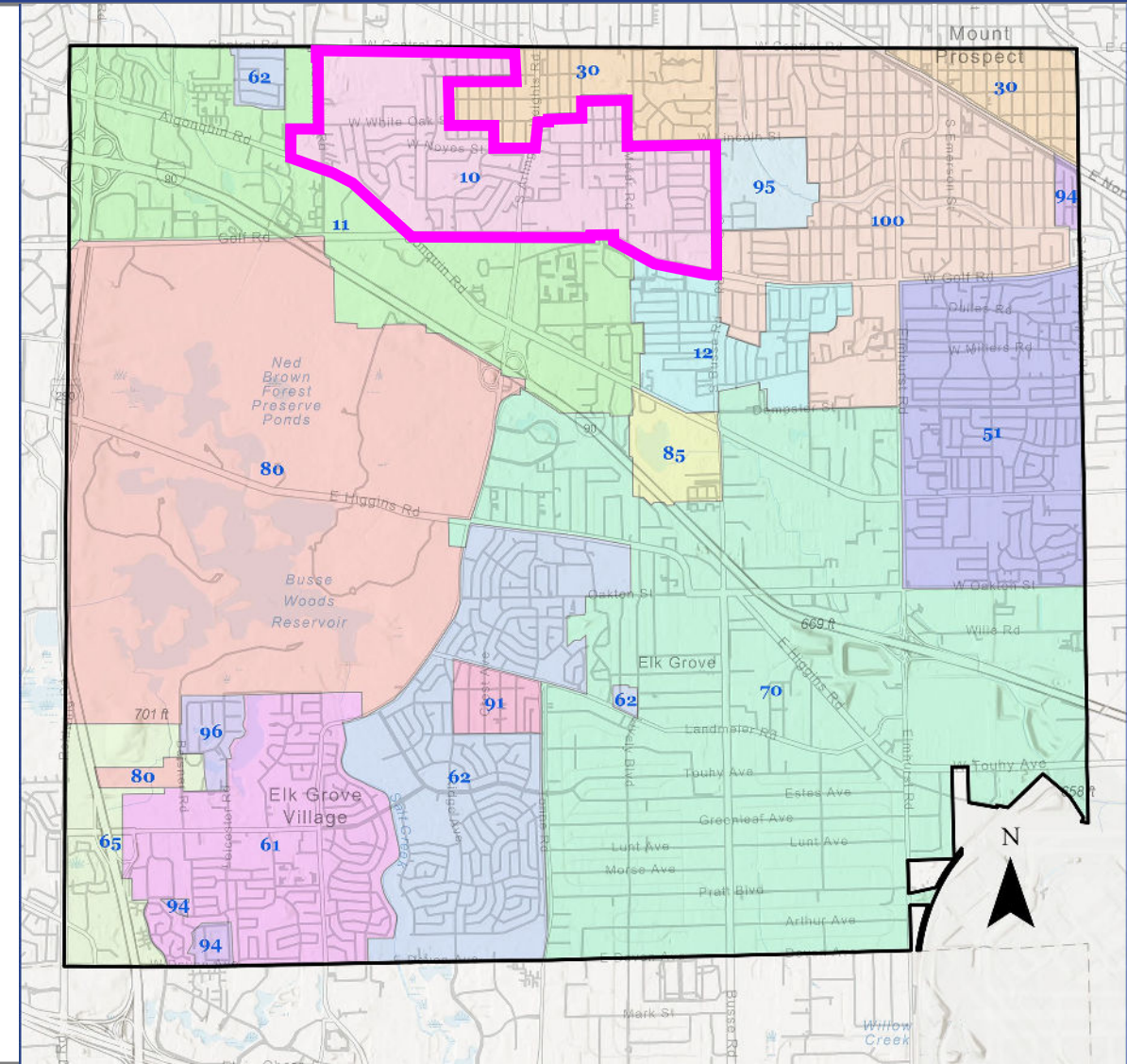
Residential homes: Average growth of 23%

## Neighborhood 10: Southern part of Arlington Heights

- 2,046 parcels
- Average growth of 31% and average value of \$554k

Larger, newer, two-story homes make up half the housing stock

- Average growth: 37%
- Median value: \$615k





# Elk Grove Township: Residential

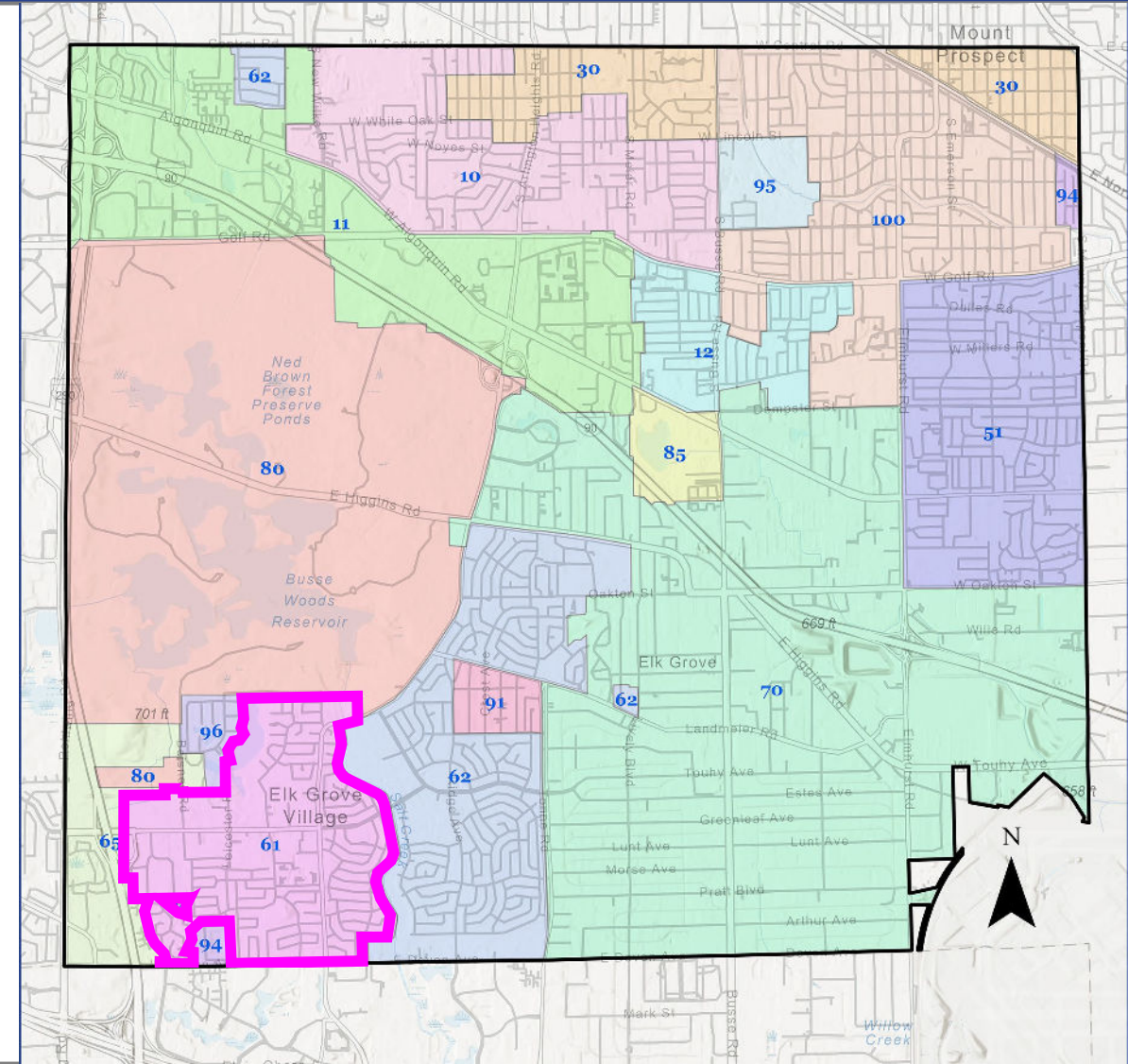
Residential homes: Average growth of 23%

## Neighborhood 61: Western part of Elk Grove

- 1,899 parcels
- Average growth of 20% and average value of \$398k

Medium-sized, one-story homes make up half the housing stock

- Average growth: 18%
- Average value: \$364k



# Elk Grove Township: Residential

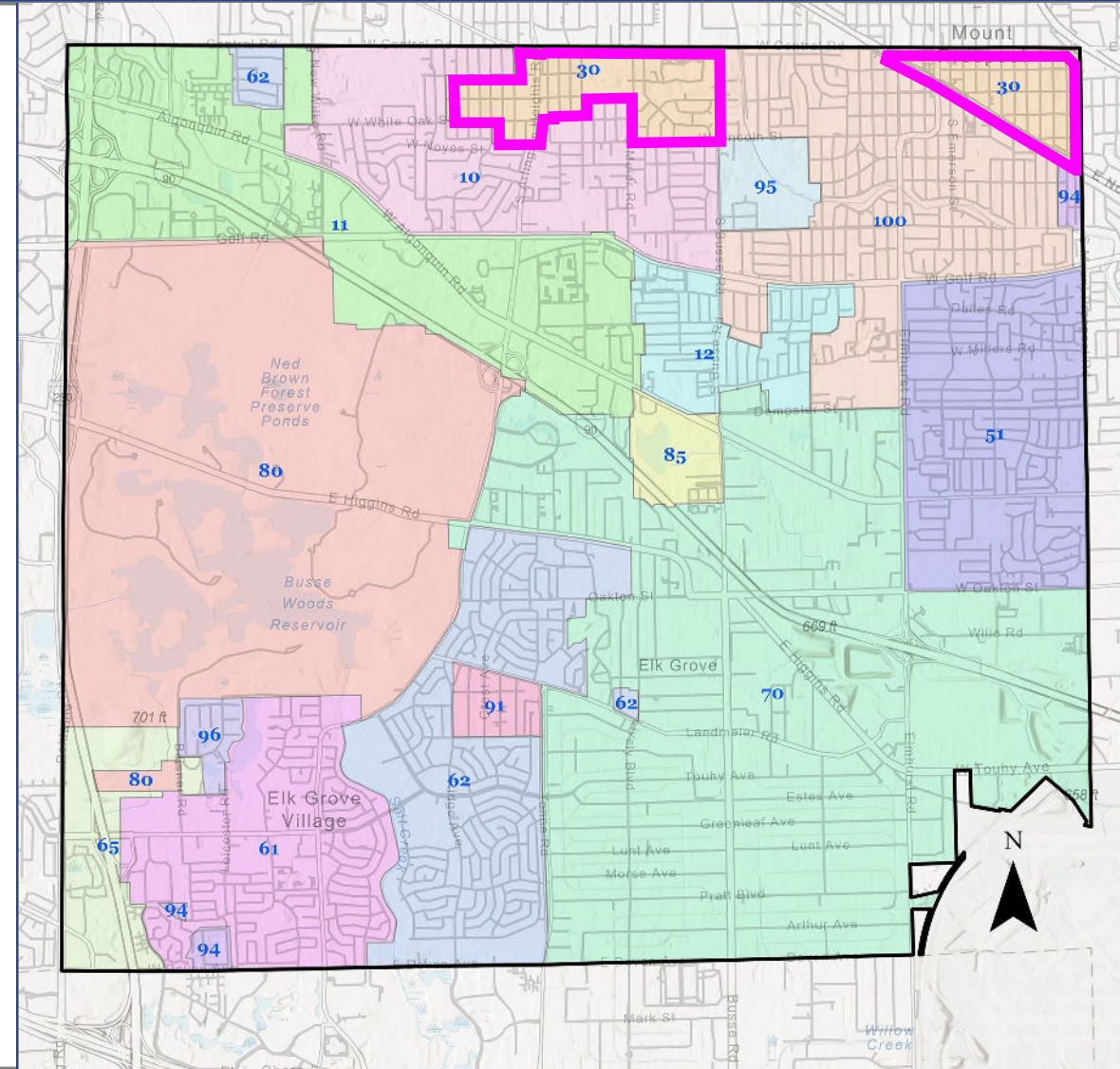
Residential homes: Average growth of 23%

**Neighborhood 30:** Eastern Central portion of Arlington Heights and Northeast of Northwest Highway in Mount Prospect

- 1,610 parcels
- Average growth of 21% and average value of \$419k

Almost half of the parcels are medium-sized, one-story homes

- Average growth: 19%
- Median value: \$368k



# Elk Grove Township: Residential

Residential homes: Average growth of 23%

## Some outliers

### **Neighborhood 70**

- This industrialized eastern part Elk Grove Village has 129 parcels and was reduced by 48 parcels this year in preparation for a data center site on Landmeier Road. Average growth was 49% with an average value of \$765k. 86% of these buildings are small apartments.

### **Neighborhood 85**

- 191 parcels with average home value of 571k with 31% average growth. Smaller apartment buildings almost make up 1/3 of the properties, have an average value of \$773K and an average increase of 31%.

### **Neighborhood 95**

- In the western portion of Mt. Prospect, (south of Lincoln St., north of Lonquist Blvd. and west of We-Go Trail), these 99 parcels have an average value of \$769K and an average increase of 38%.

# Official Appeal Rules

COOK COUNTY ASSESSOR'S OFFICE

HOW IT WORKS ▾ EXEMPTIONS ▾ APPEALS ▾ DATA ▾ SEARCH ▾ ALL FORMS & TOOLS ▾ CONTACT ▾

Official Appeal Rules of the Cook County Assessor

## 2025 Annual Appeal Rules Meeting

The Cook County Assessor's Office hosted the Annual Appeal Rules Meeting, formerly named the Practitioners' Meeting, on **Thursday, March 13, 2025**.

The agenda for this meeting included the following:

- Presentation of revised 2025 appeal rules and tentative assessment schedule
- Changes to online appeal process
- Review of other relevant changes for 2025
- Q&A

The presentation is available for download and the meeting can be rewatched.

[Download Presentation](#)

[2025 Appeal Rules](#) [Appeal Guidelines](#)

For best practices and tips on how to file an appeal, review the Appeal Guidelines.

2025 Annual Appeal Rules Meeting

Watch later Share

Do you conduct business with the Cook County Assessor's Office?

**Join the Annual Appeal Rules Meeting ONLINE**

Thursday, March 13, 2025  
2:00 p.m. - 3:00 p.m.

cookcountyassessor.com

Watch on YouTube

Visit:

[cookcountyassessor.com/official-appeal-rules-cook-county-assessor](https://cookcountyassessor.com/official-appeal-rules-cook-county-assessor)

- Access Appeal Rule Meeting
- Download presentation
- Download or view the Rules

# Valuation Reports Online

### PROPERTY TAX SAVINGS

The exemption application for tax year 2024 is now available and due by Monday, April 21, 2025. Learn more about exemptions and apply online today.

[APPLY ONLINE](#)



- [HOW IT WORKS](#)
- [EXEMPTIONS](#)
- [APPEALS](#)
- [DATA](#)**
- [SEARCH](#)
- [ALL FORMS & TOOLS](#)

- Community Data Overview
- COVID-19 Adjustments
- Valuation Reports**
- Market Analyst Day 2019
- Market Analyst Day 2020-2021
- Property Tax Rate Simulator Tool
- GitHub Code And Models
- CCAO Datasets On Cook County Data Portal
- Data Dashboards

You can access each township as they are reassessed, click the **residential** button to see reports:

## We are Here to Help

### Homeowners: Apply for property tax savings online by April 21

Property tax exemptions are savings that contribute to lowering a homeowner's property tax bill. The online application for new and returning homeowners is now open to apply. As a reminder, senior and veterans must reapply for the "Senior Freeze" and Veterans with Disabilities Exemptions every year. Click the link below to learn more.

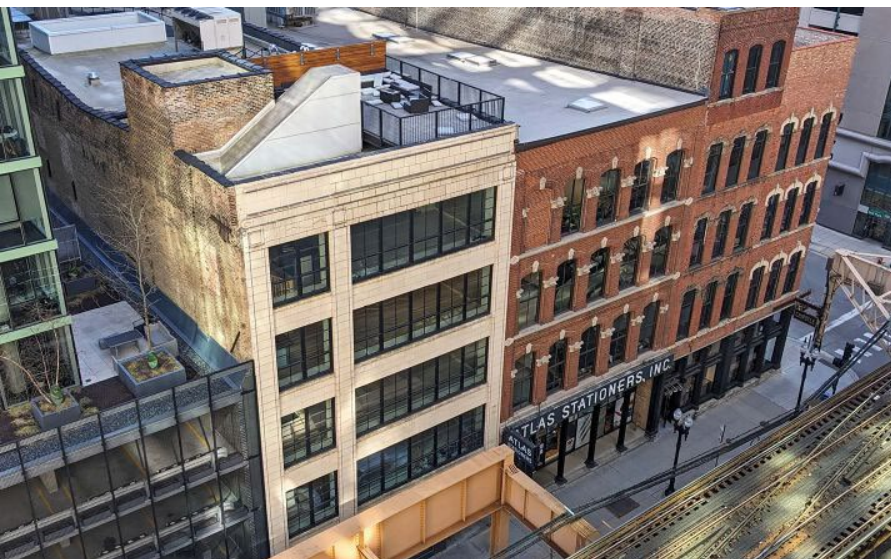
[APPLY ONLINE TODAY](#)

[DOWNLOAD A GUIDE](#)



**Your home. Your sanctuary.**  
**Your property tax savings.**

# Elk Grove Township: Commercial up 53%



 **37%**

Industrial

 **44%**

Commercial  
Apartments



**107%**

Hotels

**137%**

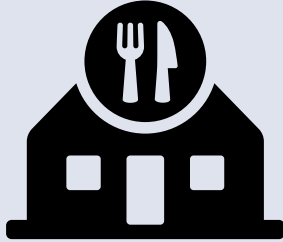
Data Centers

**38%**

Offices

# Elk Grove Township: Commercial

Within Elk Grove Township, there was growth in the following categories:



**51%**

Shopping centers

**37%**

Self-storage

**27%**

Grocery stores

**17%**

Restaurants

# Elk Grove Township: Commercial

Follow these steps if a property owner expresses concern:

- 1 Encourage them to visit [www.cookcountyassessor.com/valuation-reports](http://www.cookcountyassessor.com/valuation-reports)
- 2 Find **Elk Grove** Township
- 3 Click on **Commercial**
- 4 Access the “Methodology Worksheets” button to see the data related to their specific property

Address	Property Class	Property Type	Land S	Bldg. S	Investment Rating	Adj. Rent \$/S	% Val	% Exp	NOI	Cap Rat	Excess Land Val	Income MV (Incl. Excess Land)	Income MV \$/S	Adj. Sale \$/S	Med. Inc./Sale	Final Market Value
2835-37 Howard	5-17	Office	6200	3200	B	\$ 16.20	10%	41%	\$ 27,527	8.50%	\$ -	\$ 323,848	\$ 101	\$ 99	\$ 100	\$ 320,324
2833 Howard	5-17	Office	6200	3250		\$ 18.00	10%	41%	\$ 31,064	8.50%	\$ -	\$ 365,453	\$ 112	\$ 110	\$ 111	\$ 361,476
2711 Howard	5-17	Office	9300	4180	B	\$ 15.39	10%	41%	\$ 34,159	8.50%	\$ -	\$ 401,875	\$ 96	\$ 94	\$ 95	\$ 397,502
7442 Western	5-17	Office	2550	2100	A	\$ 16.20	10%	41%	\$ 18,065	8.50%	\$ -	\$ 212,525	\$ 101	\$ 99	\$ 100	\$ 210,212
2640 Touhy	5-17	Office	8308	5128	B	\$ 17.10	10%	41%	\$ 46,563	8.50%	\$ -	\$ 547,797	\$ 107	\$ 105	\$ 106	\$ 541,837
2937 Touhy	5-17	Office	3321	1755	B	\$ 16.20	10%	41%	\$ 15,097	8.50%	\$ -	\$ 177,610	\$ 101	\$ 99	\$ 100	\$ 175,678
2723 Touhy	5-17	Office	4650	3434	A	\$ 18.00	10%	41%	\$ 32,822	8.50%	\$ -	\$ 386,143	\$ 112	\$ 110	\$ 111	\$ 381,942
3114 Devon	5-17	Office	3125	1167	B	\$ 21.60	10%	41%	\$ 13,385	8.50%	\$ -	\$ 157,471	\$ 135	\$ 132	\$ 133	\$ 155,757
6666 Western	5-17	Office	5302	4900	B	\$ 17.10	10%	41%	\$ 44,492	8.50%	\$ -	\$ 523,441	\$ 107	\$ 105	\$ 106	\$ 517,746
7535 Western	5-17	Office	2700	2087		\$ 16.20	10%	41%	\$ 17,953	8.50%	\$ -	\$ 211,209	\$ 101	\$ 99	\$ 100	\$ 208,911
7429 Western	5-17	Office	3250	2860	B	\$ 18.00	10%	41%	\$ 27,336	8.50%	\$ -	\$ 321,599	\$ 112	\$ 110	\$ 111	\$ 318,099
7311-13 Western	5-17	Office	6250	3200	B	\$ 18.00	10%	41%	\$ 30,586	8.50%	\$ -	\$ 359,831	\$ 112	\$ 110	\$ 111	\$ 355,915
2812 Touhy	5-17	Medical Office	7440	6480		\$ 15.39	10%	41%	\$ 52,955	8.00%	\$ -	\$ 661,939	\$ 102	\$ 103	\$ 102	\$ 663,394
2845 Touhy	5-17	Medical Office	3329	1746		\$ 14.40	10%	41%	\$ 13,351	8.00%	\$ -	\$ 166,883	\$ 96	\$ 96	\$ 96	\$ 167,249
2845 Touhy	5-17	Medical Office	7991	4614		\$ 15.39	10%	41%	\$ 37,706	8.00%	\$ -	\$ 471,325	\$ 102	\$ 103	\$ 102	\$ 472,361
2845 Touhy	5-17	Medical Office	7626	2100		\$ 18.00	10%	41%	\$ 20,072	8.00%	\$ -	\$ 250,898	\$ 119	\$ 120	\$ 120	\$ 251,449
7070 Western	5-17	Medical Office	12146	4648	B	\$ 15.39	10%	41%	\$ 37,984	8.00%	\$ -	\$ 474,798	\$ 102	\$ 103	\$ 102	\$ 475,842
7018 Western	5-17	Medical Office	3571	3564	B	\$ 14.40	10%	41%	\$ 27,252	8.00%	\$ -	\$ 340,647	\$ 96	\$ 96	\$ 96	\$ 341,396
2742-56 Pratt Blvd	5-17	Medical Office	19306	8498	B	\$ 15.39	10%	41%	\$ 69,446	8.00%	\$ -	\$ 868,080	\$ 102	\$ 103	\$ 102	\$ 869,988
3034 Devon	5-17	Medical Office	6250	3402	B	\$ 18.00	10%	41%	\$ 32,516	8.00%	\$ -	\$ 406,454	\$ 119	\$ 120	\$ 120	\$ 407,347
2922 Devon	5-17	Medical Office	4110	2614		\$ 16.20	10%	41%	\$ 22,486	8.00%	\$ -	\$ 281,077	\$ 108	\$ 108	\$ 108	\$ 281,694



# What to expect next

## Ongoing

May 6, 2025

Reassessment  
Notices mailed for Elk  
Grove Township

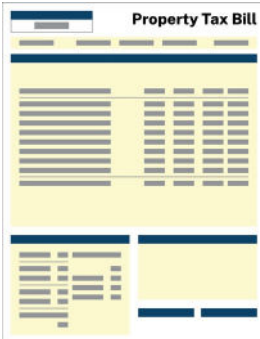
June 18, 2025

Deadline to file  
assessment appeals  
for Elk Grove  
Township

July 2025

Second Installment for **Tax  
Year 2024** tax bills mailed.  
This bill reflects property  
tax saving exemptions.

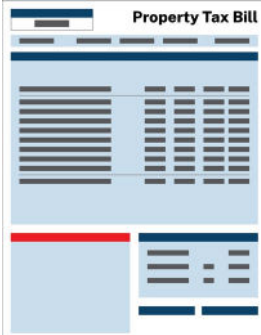
**Tax year 2024**



February 2026

First Installment for **Tax  
Year 2025** bills are mailed.  
This bill does not reflect  
exemptions.

**Tax year 2025**



# What to expect next

July 2026

Second Installment for **Tax year 2025** tax bills mailed.

**This bill will reflect the assessments being mailed this 2025 calendar year.**



Note: This bill also reflects the property tax-saving exemptions for homeowners. This can be found on the lower left-hand corner of the property tax bill.

# What to expect next



**Homeowner  
Exemption**



**Senior  
Exemption**



**Senior Freeze  
Exemption**



**Veterans with  
Disabilities  
Exemption**



**Persons with  
Disabilities  
Exemption**

- The Tax Year 2024 exemption application period ended on April 21st
- Homeowners can submit certificates of error for the years 2019 – 2023
- Tax Year 2024 certificates of error will be available once tax bills are mailed
- File a Certificate of Error at [cookcountyassessor.com/exemptions](https://cookcountyassessor.com/exemptions)
- NEW EXEMPTION: World War II Veterans.



# What to expect next

## 2025 REASSESSMENT NOTICE

**This is not a bill. This notice informs you of a change in your property's assessment.**

Mail to: 314 1 AV 0 540  
 JOHN GALLUZZI  
 OR CURRENT OWNER  
 1500 MARGUERITE ST  
 PARK RIDGE, IL 60068-1935

Date: 03/24/2025

Property Identification Number (PIN):  
 12-02-408-016-1001

Property Location  
 500 HIGGINS RD PARK RIDGE

We want to make sure property taxes are fair and accurate across Cook County. Please review all 4 sections in this notice:

1. 2025 Market Value
2. Your Property's Characteristics
3. Property Market Value and Assessment History
4. Property Tax Exemptions (see back)

### 1 2025 Market Value

The estimated Market Value of this property is:  
**\$106,516**

### 2 Your Property's Characteristics

Township: Norwood Park Land Sq. Footage: 10,003  
 Neighborhood Code: 040  
 Class Code: 2-99: Residential Condominium

To learn more about how condominiums are assessed, visit [www.cookcountyassessor.com/condos](http://www.cookcountyassessor.com/condos)

### 3 Property Market Value and Assessment History

What this section tells you	Year	Class	Estimated Market Value	Total Assessed Value (AV) (10% of Market Value)
Properties in your township were last reassessed three years ago in 2022.	2025	2-99	\$106,516	\$10,652
Cook County uses your property's Assessed Value and exemptions to calculate the tax bill that will be issued in 2026.	2024	2-99	\$91,592	\$9,159
	2023	2-99	\$91,592	\$9,159

#### Filing an appeal

If you believe there are errors in sections 1 through 3 on this notice you can file an appeal with our office. An appeal can be filed with the Assessor's Office by going to our website or using the QR code on the right.

You have until the deadline below to file an appeal.

Use this QR code to file an appeal online



**The deadline to file an appeal is: 05/05/2025**

Find a list of current assessments on [www.cookcountyassessor.com](http://www.cookcountyassessor.com) or in: Harwood Heights - Norridge News on April 3, 2025 (or a following issue).

### 4 Property Tax Exemptions

The Assessor's Office administers property tax savings called Homestead Exemptions. These exemptions may lower your property tax bill and save you money. Listed below are the Homestead Exemptions your property received in the last five years.

Tax Year	Homeowner (annual auto-renewal)	Senior (annual auto-renewal)	Senior Freeze	Long Time	Returning Veteran	Person with Disabilities (auto-renews until tax year 2027)	Veterans with disabilities
No exemptions have been filed since 2020 for this property.							

Most homeowners qualify for the Homeowner Exemption. Most seniors over the age of 65 qualify for the Senior Exemption. Other exemptions have very specific eligibility requirements. To learn if your property qualifies for other exemptions or to apply for a Certificate of Error to correct a missing exemption, please visit [cookcountyassessor.com/exemptions](http://cookcountyassessor.com/exemptions).

If you think your property got an exemption that it shouldn't have, you must report it to the Assessor's Office as soon as possible to correct any issues, pay the taxes owed, and avoid penalties. It is your responsibility to make sure your property only receives exemptions for which it is eligible.

Go to [cookcountyassessor.com/erroneous-exemptions](http://cookcountyassessor.com/erroneous-exemptions) to complete an online form to report an exemption error.

#### What happens if I report an exemption error?

The Assessor's Office finds the difference between the amount you were actually billed and the amount you should have been billed. This difference is called the principal. The Assessor's Office will send you a bill for what you owe and any fees, interest, or penalties. Here's how the Assessor's Office calculates the bill:

If you received <b>1 or 2 erroneous homestead exemptions</b> during any of the 3 years before the current tax year...	→	you will get a bill to pay the principal amount of any erroneous exemptions <b>PLUS</b> 10% interest for each year or part of year with an erroneous exemption.
If you received <b>3 or more erroneous homestead exemptions</b> during any of the 6 years before the current tax year...	→	you will get a bill to pay the principal amount of any erroneous exemptions <b>PLUS</b> 10% interest for each year or part of year with an erroneous exemption, <b>PLUS</b> a penalty of 50% of any principal year...
<b>BUT</b> , if you voluntarily report to the Assessor's Office that you received erroneous exemptions...	→	then you will only have to pay the principal and interest and not the penalty. You have 60 days from the date of this notice to contact the Assessor's Office. There are also penalty exceptions for relatives and legatees of a previous taxpayer who recently acquired title to the property.

This information is based on your tax bills for the above-referenced years. Exemptions obtained by certificate of error are not reflected above. The Illinois Property Tax Code (Section 9-275) allows the Assessor's Office to charge taxpayers the exemption principal amount as well as penalties, interest, and administrative costs. The Office can also file a lien on the property if fees are not paid.

For current property taxes, contact the Cook County Treasurer at [cookcountytreasurer.com](http://cookcountytreasurer.com) or 312-443-5100.

For property deed history, tax history, or delinquencies, contact the Cook County Clerk at [cookcountyclerkil.gov](http://cookcountyclerkil.gov) or 312-603-5656.



118 North Clark St., Room 320  
 Chicago, IL 60602  
**312.443.7550**

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[cookcountyassessor.com](http://cookcountyassessor.com)

# What to expect next

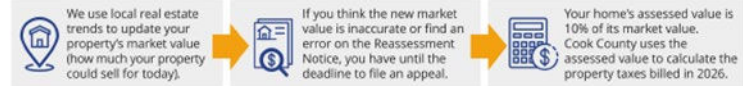


118 North Clark St., Room 320  
Chicago, IL 60602  
312.443.7550  
cookcountyassessor.com

Dear Homeowner,

The Cook County Assessor's Office reviews property values every 3 years in a process called reassessment. This is required by Illinois state law. The reassessment process helps make sure that all homeowners and business owners pay their fair share of the property taxes that help fund our communities. Our office is sending you this letter and Reassessment Notice because your home was reassessed this year. **This is not a bill, but it is very important to review this letter and the Reassessment Notice included.**

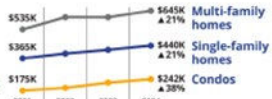
Here's how reassessments and the property tax system work:



## Reassessments follow real estate trends

The median cost of homes in the North Suburbs increased overall from 2021 to 2024. If home prices increased in your area, it can affect your home's market value, even if you didn't make changes to your home.

Learn more about property values in your area of the North Suburbs at [www.cookcountyassessor.com/valuation-reports](http://www.cookcountyassessor.com/valuation-reports).



## Important terms used on the notice

**Market Value:** How much your home could sell for based on the current real estate market.

**Assessed Value (AV):** AV is 10% of your home's market value and is a factor used to calculate your taxes. It is NOT what you will owe in taxes.

**Property Characteristics:** Basic description of your home.  
**Filing an Appeal:** The way you report an issue with your assessment.

**Exemption:** Exemptions are property tax savings that homeowners may be eligible for based on certain criteria. Exemptions from past years are listed on the back of the notice.

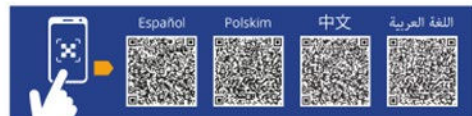
## Common reasons to file an appeal

- ✓ The property characteristics listed on your notice are incorrect.
- ✓ The market value listed on your notice is more than 10% above what it could sell for today.
- ✓ You found comparable homes in your neighborhood that have lower market values.

**Good news:** appeals are down 20% in recent years as we continue to improve the accuracy of assessments.

## How to file an appeal or learn more

You can file an appeal online or at our office locations. Filing is free and you do not need a lawyer to obtain a reduced assessment.\* Find more information about appeals and property tax exemptions on our website, by phone, or on social media. Our team is available to help at our offices in downtown Chicago, Markham, Skokie, and our newly reopened Bridgeview office.



\*In 2023, assessment appeals filed without representation saw a slightly higher success rate versus those filed with representation.

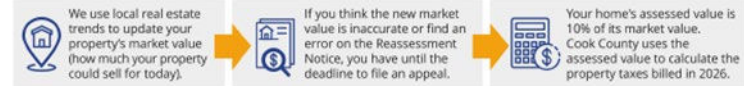


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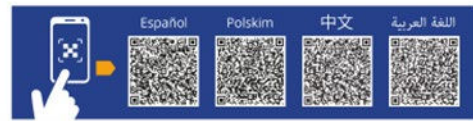
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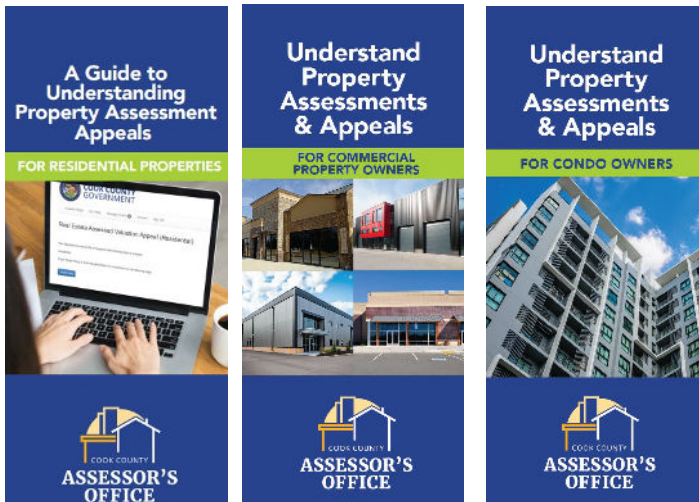


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# Resources and Tools

## Brochure Guides

Assessment appeal brochures for residential, commercial, and condo property owners are available in 6 languages.



## Sample of social media graphics

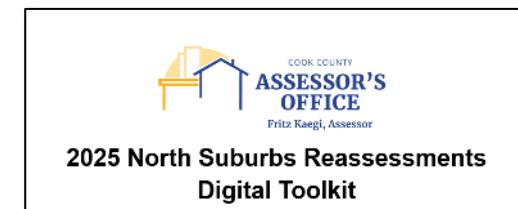
The image displays a sample of social media graphics for Norwood Park Township. The main graphic is a white card with a green header that reads 'NORWOOD PARK TOWNSHIP'. Below the header, it states 'Property owners were mailed reassessment notices on March 24, 2025.' An orange arrow points to a sample of a '2025 REASSESSMENT NOTICE' document. Below the notice, it says 'If the property characteristics listed on an assessment notice are incorrect, or if the estimated market value of a property is significantly more than what it could sell for in the current real estate market, property owners should file an appeal. Appeal deadline is May 5, 2025.' To the right, there are two smaller social media graphics. The top one is in English and says 'PROPERTY TAX SAVINGS' and 'Apply for missing Certificate of Error'. The bottom one is in Spanish and says 'Preguntas Sobre la Propiedad' and 'Virtual sobre cómo lidiando nuestro nuevo'. Both graphics include the office's logo and website information.

## Digital Toolkit

Share information on tax year 2024 **exemption** application [using our digital toolkit.](#)



Share information about the **reassessments** [using our digital toolkit.](#)



# Outreach and Civic Engagement



In-person workshops



One-on-One assistance



Virtual workshops livestreamed on Facebook and YouTube

The following will be provided:

- Event graphic
- Social media promotion
- Website listing

# Data for your district

## What data do you have for my district?

- How many homes received the Homeowner or Senior exemptions for previous tax year?
- How many single-family, small multi-family, and condo units are in my district?
- What are real estate sale trends?
- What were median tax bills last year?
- Which townships and appeal deadlines are in my district?

## How will my district be affected by the North Tri reassessment?

- How much of my district is in Elk Grove Township?
- How much of Elk Grove Township's total AV is in my district?
- What did the residential model predict for the Elk Grove Township portion of my district?



# We are here to help. Contact us!

## Angelina Romero

Chief Communications Officer

(312) 603-5500 | Mobile: (312) 256-1724

[Angelina.Romero@cookcountyil.gov](mailto:Angelina.Romero@cookcountyil.gov)



Contact for all things related to communications strategy including joint press releases and digital graphics.

## Kelwin Harris

Chief Civic Engagement Officer

(312) 603-7310 | Mobile: (312) 898-4918

[Kelwin.Harris@cookcountyil.gov](mailto:Kelwin.Harris@cookcountyil.gov)



Contact to schedule community events and presentations.

## Lupe Marin

Director of Residential Outreach

(312) 603-7794 | Mobile: (312) 343-7367

[Guadalupe.Marin@cookcountyil.gov](mailto:Guadalupe.Marin@cookcountyil.gov)



## Erik Harmon

Director of Commercial Outreach

(312) 603-6015 | Mobile: (708) 413-5411

[Erik.Harmon@cookcountyil.gov](mailto:Erik.Harmon@cookcountyil.gov)



Contact for issues related to Chambers of Commerce and local businesses.

## Nicole Jardine

Chief Data Officer

[Nicole.Jardine@cookcountyil.gov](mailto:Nicole.Jardine@cookcountyil.gov)



Contact to request specific data related to your district.



# Thank you for joining us today!

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## 2025 North Suburbs Reassessment Elk Grove Township

May 2025

Scott Smith  
Chief of Staff