Cook County Property Tax Appeals Process

Property Reassessed by Cook Count Assessor's Office

Cook County reassesses property every 3 years

Assessment Notice Sent to Homeowner

Notices contain a home's property identification number (PIN), property characteristics, estimated fair market value, assessed value, and applied exemptions

Homeowners often appeal because their estimated market value is too high, their value drastically increased from previous years, or property characteristics or conditions are incorrect

Homeowner chooses their appeal path

Homeowners may appeal without an attorney for either path

Homeowners have around 30 days, their township window, to appeal assessments at the Assessor's Office

Appeal to Assessor's Office

Decisions take around 2 months

If dissatisfied with results

Homeowners have around 30 days, when the township window reopens, to appeal to the Board of Review

Appeal to Board of Review

Decisions take 2–3 months

If still dissatisfied

Appeal to state Property Tax Appeal Board (PTAB)

Cases can take years to resolve

To appeal to the state Property Tax Appeal Board or Circuit Court, an attorney must be retained

If still dissatisfied

Appeal to Circuit Court

Cases can take years to resolve

IMPACT FOR EQUITY℠

Combating injustice together

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