# DECONSTRUCTING CHICAGO PROPERTY TAXES

GLOSSARY OF TERMS

# **COMMERCIAL ASSESSMENT 250% HIGHER**



#### **ESTIMATED MARKET VALUE**

Value placed on property for assessment purposes, determined by the Cook County Assessor.



#### **COUNTY ASSESSMENT LEVEL**

Percent of value at which property is assessed. Commercial buildings: 25%; Residential buildings: 10%



#### STATE EQUALIZATION FACTOR

Factor used to ensure an equal assessment among all 102 Illinois counties; also called a "multiplier"



#### **TAX RATE**

Rate determined by Cook County Clerk to collect a certain amount of dollars per parcel to pay for all taxing districts where property resides, including schools, parks, Chicago and Cook County, etc.

#### KEY CONCEPTS

## 250% HIGHER

assessment on commercial properties

## >2.5X GREATER

tax bill for commercial properties



Taxes are paid one year in arrears



**INSTALLMENTS** 

2<sup>nd</sup>: remainder of previous year tax *assessed* 

#### TAX BILL COMPARISON

### COMMERCIAL **TAXES**

**Estimated Market Value** \$100,000 County Assessment Level X

Assessed Valuation \$25,000

State Equalization Factor X 2.8439

Equalized Valuation (EAV) \$71,098

Adjusted Equalized Value \$71,098

N/A

Homeowner's Exemption -

Sample Tax Rate 10%

**ESTIMATED TAX BILL** \$7,110

### **RESIDENTIAL TAXES**

Estimated Market Value \$100,000

Assessed Valuation \$10,000

County Assessment Level X

State Equalization Factor X 2.8439

Equalized Valuation (EAV) \$28,439

Homeowner's Exemption - \$5,500

Adjusted Equalized Value \$22,939

Sample Tax Rate 10%

**ESTIMATED TAX BILL** \$2,294

#### **TAX TIMELINE**

#### **Assessment Notices Mailed**

Appeals must be filed 30 days from mailing

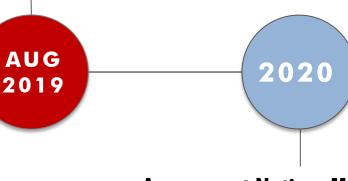


MAR 2019

1st Tax Installment Due 55% of 2018 total tax payment

#### 2<sup>nd</sup> Tax Installment Due

Remainder of tax due based on 2018 tax



**Assessment Notices Mailed** Appeals must be filed 30 days from mailing

#### 1<sup>st</sup> Tax Installment Due 55% of 2019 total tax payment

MAR AUG 2020 2020

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#### FOR MORE INFORMATION

