

WHO DECIDES THE DOLLAR AMOUNT OF YOUR PROPERTY TAX BILL?

The Cook County Assessor does not set tax rates or levies nor does he decide the amount of your property tax bill. His only job is to determine the estimated market value of your property based on sales of comparable properties in your neighborhood.

Tax rates and levies are set by municipalities and local taxing bodies such as school districts.

Background:

Once local tax rates and levies are decided, that data is given to the Cook County Clerk and Treasurer for computation of tax bills. The Assessor plays no role in that process, either. Again, he only determines the estimated market value of property and steps aside once that value has been presented to the county.

“Assessed Value” (AV) is the portion of market value to which the State of Illinois Equalizer and local tax rates are applied. AV portion for residential property is 10% of market value; for business, it is 25% of market value.

Please see the public record documents below supporting these statements.
Thank you.

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