



# Property Tax Appeal Seminar- July 26, 2017

TRUSTEE MICHAEL GLOTZ

CLERK KRISTIN THIRION





Apart from the actual mortgage, the second biggest expense for homeowners is usually property taxes. As 30 to 60 percent of taxable property is commonly over-assessed, there's a good chance you're paying more than your fair share in property taxes.

Today, we'll show you how to fight—and reduce—your property tax bill via the appeal process.





We all feel the pain every few months as we write ever-increasing, huge checks for school, village, and county taxes. Over the past year, however, I and the residents I helped got some relief.

According to [getrichslowly.org](http://getrichslowly.org), less than 5 percent of homeowners appeal their assessments. This is largely due to the seeming complexity of the process, or that residents simply aren't aware of how much they can save.

Admittedly, most financial tasks are less than enjoyable. In this case, however, the savings are, more often than not, well worth the time and effort spent.

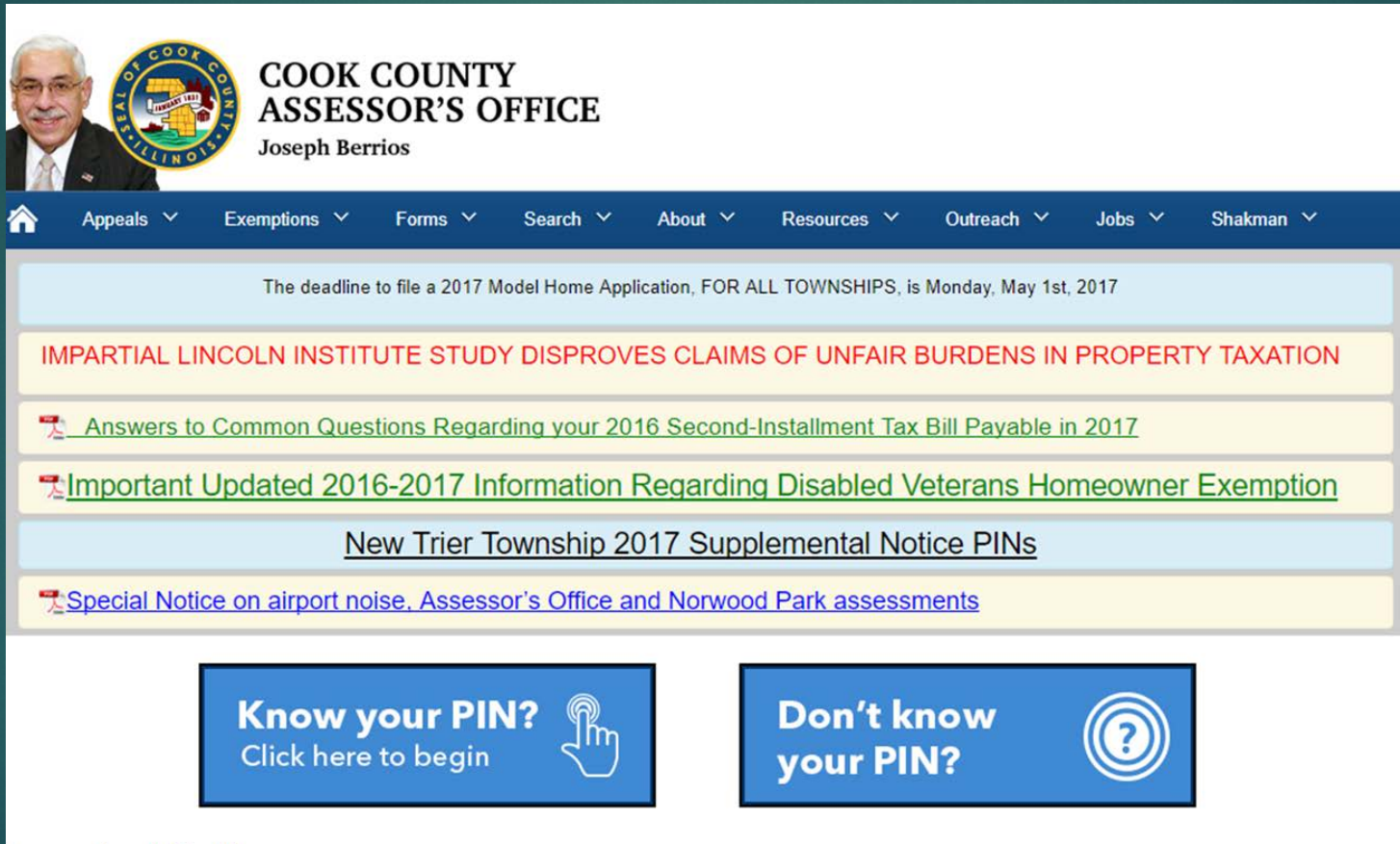


To appeal your property taxes, you need to do a bit of “sleuthing” into your real estate assessment.

Your investigation begins with the **Cook County Assessor's Office** and ends with the **Cook County Board of Review**.



# Part 1: Cook County Assessor's Office- Joseph Berrios



The screenshot shows the homepage of the Cook County Assessor's Office. At the top left is a portrait of Joseph Berrios and the official seal of Cook County, Illinois. To the right of the seal, the text reads "COOK COUNTY ASSESSOR'S OFFICE" and "Joseph Berrios". Below this is a dark blue navigation bar with a home icon and dropdown menus for Appeals, Exemptions, Forms, Search, About, Resources, Outreach, Jobs, and Shakman. The main content area features a light blue banner with the text: "The deadline to file a 2017 Model Home Application, FOR ALL TOWNSHIPS, is Monday, May 1st, 2017". Below this are several news items in yellow boxes: "IMPARTIAL LINCOLN INSTITUTE STUDY DISPROVES CLAIMS OF UNFAIR BURDENS IN PROPERTY TAXATION", "[Answers to Common Questions Regarding your 2016 Second-Installment Tax Bill Payable in 2017](#)", "[Important Updated 2016-2017 Information Regarding Disabled Veterans Homeowner Exemption](#)", "New Trier Township 2017 Supplemental Notice PINs", and "[Special Notice on airport noise, Assessor's Office and Norwood Park assessments](#)". At the bottom, there are two blue buttons: "Know your PIN? Click here to begin" with a hand icon, and "Don't know your PIN?" with a question mark icon.

**COOK COUNTY ASSESSOR'S OFFICE**  
Joseph Berrios

Home | Appeals | Exemptions | Forms | Search | About | Resources | Outreach | Jobs | Shakman

The deadline to file a 2017 Model Home Application, FOR ALL TOWNSHIPS, is Monday, May 1st, 2017

**IMPARTIAL LINCOLN INSTITUTE STUDY DISPROVES CLAIMS OF UNFAIR BURDENS IN PROPERTY TAXATION**

[Answers to Common Questions Regarding your 2016 Second-Installment Tax Bill Payable in 2017](#)

[Important Updated 2016-2017 Information Regarding Disabled Veterans Homeowner Exemption](#)

New Trier Township 2017 Supplemental Notice PINs

[Special Notice on airport noise, Assessor's Office and Norwood Park assessments](#)

**Know your PIN?**  
Click here to begin

**Don't know your PIN?**



## How to Present Your Case for Lack of Uniformity



The first objective of your investigation is to find out if your home's assessed value is assessed at a higher rate per square foot than similar buildings.

You need to provide *three or four comparables* that are similar in size, type of construction, age, and general condition that have a lower assessment per square foot than your property.





Remember, you have to compare your property to **similar properties located (1.) in the same neighborhood classification, (2.) property classification, and (3.) age (within 10 years) of your property.** If you can find comparables within a block or two of yours, the better off you are.

If you can't find them within a two-block radius, you can still use the comparables as long as they're still in the same neighborhood and have the same classification.

# How to Find Comparable Properties

Step 1: From the drop-down menu under "Search" at [www.cookcountyassessor.com](http://www.cookcountyassessor.com), select "Interactive Mapping"

The screenshot displays the website for the Cook County Assessor's Office, headed by Joseph Berrios. The navigation bar includes links for Home, Appeals, Exemptions, Forms, Search, About, Resources, Outreach, Jobs, and Shakman. The 'Search' dropdown menu is open, listing various property-related options. The 'Interactive Mapping' option is circled in red, and a red arrow points from it to a blue button at the bottom left that says 'Know your PIN? Click here to begin' with a hand icon. Another blue button at the bottom right says 'Don't know your PIN?' with a question mark icon. The background shows a grid of property information with various colored highlights.



Step 2: In the search field, enter "Tinley Park, IL"



**CookViewer**  
Cook County's Map Application

The County has a wealth of map information that it wants to share with the public.

Begin your search by entering an address, property identification number (PIN), or municipality.  
*For Example: 69 W Washington, Chicago*

Tinley Park, IL

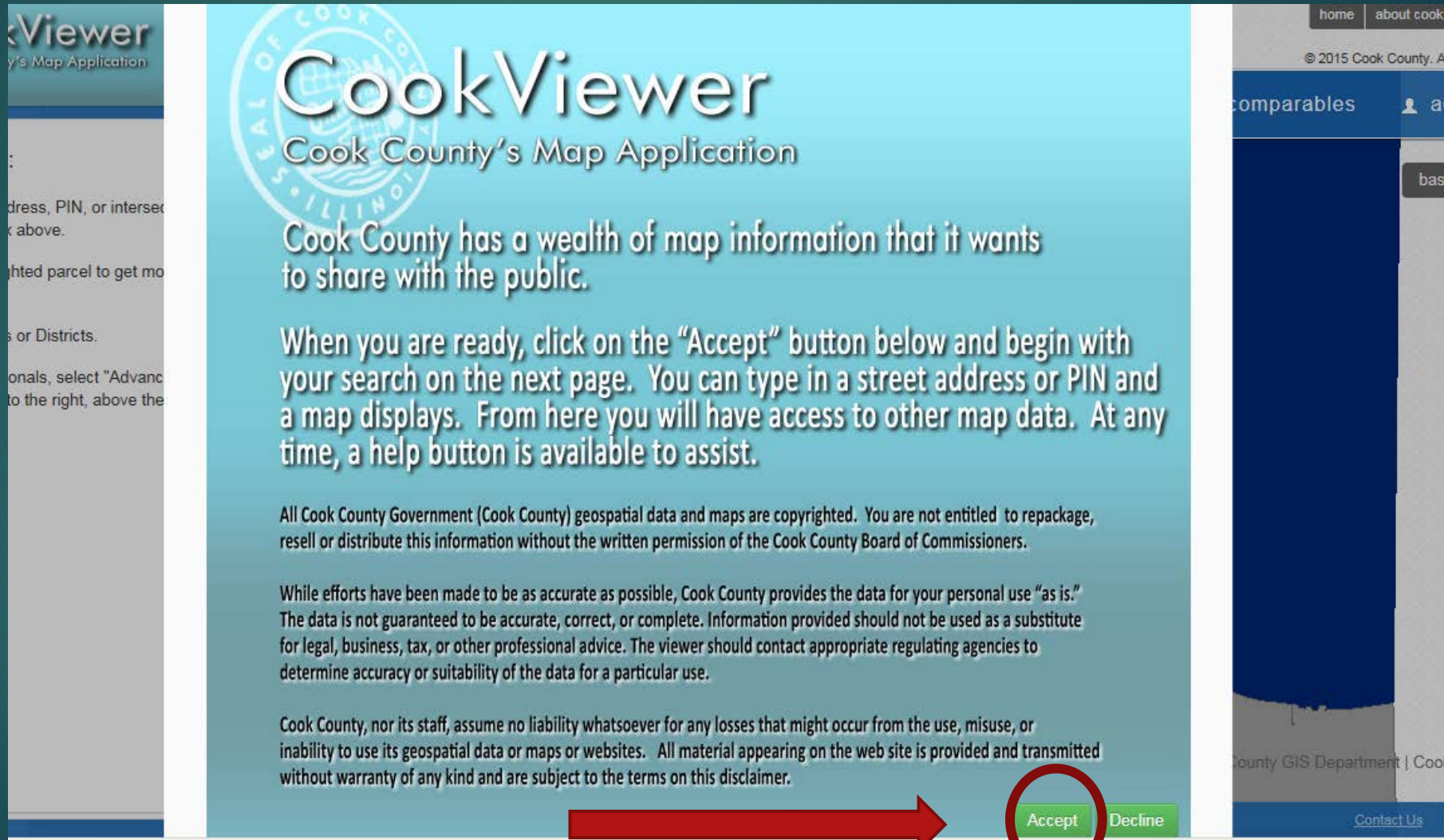
Go straight to the map

Gallery of County Mapping Applications

←    →



## Step 3: Click "Accept" under the terms of service



**CookViewer**  
Cook County's Map Application

Cook County has a wealth of map information that it wants to share with the public.

When you are ready, click on the "Accept" button below and begin with your search on the next page. You can type in a street address or PIN and a map displays. From here you will have access to other map data. At any time, a help button is available to assist.

All Cook County Government (Cook County) geospatial data and maps are copyrighted. You are not entitled to repackage, resell or distribute this information without the written permission of the Cook County Board of Commissioners.

While efforts have been made to be as accurate as possible, Cook County provides the data for your personal use "as is." The data is not guaranteed to be accurate, correct, or complete. Information provided should not be used as a substitute for legal, business, tax, or other professional advice. The viewer should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use.

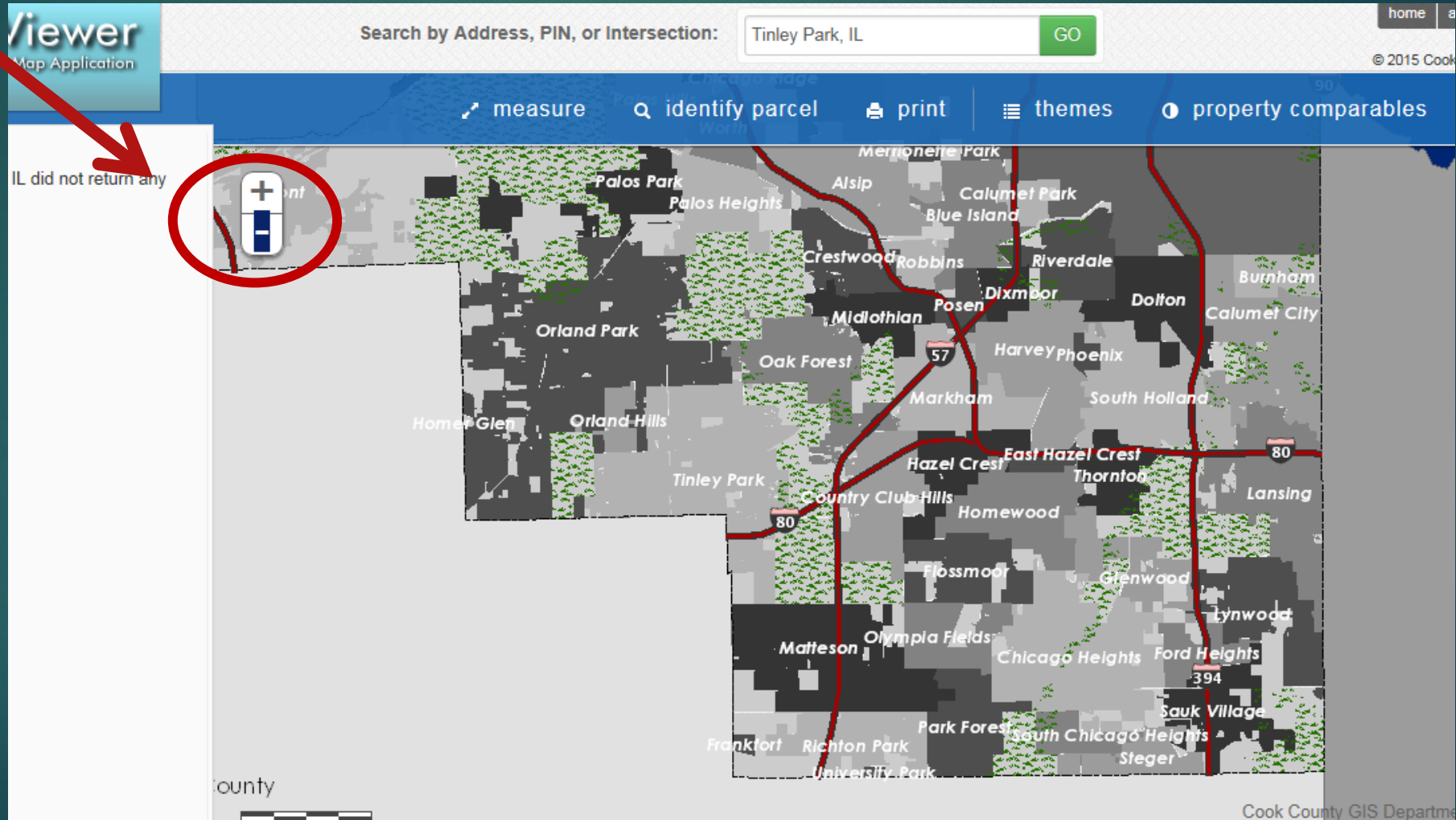
Cook County, nor its staff, assume no liability whatsoever for any losses that might occur from the use, misuse, or inability to use its geospatial data or maps or websites. All material appearing on the web site is provided and transmitted without warranty of any kind and are subject to the terms on this disclaimer.

[Accept](#) [Decline](#)

home about cook  
© 2015 Cook County. A  
comparables a  
bas  
County GIS Department | Coo  
[Contact Us](#)



# Step 4: Zoom in from the initial map view until you can see individual parcel numbers in your target neighborhood

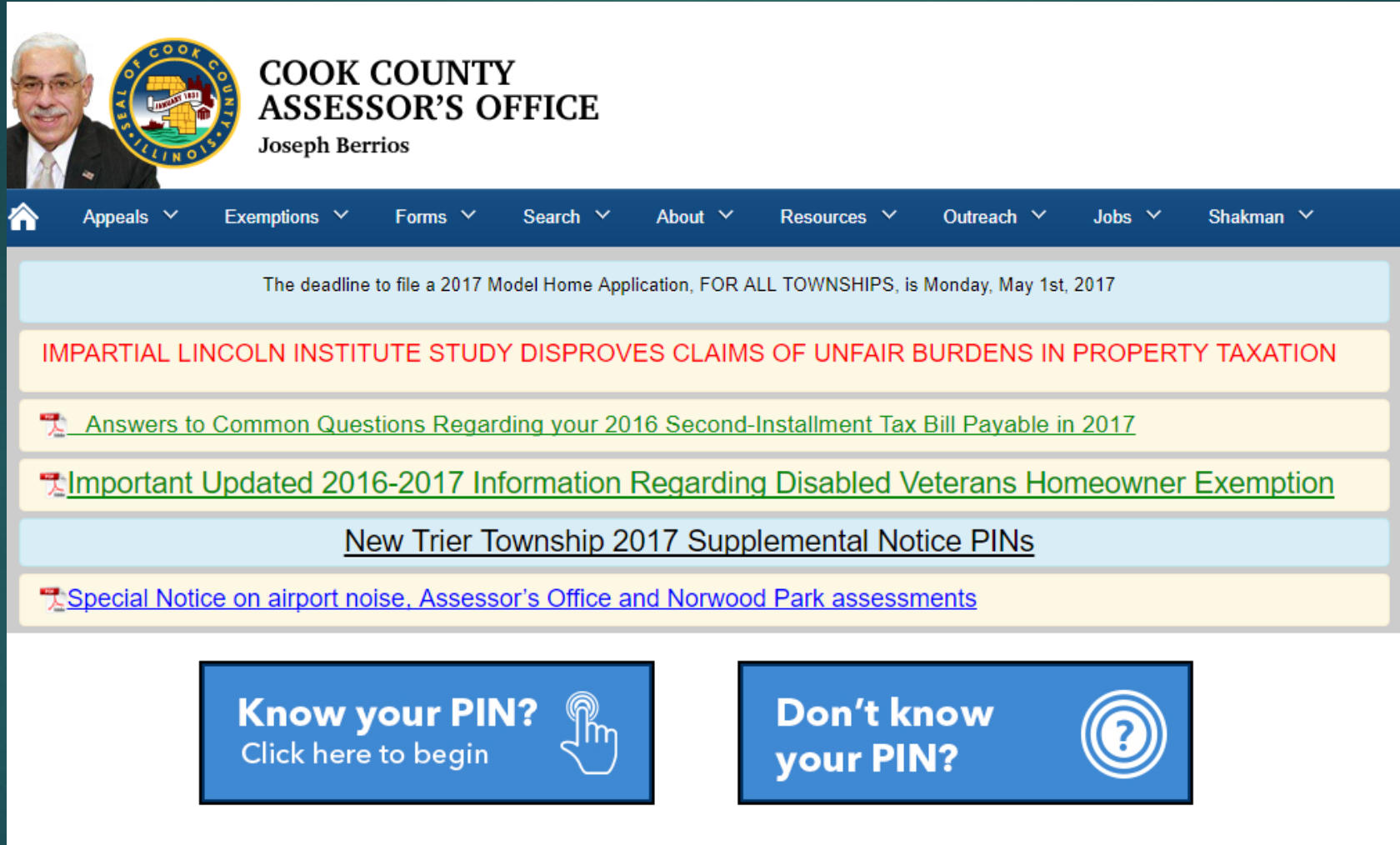




Step 5: Find PINs in target neighborhood for comparison. Be sure to collect several potential properties, as you'll need at least **three** for your appeal.

# Begin the Appeal Process

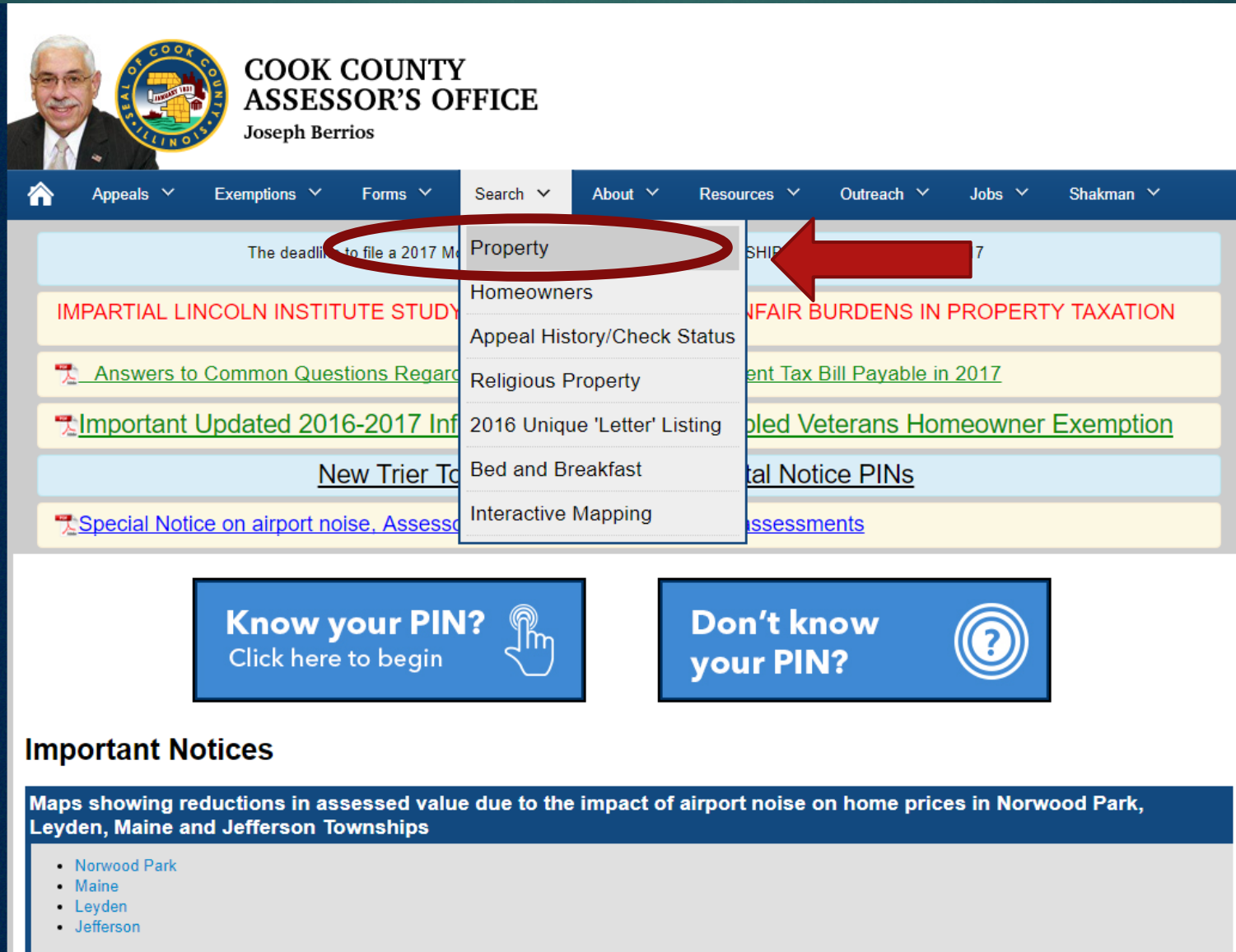
Step 1: Go to [www.cookcountyassessor.com](http://www.cookcountyassessor.com)



The screenshot shows the homepage of the Cook County Assessor's Office. At the top left is a portrait of Joseph Berrios, the Assessor, next to the official seal of Cook County, Illinois. The text reads "COOK COUNTY ASSESSOR'S OFFICE" and "Joseph Berrios". Below this is a dark blue navigation bar with a home icon and dropdown menus for Appeals, Exemptions, Forms, Search, About, Resources, Outreach, Jobs, and Shakman. A light blue banner below the navigation bar states: "The deadline to file a 2017 Model Home Application, FOR ALL TOWNSHIPS, is Monday, May 1st, 2017". Below this are several yellow and light blue banners with red and green text, including: "IMPARTIAL LINCOLN INSTITUTE STUDY DISPROVES CLAIMS OF UNFAIR BURDENS IN PROPERTY TAXATION", "[Answers to Common Questions Regarding your 2016 Second-Installment Tax Bill Payable in 2017](#)", "[Important Updated 2016-2017 Information Regarding Disabled Veterans Homeowner Exemption](#)", "New Trier Township 2017 Supplemental Notice PINs", and "[Special Notice on airport noise, Assessor's Office and Norwood Park assessments](#)". At the bottom of the page are two blue buttons: "Know your PIN? Click here to begin" with a hand icon pointing to a fingerprint, and "Don't know your PIN?" with a question mark icon inside a circle.



# Step 2: From drop-down menu under "Search," select "Property"



The screenshot displays the website for the Cook County Assessor's Office, led by Joseph Berrios. The navigation bar includes links for Appeals, Exemptions, Forms, Search, About, Resources, Outreach, Jobs, and Shakman. The 'Search' dropdown menu is open, with 'Property' highlighted and circled in red. A red arrow points to the 'Property' option. Below the navigation bar, there are several news items and links, including 'The deadline to file a 2017 M...', 'IMPARTIAL LINCOLN INSTITUTE STUDY...', 'Answers to Common Questions Regarding...', 'Important Updated 2016-2017 Inf...', 'New Trier To...', and 'Special Notice on airport noise. Assess...'. At the bottom, there are two blue buttons: 'Know your PIN? Click here to begin' and 'Don't know your PIN?'. Below these buttons is a section titled 'Important Notices' with a sub-heading 'Maps showing reductions in assessed value due to the impact of airport noise on home prices in Norwood Park, Leyden, Maine and Jefferson Townships' and a list of locations: Norwood Park, Maine, Leyden, and Jefferson.

**COOK COUNTY ASSESSOR'S OFFICE**  
Joseph Berrios

Search ▾

- Property
- Homeowners
- Appeal History/Check Status
- Religious Property
- 2016 Unique 'Letter' Listing
- Bed and Breakfast
- Interactive Mapping

**Know your PIN?**  
Click here to begin

**Don't know your PIN?**

**Important Notices**

Maps showing reductions in assessed value due to the impact of airport noise on home prices in Norwood Park, Leyden, Maine and Jefferson Townships

- Norwood Park
- Maine
- Leyden
- Jefferson

## Step 3: Click on "Property PIN Search" link



The screenshot displays the website for the Cook County Assessor's Office, featuring a header with a portrait of Joseph Berrios, the county seal, and the office name. A navigation bar includes links for Appeals, Exemptions, Forms, Search, About, Resources, Outreach, and Jobs. The 'Search' menu is expanded, showing options for Property PIN Search, Property Address Search, PIN Range Search, Appeal Search, Exemption Search, and Neighborhood Search. A red arrow points to the 'Property PIN Search' option, which is also circled in red.

**COOK COUNTY  
ASSESSOR'S OFFICE**  
Joseph Berrios

Home Appeals Exemptions Forms **Search** About Resources Outreach Jobs

### Property Search

- Property PIN Search
- Property Address Search
- PIN Range Search
- Appeal Search
- Exemption Search
- Neighborhood Search



## Step 4: Enter your property's PIN

### Property Search

#### Property PIN Search

#### Search by PIN

Search by PIN range (enter 10 or more digits):

28-30-200-021-0000

Clear

~~cde375~~

cde375

Search

Property Class

Select

#### Property Address Search

#### PIN Range Search

#### Appeal Search

# Step 5: Locate your Neighborhood Code and Property Classification

**2017 Tax Year Property Information**

PIN: 28-30-200-021-0000

\*Property Location: [REDACTED]

City: TINLEY PARK


Township: Bremen

Property Classification: 203

Square Footage (Land): 7,980

Neighborhood: 170

Taxcode: 13039



28302000210000 11/05/2007

	2017 First Pass	2016 Board of Review Certified
Land Assessed Value	2,992	2,593
Building Assessed Value	14,849	12,788
Total Assessed Value	17,841	15,381



**Note:** Ensure that the age of your property is within 5-10 years of the comparables that you will be using.



# Step 6: Locate your building's square footage and assessed value

Assessed Valuation		
	2017 First Pass	2016 Board of Review Certified
Land Assessed Value	2,992	2,593
Building Assessed Value	14,849	12,788
Total Assessed Value	17,841	15,381

Property Characteristics	
Estimated 2017 Market Value	\$178,410
Estimated 2016 Market Value	\$153,810
Description	One story residence, any age, 1,000 to 1,800 square feet
Residence Type	1.5 to 1.9 Stories
Use	Single Family
Apartments	0
Exterior Construction	Frame
Full Baths	1
Half Baths	1
Basement <sup>1</sup>	Full and Unfinished
Attic	Full and Living Area
Central Air	No
Number of Fireplaces	0
Garage Size/Type <sup>2</sup>	1 car detached
Age	68
Building Square Footage	1,200
Assessment Pass	First Pass

<sup>1</sup> Excluded from building square footage, except apartment  
<sup>2</sup> Excluded from building square footage

$$14,849 \div 1200 \text{ sq. ft.} = \$12.46 \text{ per sq. ft.}$$

# Step 7: Locate and use comparable property information

## Example 1

2017 Tax Year Property Information

PIN: 28-30-203-001-0000

\*Property Location: [REDACTED]

City: TINLEY PARK


Township: Bremen

Property Classification: 203

Square Footage (Land): 8,618

Neighborhood: 170

Taxcode: 13039



28302030010000 11/14/2007

Assessed Valuation

	2017 First Pass	2016 Board of Review Certified
Land Assessed Value	3,231	2,800
Building Assessed Value	13,833	12,062
Total Assessed Value	17,064	14,862

Property Characteristics

Estimated 2017 Market Value [REDACTED]

Estimated 2016 Market Value [REDACTED]

Description One story residence, any age, 1,000 to 1,800 square feet

Residence Type One Story

Use Single Family

Apartments 0

Exterior Construction Frame

Full Baths 1

Half Baths 1

Basement<sup>1</sup> None

Attic None

Central Air No

Number of Fireplaces 0

$$13,833 \div 1439 \text{ sq. ft.} = \$9.61 \text{ per sq. ft.}$$



# Example 2

## 2017 Tax Year Property Information

PIN: 28-30-203-004-0000  
\*Property Location: [REDACTED]  
City: TINLEY PARK  
Township: Bremen  
Property Classification: 203  
Square Footage (Land): 8,680  
Neighborhood: 170  
Taxcode: 13039



28302030040000 11/14/2007

## Assessed Valuation

	2017 First Pass	2016 Board of Review Certified
Land Assessed Value	3,255	2,821
Building Assessed Value	15,035	11,039
Total Assessed Value	18,290	13,860

## Property Characteristics

Estimated 2017 Market Value [REDACTED]  
Estimated 2016 Market Value [REDACTED]

Description	One story residence, any age, 1,000 to 1,800 square feet
Residence Type	1.5 to 1.9 Stories
Use	Single Family
Apartments	0
Exterior Construction	Frame/Masonry
Full Baths	1
Half Baths	0
Basement <sup>1</sup>	None
Attic	Partial and Living Area
Central Air	Yes

$15,035 \div 1534 =$   
 $\$9.80 \text{ per sq. ft.}$

# Example 3

## 2017 Tax Year Property Information

PIN: 28-30-210-042-0000  
\*Property Location: [REDACTED]  
City: TINLEY PARK  
Township: Bremen  
Property Classification: 203  
Square Footage (Land): 9,386  
Neighborhood: 170  
Taxcode: 13039



28302100420000 11/05/2007

## Assessed Valuation

	2017 First Pass	2016 Board of Review Certified
Land Assessed Value	3,519	3,050
<b>Building Assessed Value</b>	<b>17,344</b>	14,511
Total Assessed Value	20,863	17,561

## Property Characteristics

Estimated 2017 Market Value	[REDACTED]
Estimated 2016 Market Value	[REDACTED]
Description	One story residence, any age, 1,000 to 1,800 square feet
Residence Type	1.5 to 1.9 Stories
Use	Single Family
Apartments	0
Exterior Construction	Frame
Full Baths	1
Half Baths	0
Basement <sup>1</sup>	Full and Unfinished
Attic	Full and Living Area
Central Air	No

$$17,344 \div 1739 \text{ sq. ft.} = \$9.97 \text{ per sq. ft.}$$



Step 8: From the [cookcountyassessor.com](http://cookcountyassessor.com) home page, go to “Appeals” and select “File a Residential Appeal.”

The screenshot displays the Cook County Assessor's Office website. The header includes the name 'Joseph Berrios' and a navigation menu with options: Home, Appeals, Exemptions, Forms, Search, About, Resources, Outreach, Jobs, and Shakman. The main content area features a sidebar with several menu items: 'Property Descriptions and Appeal Forms', 'Appeal and Closing Deadlines', 'File a Residential Appeal' (circled in red with a red arrow pointing to it), and 'Supplemental Hotel/Non-Hotel'. Below these are sections for 'Property Search Results' (with a video thumbnail titled 'Video: Finding your Pin Number'), 'Maps', and 'NEW BED AND BREAKFAST INFORMATION'. The right sidebar contains various notices and links, including 'UNFAIR BURDENS IN PROPERTY TAXATION' and 'ment Tax Bill Payable in 2017'.

# Step 9: Enter your property's PIN and click "Search"

Joseph Berrios

Home Appeals Exemptions Forms Search About Resources Outreach Jobs Shakman

### File a Residential Appeal

Open Township(s): Calumet, Leyden, Proviso, Wheeling, Worth

24-18- [REDACTED] 0000

06b84a

### Where is my PIN?

Property Index Number (PIN)  
00-00-000-000-0000

### How do I find my PIN?



**Step 10:** Enter your personal information and check **"Lack of Uniformity"** and **"Overvaluation."** Then, click on the **"Comparable Properties"** link and click "Next."

Property Data Exemption History Appeal History Certificate of Error

### Appeal History

#### File a New Appeal

Name of Owner/Lessee:

Owner/Lessee Mailing Address:

City/State/Zip Code:

Daytime Phone:

Reason(s) for appeal:

<input checked="" type="checkbox"/> Lack of Uniformity	<input type="checkbox"/> Property Description Error
<input checked="" type="checkbox"/> Overvaluation	<input type="checkbox"/> Other
<input type="checkbox"/> Vacancy/Occupancy	<input type="checkbox"/> Fire Damage
<input type="checkbox"/> Building no longer exists	<input type="checkbox"/> Foreclosure Purchase

Is this a multi-parcel appeal?

[Would you like to use comparable properties?](#)

If you already have comparables you would like to use, simply type them in the boxes provided below.  
[Click here to search for comparable properties.](#)

Comparable 1:	<input type="text"/>	<input type="button" value="Clear"/>
Comparable 2:	<input type="text"/>	<input type="button" value="Clear"/>
Comparable 3:	<input type="text"/>	<input type="button" value="Clear"/>
Comparable 4:	<input type="text"/>	<input type="button" value="Clear"/>
Comparable 5:	<input type="text"/>	<input type="button" value="Clear"/>
Comparable 6:	<input type="text"/>	<input type="button" value="Clear"/>

## File a New Appeal

 [Print](#)

Please review the property characteristics below and make changes to incorrect information.

Property Class:	One story residence, any age, 1,000 to 1,800 square feet
Type of Residence:	One Story
Use:	Single Family
Number of Apartments:	0
Number of Commercial Units:	None
Exterior Construction:	Frame
Basement:	Full and Unfinished
Central Air Conditioning:	Yes
Attic:	None
Garage:	2 car attached
Number of Full Baths:	1
Number of Half Baths:	0
Number of Fireplaces:	0
Approximate Age of Home:	62
Approximate Land Size:	12989
Approximate Residence Size:	1364

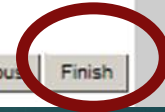
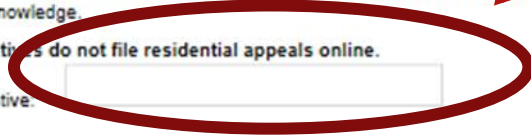
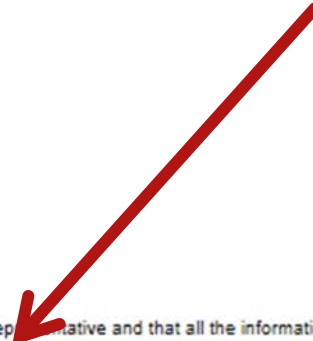
Through my e-mail signature below, I affirm that I am the owner/lessee or appointed representative and that all the information is true and accurate to the best of my knowledge.

**\*Attorneys and representatives do not file residential appeals online.**

E-mail of  
Owner/Lessee/Representative:

[Previous](#) [Finish](#)

**Step 11: Enter your property's information and e-mail address, then click "Finish"**





# Part 2: Cook County Board of Review



The screenshot shows the Cook County Board of Review website. At the top left is the Cook County seal. To its right is a banner image of the Chicago skyline. Below the banner is a navigation bar with links: "Welcome to the Board", "The B.O.R. 27 Rules", "Dates & Deadlines", "Commissioners", and "Frequently Asked Questions". On the left side, there is a vertical menu with links for "Residential", "Apartment", "Commercial", "Industrial", "Vacant Land", "Exemptions", "Attorney", "B.O.R. Offices", "Helpful Links", "F.O.I.A. Information", and "FORMS". At the bottom of this menu is a button for "Local Township Assessors". The main content area features a heading "Welcome to The Board of Review" and a sub-heading "Ensuring Fair and Timely Review of Property Assessment Appeals throughout Cook County". Below this, it lists the commissioners: "Commissioner Larry R. Rogers, Jr., Commissioner Dan Patlak, Commissioner Michael Cabonargi, and the entire Board of Review welcome you." A link is provided: "[CLICK Here to access your account, file or pre-file an appeal for 2017](#)". Below this link is the word "or" and another link: "Click [here](#) to download a [Complaint Form](#)". On the right side, there is a vertical menu with links for "Annual Report", "History", "News/Public Relations", "Statistics", and "Outreach".

The **Cook County Board of Review** is an independent, quasi-judicial elective office that reviews and adjudicates property tax assessment appeals.

Property owners have the right to appeal the assessed valuation of their property if they believe it is over-assessed. The Board's mission is to ensure that property owners pay no more than their fair share of property taxes. There is no cost to appeal at the **Board of Review**.





Property owners may appeal their assessments twice within each tax year cycle: once with the **Cook County Assessor's Office** and once with the **Board of Review**.

If you are appealing your own home, condominium, or mixed-use building, you may represent yourself or hire an attorney. There is no requirement to hire an attorney unless the property's title is held in the name of a corporation, LLC, or any other legal entity.



The **Board of Review** consists of **three** commissioners who each represent **one of the three districts** within Cook County.

When you file an appeal, analysts from each commissioner's office review your case.

**Two out of three analysts** must agree on a decision in order for you to receive a reduction.





# Begin the Appeal Process

Step 1: Go to [www.cookcountyboardofreview.com](http://www.cookcountyboardofreview.com)



The screenshot shows the homepage of the Cook County Board of Review. At the top left is the official seal of Cook County, Illinois. To its right is a wide banner image of the Chicago skyline. Below the banner is a navigation bar with five items: "Welcome to the Board", "The B.O.R. 27 Rules", "Dates & Deadlines", "Commissioners", and "Frequently Asked Questions".

The main content area is divided into three columns. The left column is a vertical menu with blue buttons for: Residential, Apartment, Commercial, Industrial, Vacant Land, Exemptions, Attorney, B.O.R. Offices, Helpful Links, F.O.I.A. Information, FORMS, and Local Township Assessors. The middle column contains the main heading "Welcome to The Board of Review" and the subtitle "Ensuring Fair and Timely Review of Property Assessment Appeals throughout Cook County". Below this, a welcome message from the commissioners is followed by a link: "CLICK Here to access your account, file or pre-file an appeal for 2017". Below that is the word "or" and another link: "Click here to download a Complaint Form". The right column contains a list of links: Annual Report, History, News/Public Relations, Statistics, and Outreach.

Step 2: Click on link in center of page to begin the appeal process

Residential  
Apartment  
Commercial  
Industrial  
Vacant Land  
Exemptions  
Attorney  
B.O.R. Offices  
Helpful Links  
F.O.I.A. Information  
FORMS  
Local Township Assessors

Welcome to the Board    The B.O.R. 27 Rules    Dates & Deadlines    Commissioners    Frequently Asked Questions

Annual Report  
History  
News/Public Relations  
Statistics  
Outreach

## Welcome to The Board of Review

Ensuring Fair and Timely Review of Property Assessment Appeals throughout Cook County

Commissioner Larry R. Rogers, Jr., Commissioner Dan Patlak, Commissioner Michael Cabonargi, and the entire Board of Review welcome you.

[CLICK Here to access your account, file or pre-file an appeal for 2017](#)

or

Click [here](#) to download a [Complaint Form](#)



# Step 3: Click on "Submit Appeal as Guest"



**SEAL OF COOK COUNTY**  
ILLINOIS  
JANUARY 1831

**The Cook County Board of Review Portal**

Commissioner  
Larry R. Rogers, Jr.

Commissioner  
Dan Pattak

Commissioner  
Michael Cabonargi

- ▶ Home
- ▶ Login/Register  
Login/Register to File for Appeals
- ▶ **Submit Appeal as Guest**  
Submit Appeals of Property Valuation and Tax Exemptions

## Cook County Board of Review Portal Home

### File An Appeal

Welcome to the Cook County Board of Review online appeal form. In order to better serve all property owners, we are now accepting pre-registration requests for all townships. Pre-registration allows taxpayers to be notified by the Board of Review of the opening and closing filing periods for their respective townships.

The Pre-file period (Non-Attorneys) will begin Wednesday, July 5, 2017. The pre-file period allows all filers to submit their appeal before each township officially opens. Please be advised that the Pre-file period will end once the respective township is open. Please refer to this page for a list of dates and deadlines after the filing period has been determined for your respective township. All appeals must be submitted before the township closing dates listed on this form. Please note: The Pre-file period for Attorneys will begin after the 2017 Attorneys' Meeting Thursday, July 27, 2017 For more information about the pre-file period or about appealing with our office, please contact the Chief Clerk's office at 312-603-5586.

### Pre-Registration Townships

For more information about the opening and closing of townships please [click here](#).

# Step 4: Select "Property Over-Assessed" and enter your Property Index Number (PIN)

**SEAL OF COOK COUNTY**  
ILLINOIS  
JANUARY 1831

## The Cook County Board of Review Portal

Commissioner Larry R. Rogers, Jr.      Commissioner Dan Patlak      Commissioner Michael Cabonargi

- Home
- Login/Register
- Login/Register to File for Appeals
- Submit Appeal as**
- Submit Appeals of Property Valuation and Tax Exemptions

### Submit Appeal

For instructions on filing an appeal, please [click here](#).

\* Please select the type of appeal that you would like to file with the Cook County Board of Review.

\* Property Index Number

Having trouble locating your PIN?

\* Are you a registered Board of Review Attorney?     Yes  No

ANCHOR TORTOLA

anchor tortola    reCAPTCHA

Privacy & Terms

Next

Notice: Non-attorneys are not authorized to represent any person or legal entity at the BOR. Those in violation of the above will be reported to the appropriate enforcement agency. Appeals filed in connection with these violations are subject to denial pursuant to Rule 2 of the Board of Review Rules.



Step 5: Select desired option from the drop down menu and click "Submit"

**SEAL OF COOK COUNTY**  
ILLINOIS  
JANUARY 1831

## The Cook County Board of Review Portal

Commissioner  
Larry R. Rogers, Jr.

Commissioner  
Dan Pattak

Commissioner  
Michael Cabonargi

- Home
- Login/Register  
Login/Register to File for Appeals
- Submit Appeal as Guest  
Submit Appeals of Property Valuation and Tax Exemptions

### Add Associated PINs

(Do Not List Comparable's)

Township is in Pre-File

Property Index Number 27-25-403-010-0000

Do you wish to add associated PINs used to identify your property?

- Yes, Individually
- Yes, Grouped
- Not Sure
- No

Submit

Step 6: Select **“Property Over-Assessed”** from the drop-down menu, enter your Property Index Number, and click **“Next”**

The Cook County Board of Review Portal

Commissioner Larry R. Rogers, Jr.      Commissioner Dan Pataik      Commissioner Michael Cabonergi

Home  
Login/Register  
Login/Register to File for Appeals  
Submit Appeal as Guest  
Submit Appeals of Property Valuation and Tax Exemptions

### Submit Appeal

For instructions on filing an appeal, please [click here](#).

\* Please select the type of appeal that you would like to file with the Cook County Board of Review.

Property Over-Assessed

\* Property Index Number      24-18-309-011-0000

Having trouble locating your PIN?

\* Are you a registered member of the Board of Review?      Yes  No

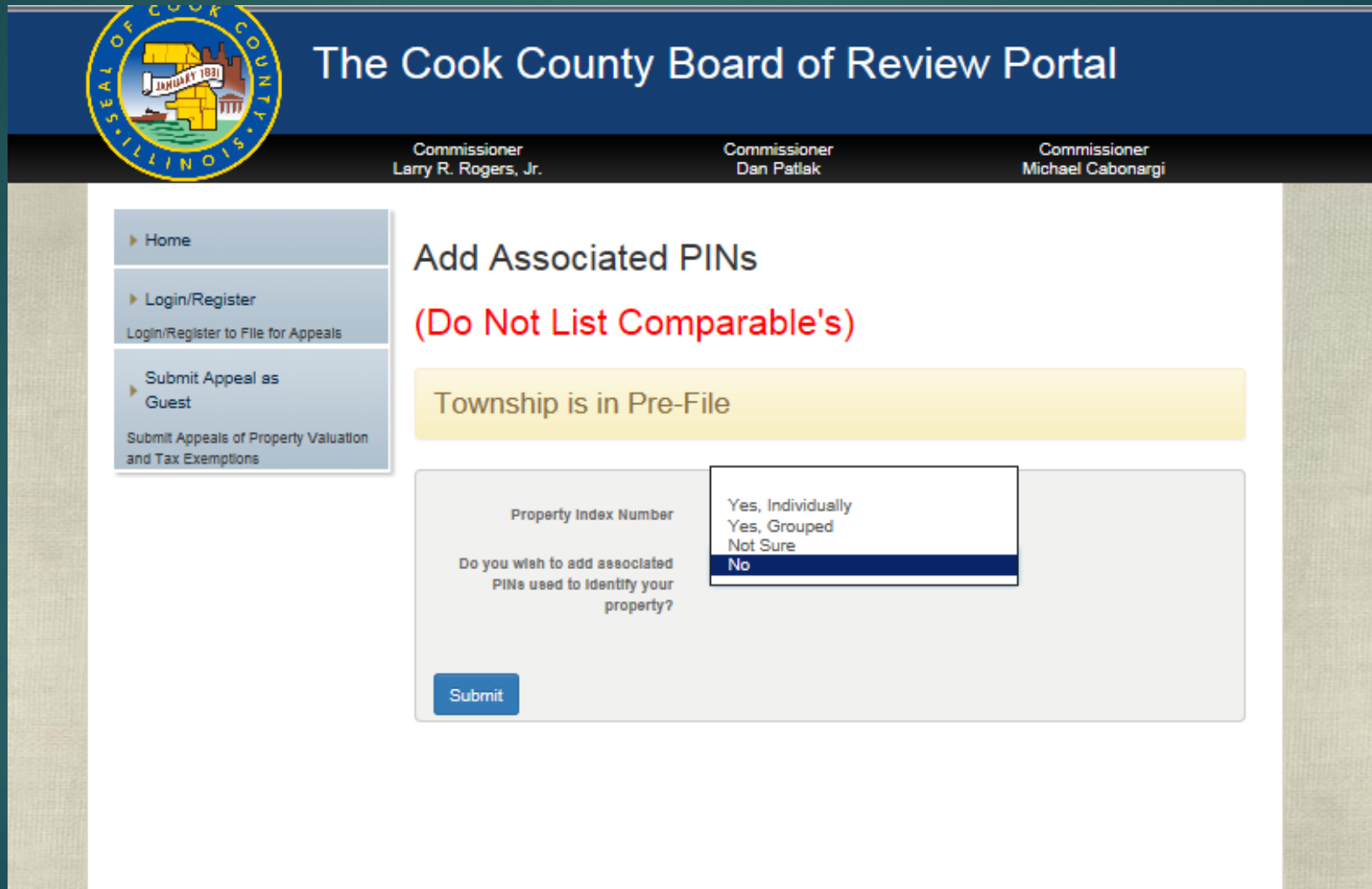
Golden vende      CAPTCHA™

Next

Notice: Non-attorneys are not authorized to represent any person or legal entity at the BOR. Those in violation of the above will be reported to the appropriate enforcement agency. Appeals filed in connection with these violations are subject to denial pursuant to Rule 2 of the Board of Review Rules.



Step 7: select "No" from the drop-down menu, then click "Submit."



The screenshot displays the 'The Cook County Board of Review Portal' interface. At the top left is the Cook County Seal. The header includes the names of three commissioners: Larry R. Rogers, Jr., Dan Pattak, and Michael Cabonargi. A left-hand navigation menu contains links for Home, Login/Register, and Submit Appeal as Guest. The main content area is titled 'Add Associated PINs' with a red warning '(Do Not List Comparable's)'. A yellow banner indicates 'Township is in Pre-File'. The form contains a 'Property Index Number' field and a question: 'Do you wish to add associated PINs used to identify your property?'. A dropdown menu is open over this question, showing options: 'Yes, Individually', 'Yes, Grouped', 'Not Sure', and 'No' (which is highlighted). A 'Submit' button is located at the bottom left of the form.

## Step 8: Enter your personal information and complete the process.

### Appellant Information

Township is in Pre-File

- Home
- Login/Register
- Login/Register to File for Appeals
- Submit Appeal as Guest
- Submit Appeals of Property Valuation and Tax Exemptions

\* Appellant Name

\* Appellant Address

\* Appellant City

\* Appellant State Abbreviation

\* Appellant Zip

\* Appellant's Phone Number

\* Appellant's E-mail Address

\* Confirm Appellant's E-mail Address

\* Appellant Type

\* I request the opportunity to appear for a hearing before the Cook County Board of Review, 118 N. Clark St., Room 601 Chicago, IL 60602.  Yes  No

(If you do not request a hearing, your complaint will be adjudicated based upon the written evidence submitted on your behalf and information available to the Board of Review).

When did you purchase your property?



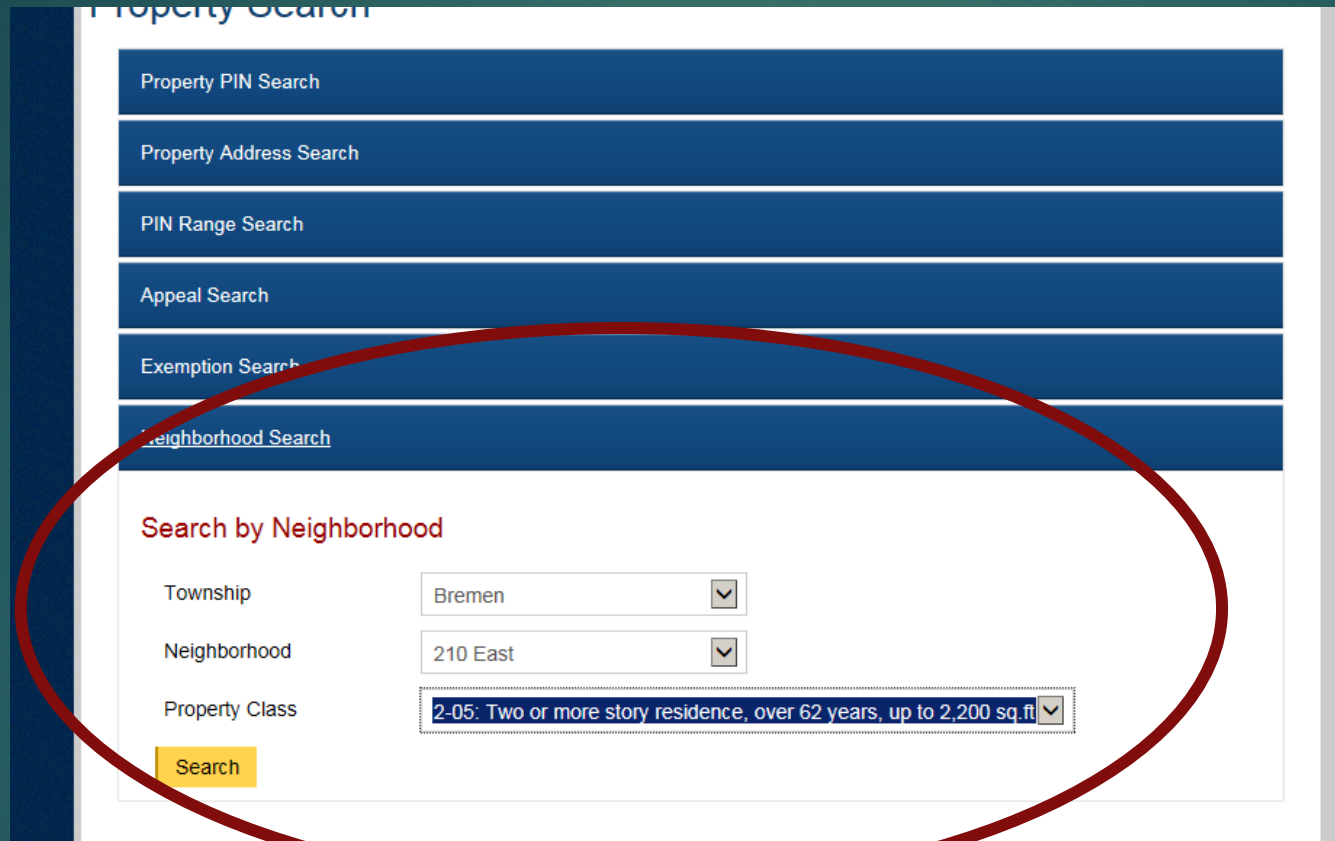
Neighborhood Search: For remote areas with few possibilities for comparison.

Step 1: From the drop-down menu under "Search," select "Property."



The screenshot displays the Cook County Assessor's Office website. At the top, there is a header with the office's name, logo, and a photo of Joseph Berrios. Below the header is a navigation bar with several dropdown menus: Home, Appeals, Exemptions, Forms, Search, About, Resources, Outreach, Jobs, and Shakman. The 'Search' dropdown menu is open, showing a list of options: Property, Homeowners, Appeal History/Check Status, Religious Property, 2016 Unique 'Letter' Listing, Bed and Breakfast, and Interactive Mapping. The 'Property' option is circled in red, and a red arrow points to it from the text above. Below the navigation bar, there are several news items and a section for 'Important Notices' with a link to 'Norwood Park'. At the bottom left, the URL 'http://www.cookcountyassessor.com/Search/Property-Search.aspx' is visible.

Step 2: Click on “Neighborhood Search,” then select the options that pertain to your property from the drop-down menus and click “Search.”



The screenshot shows a web interface for property search. At the top, there is a list of search options: Property PIN Search, Property Address Search, PIN Range Search, Appeal Search, Exemption Search, and Neighborhood Search. The Neighborhood Search option is highlighted with a red oval. Below this, the 'Search by Neighborhood' section contains three dropdown menus: Township (Bremen), Neighborhood (210 East), and Property Class (2-05: Two or more story residence, over 62 years, up to 2,200 sq ft). A yellow Search button is located at the bottom of this section.

Property Search

- Property PIN Search
- Property Address Search
- PIN Range Search
- Appeal Search
- Exemption Search
- Neighborhood Search**

**Search by Neighborhood**

Township: Bremen

Neighborhood: 210 East

Property Class: 2-05: Two or more story residence, over 62 years, up to 2,200 sq ft

Search



Potential comparable properties are provided for you.



**COOK COUNTY  
ASSESSOR'S OFFICE**  
Joseph Berrios

Home Appeals Exemptions Forms **Search** About Resources Outreach Jobs

### Property Search

[Search Again](#)

#### Property Search Results

PIN	Address	Unit	City	Neighborhood	Class Code	Assessed Value
<a href="#">28294030030000</a>	5643 171ST PL		TINLEY PARK	210	2-05	\$21,284
<a href="#">28321000180000</a>	17550 HIGHLAND AVE		TINLEY PARK	210	2-05	\$23,162
<a href="#">28321000210000</a>	17630 HIGHLAND AVE		TINLEY PARK	210	2-05	\$19,697
<a href="#">28321000530000</a>	17640 HIGHLAND AVE		TINLEY PARK	210	2-05	\$22,459
<a href="#">28321010020000</a>	6213 175TH ST		TINLEY PARK	210	2-05	\$24,056
<a href="#">28321040030000</a>	17723 HIGHLAND AVE		TINLEY PARK	210	2-05	\$23,605
<a href="#">28321040130000</a>	6225 177TH ST		TINLEY PARK	210	2-05	\$21,275
<a href="#">28323000430000</a>	17901 RIDGELAND AVE		TINLEY PARK	210	2-05	\$26,079
<a href="#">28323010020000</a>	17903 HIGHLAND AVE		TINLEY PARK	210	2-05	\$21,141



Questions?





## What is needed to appeal?

A completed Board of Review complaint form (paper or online). If you choose to file online, you must have an email address. You may include supporting evidence or documentation related to your method of appeal that you would like the Board to consider. If no supporting evidence is submitted, Assessor's Office analysts will do a uniformity analysis for you. If you appeal online, evidence may be submitted electronically.

## When do I need to submit my appeal?

Appeals must be submitted before your township's filing deadline. Filing deadlines vary each year. Please refer to the Board website for your township filing dates at [www.cookcountyboardofreview.com](http://www.cookcountyboardofreview.com).







## When will I receive notice of the Board's decision?

You will receive a notice approximately 8 weeks after your township closes. Any reduction will be reflected on the second installment tax bill mailed in July.

## Do I need to attend a hearing?

No. However, taxpayers that appeal at the Board have a right to a hearing. This option may be selected on the Board appeal form. Taxpayers may waive their right to a hearing if they do not have any additional information to add to their appeal. All cases will be fully evaluated by our analysts even if you do not attend a hearing.



## Where do I submit my appeal?

Online at [www.cookcountyboardofreview.com](http://www.cookcountyboardofreview.com), in person, or by mail at the **Cook County Board of Review** located at 118 N Clark, Room 601, Chicago, IL 60602.

## Will the Board of Review *increase* my assessment or my comparable homes?

No, the Board does not increase assessments.

## Do I need an attorney?

No. There is no difference between filing on your own behalf or hiring an attorney. Incorporated entities must file with an attorney.





To learn more about exemptions or apply for one,  
contact the **Cook County Assessor's Office**  
at 312-443-7550  
or visit them at [www.cookcountyassessor.com](http://www.cookcountyassessor.com).





Thanks for joining us today! This procedure may not result in property tax savings for everyone at every classification, but we hope the information presented helps you and your family to attain a reduction.

It's been our pleasure to assist you! If you have any questions, always feel free to reach out to Kristin or me with any additional questions or concerns.

Village Trustee Mike Glotz: [mglotz@tinleypark.org](mailto:mglotz@tinleypark.org)

Village Clerk Kristin Thirion: [kthirion@tinleypark.org](mailto:kthirion@tinleypark.org)

Village of Tinley Park: (708)444-5019

