

# Resources for Cook County Business Owners



**At the Cook County Assessor's Office, we want you to have all the information you need to understand the property tax system and resources available to you as a business owner.**

## Who is a business owner?

In this case, it is the party responsible for the property taxes of a commercial property, usually either:

the owner of the property itself

**OR**

a business owner paying the property taxes as part of a lease

## What is a township?

Cook County is divided into areas called townships. Because both assessment dates and appeal deadlines are scheduled by township, it is important to know which township your property is located in. Your township might differ from your municipality or neighborhood. Find the name of your township on your property tax bill, on your reassessment notice, or on our website.

## How does reassessment work?

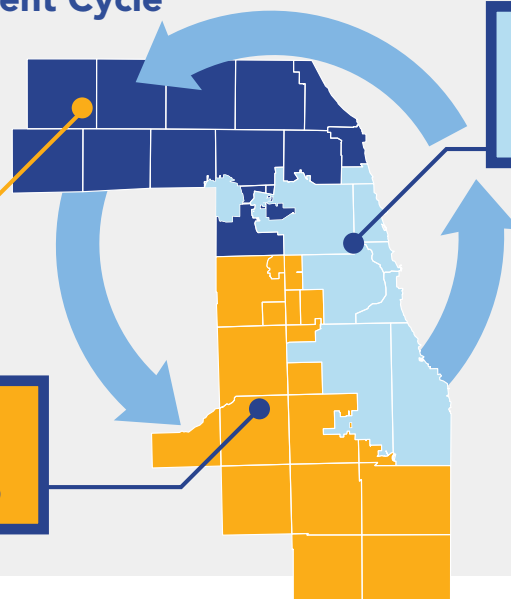
### Cook County Triennial Reassessment Cycle

Every 3 years, we reassess different areas in Cook County to make sure that property assessments follow local real estate trends.

**North Suburbs**  
Reassessed in  
2022 and 2025

**South and West Suburbs**  
Reassessed in 2023 and 2026

**Chicago**  
Reassessed in  
2024 and 2027





## The appeal process

When you get your property reassessment notice and think there may be a mistake, you can file an appeal online to ask our office to review your property's assessed value. Here are common reasons to file an appeal:

**Lack of uniformity:** similar properties have lower market values than your property

**Overvaluation:** you do not think the market value in the notice aligns with your property's value based on the amount of income your property produces

**Incorrect property description:** a characteristic such as building size is listed incorrectly



## Incentives may help

To encourage economic growth, commercial property may be eligible for an incentive that can lower the property's assessment.

Here are some common types of incentives which may apply:

- Industrial Development (Class 6b)
- Commercial Development (Class 7a, 7b, 7c + 7d)
- Industrial and Commercial (Class 8)
- Affordable Housing Special Assessment Program

Eligibility depends on where your business is located in Cook County. Contact the city or village where your property is located or go to our website to learn more.



## Data about the property reassessment process

On our website, you can:

- Learn about how the mass appraisal process works, which is how we find the value of all commercial properties in a fair and consistent way.
- Review methodology worksheets, which show how we determined the value of your commercial property.
- Find information for townships recently reassessed as well as those from past years by going to the Data tab and then the *Valuation Reports* page to get started.



## Learn about our Vacancy Policy

The Vacancy Policy is meant to assist business owners who are unable to use their commercial properties for reasons outside of their control, while also encouraging business owners to put their properties to active use.

Here are some examples of properties that might be eligible:



A business owner has an apartment building or storefront, has made clear efforts to lease/rent the property, but has not found a tenant



A commercial property had a fire, flood or other disaster, and the business owner cannot use the building right now

Although this policy is meant to offer temporary assistance to those in need, it is important to understand that commercial properties that remain vacant for unreasonable periods of time can negatively impact local business corridors. Our Valuations team considers the local vacancy rate and applies it to all properties on a given corridor across the board. If a property warrants more of a reduction, we will grant an additional percentage of the requested amount – usually half – for no more than two years. More info on our vacancy policy can be found on our website under Appeals.



**The Cook County Assessor's Office's aim is to make the property assessment process fair, ethical, and transparent. Please know that you can contact us by phone, email or social media with any questions you may have.**

**Fritz Kaegi**  
Cook County Assessor



**ASSESSOR'S  
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