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## REGISTERING IN THE ONLINE APPEAL SITE

On your browser of choice, type the online appeal URL as follows:

<https://propertytaxfilings.cookcountyil.gov/>

If you have never used the Cook County online appeal application before or have yet to register, please click on the [New User? Create an account](#) link in the home page to register.

 **COOK COUNTY  
GOVERNMENT**

Login

Email

Password

Login

[Forgot password?](#)

[New user? Create an account](#)

Once you have clicked, you will be routed to the Account Registration page to register.

 **COOK COUNTY  
GOVERNMENT**

Account Registration

To register for a new account, complete the information below and click the Register button.

Email

Password

8-character minimum; case-sensitive

Register

Please enter a valid email address and create an 8-character minimum, case sensitive password. Please note that registration and filing notifications will be sent to account registration email and not any other email addresses that CCAO may have on record.

Click **Register**.



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## Account Registration

To register for a new account, complete the information below and click the Register button.

**Email**

**Password**

8-character minimum; case-sensitive

Register

You will receive a message that your account has been created; please check the email address you used for registration for instructions on how to complete the registration process.



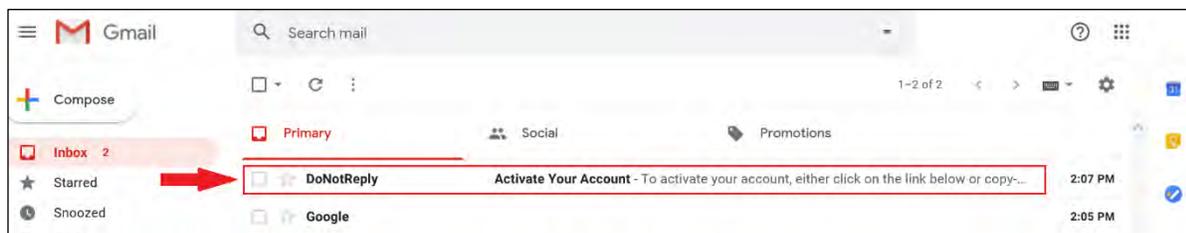
**COOK COUNTY  
GOVERNMENT**

## Account Registration

Your account has been created.

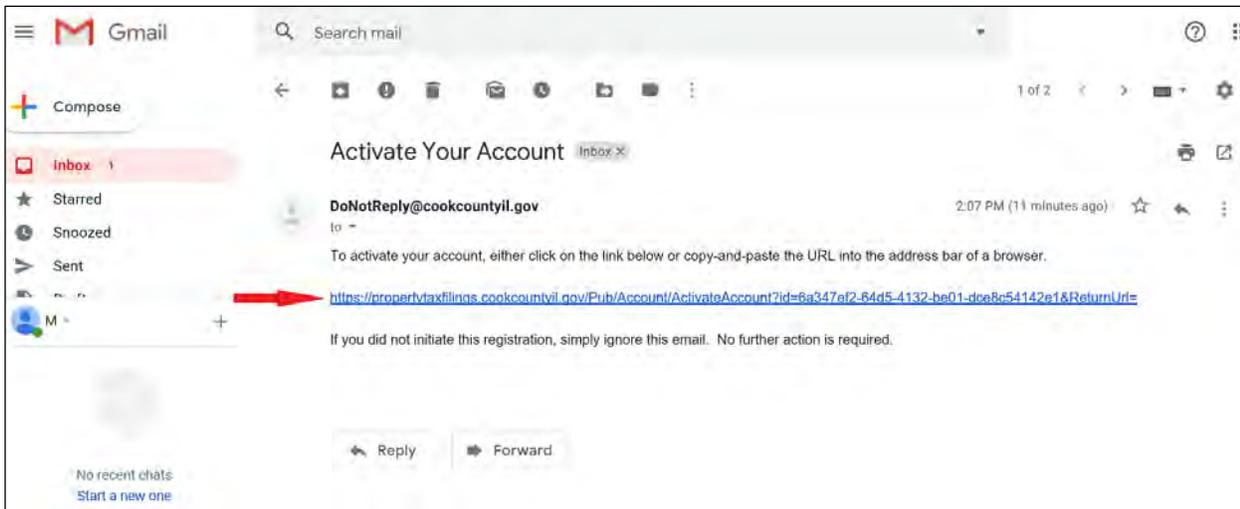
To log in: **Check your email.** A message will be sent to cookassessor1@gmail.com shortly with instructions to activate your account.

In your email inbox, open the **Active Your Account** email sent by **DoNotReply@cookcountyil.gov**. If you do not see this email in your inbox, please check your Spam folder.





Once the **Active Your Account** email has been opened, click on the link or copy and paste the URL into the address bar of your browser to complete the registration process.



You will be rerouted back to the online appeal application and you should see a message confirming that your account has been activated. You can now login and submit an online appeal filing!



## NAVIGATING THE ONLINE APPEAL SITE

Once you have completed the registration process in the online appeal site, you will be able to log into the online appeal application at any time.

Enter the online appeal application URL into your browser of choice and hit enter.

<https://propertytaxfilings.cookcountyil.gov/>



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 **COOK COUNTY  
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## Login

**Email**

**Password**

Login

[Forgot password?](#)

[New user? Create an account](#)

In the home page, you will be able to click on the following tabs within the online appeal application:

**Available Filings** - Filer can view and select from the different filing types available for online submittal via the online appeal application.

## Available Filings

To create a new filing, click on a filing type below.

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Commercial\)](#)  
Cook County Assessor's Office Commercial Real Estate Assessed Valuation Appeal

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Condo/Coop\)](#)  
Cook County Assessor's Office Condo/Coop Real Estate Assessed Valuation Appeal

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Incentive\)](#)  
Cook County Assessor's Office Real Estate Assessed Valuation Incentive Appeal

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Residential\)](#)  
Cook County Assessor's Office Residential Real Estate Assessed Valuation Appeal

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Vacant Land\)](#)  
Cook County Assessor's Office Vacant Land Real Estate Assessed Valuation Appeal



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Available Filings – Appeal Filing Tabs

All appeal filings will have the same tabs within the filing, the only exception being Residential Appeal Filing due to available property characteristics for that property type.

<b>Activity Window</b>	Filer can review information on the primary subject PIN, the relevant Township’s Open/Close dates, acknowledgement of reading and understanding the town’s open/close schedule and the CCAO Official Rules for Appeal (link provided).
<b>Verify Parcel</b>	Filer can review the primary subject PIN and property location; filer will also receive an error message if they are in the wrong filing form type based on the PIN’s classification code.  If the Subject PIN has been issued a Real Property Income and Expense (RPIE) code, the code will also appear in this page.
<b>Primary PIN</b>	Filer can request a Certificate of Error (CoE) on the primary subject PIN. If any of the boxes are selected for the available CoE years, the filer will be required to submit a CoE form and documentation in support of their CoE request prior to clicking Submit at the end of the filing.
<b>Additional PINs</b>	Filer can add additional related PINs, as defined by the CCAO Appeal Rules, in the provided grid. Filer will also be able to request a CoE on the additional PINs.
<b>Filer</b>	Filer can indicate if they are filing as a pro se filer or whether they are filing as an authorized attorney or tax representative.  If the filer is an attorney or tax representative, they must have an active code registered with either the Cook Board of Review or Assessor’s Office. They will also be required to upload an executed Attorney Authorization Form at the time of appeal submittal.
<b>Property Characteristics</b>	Filer can update property characteristics that are either incorrect or need to be updated for their Residential property.
<b>Appeal Application</b>	Filer can indicate the reason for their appeal and provide a brief explanation as to the rationale for their appeal. A field check can also be requested in this tab.
<b>Attachments</b>	Filer can upload and attach required and/or supporting documentation for their appeal. The documents referenced can change depending on the appeal filing type, reason(s) selected for appeal and filer type.  If there appears to be an omission or discrepancy between the Attachments referenced in the online appeal application or those referenced in the CCAO Rules of Appeal, those referenced in the Rules will take precedence.
<b>Submit</b>	Filer can complete and submit their appeal filing.

**My Filings** - Filer can view the list of filings that they have either started and/or submitted via the online appeal application; any of these filings will be available for review by the filer at any time. Filer can also view their filings as Tiles or List.



## Tile



**COOK COUNTY  
GOVERNMENT**

[Available Filings](#) [My Filings](#) [Message Center](#) **2** [Account](#) [Sign Out](#)

### My Filings

To view a filing, click on it below.

[Tile](#) [List](#)

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Condo/Coop\)](#)

**Filing Id** 3850  
**Created** 01/21/2020 6:50 PM  
**Modified** 01/24/2020 2:11 PM  
**Status** Draft Filing Created, But Not Yet Submitted.  
**Primary Keys** Property Address: Tax Year: 2020

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Residential\)](#)

**Filing Id** 3849  
**Created** 01/21/2020 6:47 PM  
**Modified** 01/21/2020 6:48 PM  
**Status** Draft Filing Created, But Not Yet Submitted.  
**Primary Keys** Property Address: Tax Year: 2020

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Commercial\)](#)

**Filing Id** 3848  
**Created** 01/21/2020 6:44 PM  
**Modified** 01/21/2020 6:45 PM  
**Status** Draft Filing Created, But Not Yet Submitted.  
**Primary Keys** Property Address: Tax Year: 2020

[CCAO Appeals - Real Estate Assessed Valuation Appeal \(Condo/Coop\)](#)

**Filing Id** 3847  
**Created** 01/21/2020 6:41 PM  
**Modified** 01/21/2020 6:42 PM  
**Status** Draft Filing Created, But Not Yet Submitted.  
**Primary Keys** Property Address: Tax Year: 2020



**List**

Filing Type	Filin...	Created	Modified	Status	Primary Keys
CCAO Appeals - Real Estate Assessed Valuation Appeal (Condo/Coop)	3850	1/21/2020 6:50 PM	1/24/2020 2:11 PM	Draft Filing Created, But Not Yet Submitted.	Property Address: [REDACTED] ST, PIN: [REDACTED], Tax Year: 2020
CCAO Appeals - Real Estate Assessed Valuation Appeal (Residential)	3849	1/21/2020 6:47 PM	1/21/2020 6:48 PM	Draft Filing Created, But Not Yet Submitted.	Property Address: [REDACTED] AVE 503, PIN: [REDACTED], Tax Year: 2020
CCAO Appeals - Real Estate Assessed Valuation Appeal (Commercial)	3848	1/21/2020 6:44 PM	1/21/2020 6:45 PM	Draft Filing Created, But Not Yet Submitted.	Property Address: [REDACTED] AVE 503, PIN: [REDACTED], Tax Year: 2020
CCAO Appeals - Real Estate Assessed Valuation Appeal (Condo/Coop)	3847	1/21/2020 6:41 PM	1/21/2020 6:42 PM	Draft Filing Created, But Not Yet Submitted.	Property Address: [REDACTED] AVE 503, PIN: [REDACTED], Tax Year: 2020
CCAO Appeals - Real Estate Assessed Valuation Appeal (Incentive)	3846	1/21/2020 6:32 PM	1/21/2020 6:35 PM	Submitted and Pending Review	Property Address: [REDACTED] AVE, PIN: [REDACTED], Tax Year: 2020
CCAO Appeals - Real Estate Assessed Valuation Appeal (Residential)	3845	1/21/2020 6:08 PM	1/21/2020 6:09 PM	Draft Filing Created, But Not Yet Submitted.	Property Address: [REDACTED] ST, PIN: [REDACTED], Tax Year: 2020

You will also be able to view the status of a specific created filing, including Filing Name, Filing ID (internal online appeal application filing number), date the filing was created and/or last modified, status of filing and key identifying components of that specific filing (most commonly Property Address, Property Index Number and/or Tax Year).

CCAO Appeals - Real Estate Assessed Valuation Appeal (Condo/Coop)

**Filing Id** 3850

**Created** 01/21/2020 6:50 PM

**Modified** 01/24/2020 2:11 PM

**Status** Draft Filing Created, But Not Yet Submitted.

**Primary Keys** Property Address: [REDACTED] Tax Year: 2020

If the filing has not been completed, you will be able to go back and resume your filing by clicking on the appeal filing link.



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**Message Center** - Filer can view system generated messages based off of a submitted filing; confirmation of a submitted online appeal filing can be viewed here at any time.

Please note that you will not be able to initiate messages to CCAO via the application.

You can view the received message per filing by selecting a row on the grid.

**COOK COUNTY GOVERNMENT**

Available Filings | My Filings | Message Center | Account | Sign Out

### Message Center

Index | Sent Messages

Help | Refresh

From	Subject	Received
System	Incentive Appeal Filing - SUBMITTED Filing ID#3046	01/21/2020 6:34 PM
System	Incentive Appeal Filing - SUBMITTED Filing ID#3339	01/21/2020 6:44 PM
System	Residential Appeal Filing - SUBMITTED Filing ID#3266	01/06/2020 9:00 PM
System	Residential Appeal Filing - SUBMITTED Filing ID#3287	01/06/2020 8:15 PM

Select Message:

**COOK COUNTY GOVERNMENT**

Available Filings | My Filings | Message Center | Account | Sign Out

### Message Center

Index | Sent Messages

Help | Refresh

From	Subject	Received
System	Incentive Appeal Filing - SUBMITTED Filing ID#3046	01/21/2020 6:34 PM
System	Incentive Appeal Filing - SUBMITTED Filing ID#3339	01/21/2020 6:44 PM
System	Residential Appeal Filing - SUBMITTED Filing ID#3266	01/06/2020 9:00 PM
System	Residential Appeal Filing - SUBMITTED Filing ID#3287	01/06/2020 8:15 PM

Your Incentive Appeal filing - ID# 3046, has been Submitted.

If you have any questions please contact the Cook County Assessors Office.

To review your filing click the link below or copy and paste the link into your browser:

Thank you.

Cook County Assessors Office



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[Account](#) - Filer can view, edit or deactivate their account.

The screenshot shows the 'Account' management interface for the Cook County Government. At the top left is the Cook County Seal, and to its right is the text 'COOK COUNTY GOVERNMENT'. Below this is a navigation bar with links for 'Available Filings', 'My Filings', 'Message Center', 'Account', and 'Sign Out'. The main content area is titled 'Account' and contains three rows of information:

<b>Email</b>	cookassessor1@gmail.com	<a href="#">Change Email</a>
<b>Password</b>	<a href="#">Change Password</a>	
<b>Account Management</b>	<a href="#">Deactivate your account</a>	

[Sign Out](#) - Filer can sign out of the application.

## **FILING AN ONLINE APPEAL**

Log into the online appeal application at any time by entering the URL into your browser of choice and hit enter.



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<https://propertytaxfilings.cookcountyil.gov/>

Select the applicable Appeal Filing form based on your property type.

Please note that the available appeal filing types are as follows:

- Real Estate Assessed Valuation Appeal – Commercial
- Real Estate Assessed Valuation Appeal – Condo/Coop (please note that this filing form must be used for both Commercial and Residential Condominiums)
- Real Estate Assessed Valuation Appeal – Incentive
- Real Estate Assessed Valuation Appeal – Omitted Assessment
- Real Estate Assessed Valuation Appeal – Residential
- Real Estate Assessed Valuation Appeal – Residential with Comparable Grid
- Real Estate Assessed Valuation Appeal – Vacant Land
- CCAO Appeals – 202X Secondary Attachments



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## FILING AN ONLINE REAL ESTATE ASSESSED VALUATION APPEAL WITH COMPARABLE GRID

Log into the online appeal application at any time by entering the URL into your browser of choice and hit enter.

<https://propertytaxfilings.cookcountyil.gov/>

Select the Real Estate Assessed Valuation Appeal – Residential with Comparable Grid filing from the available filings:

[CCAO Appeals - 2021 Real Estate Assessed Valuation Appeal \(Residential\) with Comparable Grid](#)

Cook County Assessor's Office 2021 Real Estate Assessed Valuation Appeal (Residential) with Uniformity/Comparables Grid

You will be presented with the Real Estate Assessed Valuation Appeal Residential screen, where you will click on **Begin Filing** to proceed.



You can either enter their property index number (PIN) to begin their appeal filing or the address if PIN is unknown; partial addresses can be entered. Once either PIN or address is enter, click **Search**.



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### Real Estate Assessed Valuation Appeal (Residential)

#### Primary PIN Search

Please search for your property using one or more of the search options below. Once you find your property in the results grid click the 'Start Filing' button.

PIN (No dashes or spaces):

Parcel Street Address:

#### Search Results

PIN	Owner Name	Location Add...	Township	Open Date	Close Date	Appeal # (If e...
No items to display						

Once Search is clicked, the application will produce search results based on your entry. If you enter a specific 14 digit PIN, the search results will only retrieve that PIN.

The Search Results grid displays the following information per PIN retrieved:

<b>Start Filing</b>	When this link is clicked, the filer will be able to begin the appeal filing on the selected PIN.
<b>PIN</b>	Property Index Number (PIN) of the Primary Subject PIN for appeal filing.
<b>Owner Name</b>	Taxpayer of record on the PIN.
<b>Location Address</b>	Property location (situs) of the PIN.
<b>Township</b>	Township in which the subject PIN is located in.
<b>Twp. Open Date</b>	Township opening date for appeals (first date appeals can be filed on that township).
<b>Twp. Close Date</b>	Township close date for appeals (last date appeals can be filed on that township).
<b>Appeal #</b>	Existing Appeal number if a filing has already been submitted on a PIN; if you believe this is an error, <b><u>please contact us immediately.</u></b>

## Search by PIN

### Real Estate Assessed Valuation Appeal (Residential)

#### Primary PIN Search

Please search for your property using one or more of the search options below. Once you find your property in the results grid click the 'Start Filing' button.

**PIN (No dashes or spaces):**

**Parcel Street Address:**

#### Search Results

	PIN	Owner Name	Location Add...	Township	Open Date	Close Date	Appeal # (If e...
<a href="#">Start Filing</a>	1614303022...	NORTH LAWNDALE EMP SRV	3726 W FLOURNOY ST	WEST CHICAGO	07/21/2021	08/23/2021	

1 of 1 Items

You can begin the appeal filing by clicking on **Start Filing**; Please note that you will only be able to begin an appeal if that Township has been open for appeals; if the town is not yet open, you will receive an error message once you select Start Filing.

You will begin the filing with the **Activity Window** tab.

### Activity Window

Activity Window | Verify Parcel | Primary PIN | Additional PINs | Filer | Property Characteristics | Appeal Application

Comparables Select | Comparables | Attachments | Submit

### 2021 Real Estate Assessed Valuation Appeal (Residential)

Appeal Activity Window

Below is the Activity window for filing an Appeal with your respective township.

PIN: 16-14-303-022-0000 / Tax Year: 2021  
CLASS: 211 - APARTMENT BUILDING WITH  
BETWEEN 2 AND 6 UNITS, ANY AGE  
Appeal #: 21-77-335106

**WEST CHICAGO Township Activity Window**

Open Date/Time: 07/21/2021 08:00a  
Close Date/Time: 08/23/2021 11:59p

**Note: All dates are subject to change. Please check Cook County Assessor's website for the most up to date calendar.**

**Please Note:** If the current date and time of your filing does not fall within the Activity Window for your township above you will be able to complete your filing but you will not be able to submit the filing for processing. You will need to return at a time that falls within the Activity Window to submit this filing.

By checking this box, I acknowledge that I have read, understand, and agree to adhere to the terms above. \*

By checking this box, I acknowledge that I have read, understand, and agree to adhere to THE COOK COUNTY ASSESSOR'S OFFICE OFFICIAL RULES governing appeals for tax year 2021. \*

You can review information on the primary subject PIN, the relevant Township's Open/Close dates, acknowledgement of reading and understanding the town's open/close schedule and the CCAO Official Rules for Appeal (link provided) in the Activity Window.

Click **Next** to proceed.

Please note that if at any point you decide to proceed without providing required data, you will receive a message indicating that the current or any preceding/subsequent tab(s) contains "invalid data" (this could be incorrect or missing data). [A.] You can either select "I'll fix this now" and return to make the corrections required in the page [B.] or you can select "I'll fix this later" and proceed to the next tab. The system will provide an error (red circle containing exclamation point) [C.] in the tab containing the error as a reminder; you will need to correct any system required data errors before being able to submit your filing.



COOK COUNTY GOVERNMENT

Available Filings My Filings Message Center Account Sign Out

Activity Window Verify Parcel Primary PIN Additional PINs Filer Property Characteristics Appeal Application

2020 Real Estate Assessed Valuation Appeal (Residential)

Appeal Activity Window

Attention Required

This form (Activity Window) contains invalid data.  
You can continue entering information, but in order to submit this filing you will need to address this invalid data.

I'll fix this now I'll fix this later - Continue to Verify Parcel

Please Note: If the current date and time of your filing does not fall within the Activity Window for your township above you will be able to complete your filing but you will not be able to submit the filing for processing. You will need to return at a time that falls within the Activity Window to submit this filing.

You must complete this acknowledgement to submit your filing. By checking this box, I acknowledge that I have read, understand, and agree to adhere to the terms above.

You must complete this acknowledgement to submit your filing. By checking this box, I acknowledge that I have read, understand, and agree to adhere to THE COOK COUNTY ASSESSOR'S OFFICE OFFICIAL RULES governing appeals for tax year 2020.

Cancel Filing Next

## Verify Parcel

You can review the primary subject PIN and property location; filer will also receive an error message if they are in the wrong filing form type based on the PIN's classification code.

If the Subject PIN has been issued a Real Property Income and Expense (RPIE) code, the code will also appear in this page.

Click **Next** to proceed.



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Available Filings My Filings Message Center Account Sign Out

Activity Window **Verify Parcel** Primary PIN Additional PINs Filer Property Characteristics Appeal Application Attachments

Submit

### 2020 Real Estate Assessed Valuation Appeal (Residential)

Verify Primary PIN Information

Please verify you have selected the correct PIN.

PIN: 19-15-309-019-0000 ✓

Location Information

Street Address: 6022 S KILPATRICK AVE

Address 2:

City/Zip Code: CHICAGO 60629-5416

Class: 2-03

Previous Cancel Filing Next

PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING BETWEEN 1000 AND 1800 SF/LA

If you attempt to create a filing on the wrong filing form based on the classification code of the property, the system will provide an error message indicating the correct form to use to submit your appeal.

Please cancel the current filing and start your filing using the correct form in **Available Filings**. If you do not cancel the current form, although the system will allow you to proceed with adding information, you will not be able to submit the filing.

COOK COUNTY GOVERNMENT

Available Filings My Filings Message Center Account Sign Out

Activity Window **Verify Parcel** Primary PIN Additional PINs Filer Property Characteristics Appeal Application Attachments

Submit

### 2020 Real Estate Assessed Valuation Appeal (Residential)

Verify Primary PIN Information

Please verify you have selected the correct PIN.

PIN: 01-01-100-002-0000 ✓

Location Information

Street Address: 227 W MAIN ST

Address 2:

City/Zip Code: BARRINGTON 60010-4205

Class: 5-92

Previous Cancel Filing Next

PIN: 01-01-100-002-0000 / Tax Year: 2020  
CLASS: 592 - TWO-OR-THREE-STORY BUILDING CONTAINING PART OR ALL RETAIL AND/OR COMMERCIAL SPACE

For this Classification, you need to use the "Commercial Appeal" form. Please click on Cancel Filing to return to Available Filings to select the correct appeal filing.

You can request a Certificate of Error (CoE) on the primary subject PIN.



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Available Filings My Filings Message Center Account Sign Out

Activity Window Verify Parcel **Primary PIN** Additional PINs Filer Property Characteristics Appeal Application Attachments

Submit

**2020 Real Estate Assessed Valuation Appeal (Residential)**

Primary PIN

If Certificate of Error Appeal, select the CoE year on this form.

PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

PIN:   CoE 2019  CoE 2018  CoE 2017 and/or 2016

Previous

If any of the boxes are selected for the available CoE years, you will be required to submit a CoE form and documentation in support of your CoE request prior to clicking Submit at the end of the filing.

Click **Next** to proceed.



COOK COUNTY GOVERNMENT

Available Filings My Filings Message Center Account Sign Out

Activity Window Verify Parcel **Primary PIN** Additional PINs Filer Property Characteristics Appeal Application Attachments

Submit

**2020 Real Estate Assessed Valuation Appeal (Residential)**

Primary PIN

If Certificate of Error Appeal, select the CoE year on this form.

PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

PIN:   CoE 2019  CoE 2018  CoE 2017 and/or 2016

Please make sure to upload your completed Certificate of Error form for the years being selected in the Attachments section of your filing.

Previous

### Additional PINs - Optional

You can add additional related PINs, as defined by the CCAO Appeal Rules, in the provided grid. Filer will also be able to request a CoE on the additional PINs. If you are not adding additional PINs to your filing, you can simply click **Next** to proceed.

**Please note that this section is for additional related PINs and not for entering comparable properties; comparables can be selected in the Comparables Select section of the filing.**



Activity Window   Verify Parcel   Primary PIN   **Additional PINs**   Filer   Property Characteristics   Appeal Application   Attachments

Submit

### Real Estate Assessed Valuation Appeal (Residential)

#### Additional Subject PIN Entry

If there are no additional subject PINs, just click "Next"

If a property that is the subject of an appeal consists of two or more contiguous parcels, the Property Index Numbers ("PINs") assigned to those contiguous parcels must be listed on the same appeal complaint. Non-contiguous parcels may be added to the current filing only if they constitute one economic unit at one property location. Please follow the instructions below to add additional PINs to your appeal filing that meet this criteria.

Please create a separate appeal complaint filing for parcels that are not contiguous, are non-contiguous but do not constitute one economic unit at one property location or if any of the parcels are outside of the Township for which the Primary PIN appeal is being filed.

Instructions:

*Add by single line:*

- 1.) Select "Add."
- 2.) Add the Additional PIN information to the respective field.
- 3.) Click "Add" to add additional lines if needed.
- 4.) Click "Delete" to delete the lines if they need to be removed.
- 5.) Once all input is complete, click "Next".
- 6.) If errors were found correct the errors. By hovering over the field(s) with indicating the error(s).
- 7.) After correcting the errors click "Next".

Add   Delete

PIN	Address	Class	AST YR	CoE (AST YR - 1)	CoE (AST YR - 2)	CoE (AST YR - 3)
0						

743 Rows | 8 Rows Display

PIN Search

- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find."
- 4.) When the result appears, click to highlight.
- 5.) Click "Select."

Previous   Cancel Filing   Next

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The grid below is a reference guide as to how to use the Additional PIN(s) grid; please note that all data must be inserted into the grid in a specific format, otherwise, you will receive errors on the entry or upload of data.

Column Label	Description	Sample
PIN	Property Index Number of additional PIN(s) to be added to the filing.	01011001010000
Address	Property location of additional PIN(s) to be added to the filing.	123 Main Street
Class	Property classification of additional PIN(s) to be added to the filing.	203
AST YR	Current assessment being appealed.	2020
CoE (AST YR – 1)	Assessment year for with a Certificate of Error (CoE) is being applied for; it is the current assessment year – minus one (1) year.	2019
CoE (AST YR – 2)	Assessment year for with a Certificate of Error (CoE) is being applied for; it is the current assessment year – minus two (2) years.	2018
CoE (AST YR – 3)	Assessment year for with a Certificate of Error (CoE) is being applied for; it is the current assessment year – minus three or four, in limited situations (3 or 4) years.	2017 and/or 2016

## Adding additional PINs to filing.

There are several ways you can add additional PINs to your current filing. If you want to manually enter your additional PINs into the grid, you can click on the **Add** button, which will create a row for you to enter the PIN(s). **This will be the method by which you will add additional PIN(s) to a Residential or Commercial Appeal Filing.**

At this point, you can either enter the PIN, without dashes, into the first row on the grid:

### Real Estate Assessed Valuation Appeal (Residential)

#### Additional Subject PIN Entry

If there are no additional subject PINs, just click "Next".

If a property that is the subject of an appeal consists of two or more contiguous parcels, the Property Index Numbers ("PINs") assigned to those contiguous parcels must be listed on the same appeal complaint. Non-contiguous parcels may be added to the current filing only if they constitute one economic unit at one property location. Please follow the instructions below to add additional PINs to your appeal filing that meet this criteria.

Please create a separate appeal complaint filing for parcels that are not contiguous, are non-contiguous but do not constitute one economic unit at one property location or if any of the parcels are outside of the Township for which the Primary PIN appeal is being filed.

Instructions:

*Add by single line:*

- 1.) Select "Add."
- 2.) Add the Additional PIN information to the respective field.
- 3.) Click "Add" to add additional lines if needed.
- 4.) Click "Delete" to delete the lines if they need to be removed.
- 5.) Once all input is complete, click "Next".
- 6.) If errors were found correct the errors. By hovering over the field(s) with indicating the error(s).
- 7.) After correcting the errors click "Next".

PIN	Address	Class	AST YR	CoE (AST YR - 1)	CoE (AST YR - 2)	CoE (AST YR - 3)
			2020			

PIN Search

- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find."
- 4.) When the result appears, click to highlight.
- 5.) Click "Select."

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Or you can click on the drop down arrow (see red circle) to select the PIN(s) from the list.



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Activity Window   Verify Parcel   Primary PIN   **Additional PINs**   Filter   Property Characteristics   Appeal Application   Attachments

Submit

### Real Estate Assessed Valuation Appeal (Residential)

#### Additional Subject PIN Entry

If there are no additional subject PINs, just click "Next"

If a property that is the subject of an appeal consists of two or more contiguous parcels, the Property Index Numbers ("PINs") assigned to those contiguous parcels must be listed on the same appeal complaint. Non-contiguous parcels may be added to the current filing only if they constitute one economic unit at one property location. Please follow the instructions below to add additional PINs to your appeal filing that meet this criteria.

Please create a separate appeal complaint filing for parcels that are not contiguous, are non-contiguous but do not constitute one economic unit at one property location or if any of the parcels are outside of the Township for which the Primary PIN appeal is being filed.

Instructions:

Add by single line:

- 1.) Select "Add."
- 2.) Add the Additional PIN information to the respective field.
- 3.) Click "Add" to add additional lines if needed.
- 4.) Click "Delete" to delete the lines if they need to be removed.
- 5.) Once all input is complete, click "Next".
- 6.) If errors were found correct the errors. By hovering over the field(s) with indicating the error(s).
- 7.) After correcting the errors click "Next".

PIN	Address	Class	AST YR	CoE (AST YR - 1)	CoE (AST YR - 2)	CoE (AST YR - 3)
			2020			

PIN Search

- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find."
- 4.) When the result appears, click to highlight.
- 5.) Click "Select."

Previous   Cancel Filing   Next

Please note that this list will return all available PINs, therefore, you will need to use the Search box to refine your search.

### Real Estate Assessed Valuation Appeal (Residential)

#### Additional Subject PIN Entry

If there are no additional subject PINs, just click "Next"

If a property that is the subject of an appeal consists of two or more contiguous parcels, the Property Index Numbers ("PINs") assigned to those contiguous parcels must be listed on the same appeal complaint. Non-contiguous parcels may be added to the current filing only if they constitute one economic unit at one property location. Please follow the instructions below to add additional PINs to your appeal filing that meet this criteria.

Please create a separate appeal complaint filing for parcels that are not contiguous, are non-contiguous but do not constitute one economic unit at one property location or if any of the parcels are outside of the Township for which the Primary PIN appeal is being filed.

Instructions:

Add by single line:

- 1.) Select "Add."
- 2.) Add the Additional PIN information to the respective field.
- 3.) Click "Add" to add additional lines if needed.
- 4.) Click "Delete" to delete the lines if they need to be removed.
- 5.) Once all input is complete, click "Next".
- 6.) If errors were found correct the errors. By hovering over the field(s) with indicating the error(s).
- 7.) After correcting the errors click "Next".

PIN	Address
01011000020000	227 W MAIN ST
01011000030000	223 W MAIN ST
01011000040000	213 W MAIN ST
01011000050000	209 W MAIN ST
01011000060000	205 W MAIN ST
01011000080000	201 S HOUGH ST
01011000090000	149 W MAIN ST
01011000120000	123 W MAIN ST
01011000170000	115 DUNDEE AVE
01011000180000	119 S DUNDEE AVE

Search:  Find

Select   Cancel

1 - 10 of 1859457 items

Previous   Cancel Filing   Next

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Once you find your additional PIN, click on the PIN row and click on Select; this populates the grid with the PIN, Address, Class and Assessment Year. You will be able to manually enter Yes or No if you want to apply for CoEs on the additional PIN(s). Click **Next** to proceed.



Buttons: Add, Delete

PIN	Address	Class	AST YR	CoE (AST YR - 1)	CoE (AST YR - 2)	CoE (AST YR - 3)
1915309020000	6024 S KILPATRICK AVE HSE	203	2020			

PIN Search

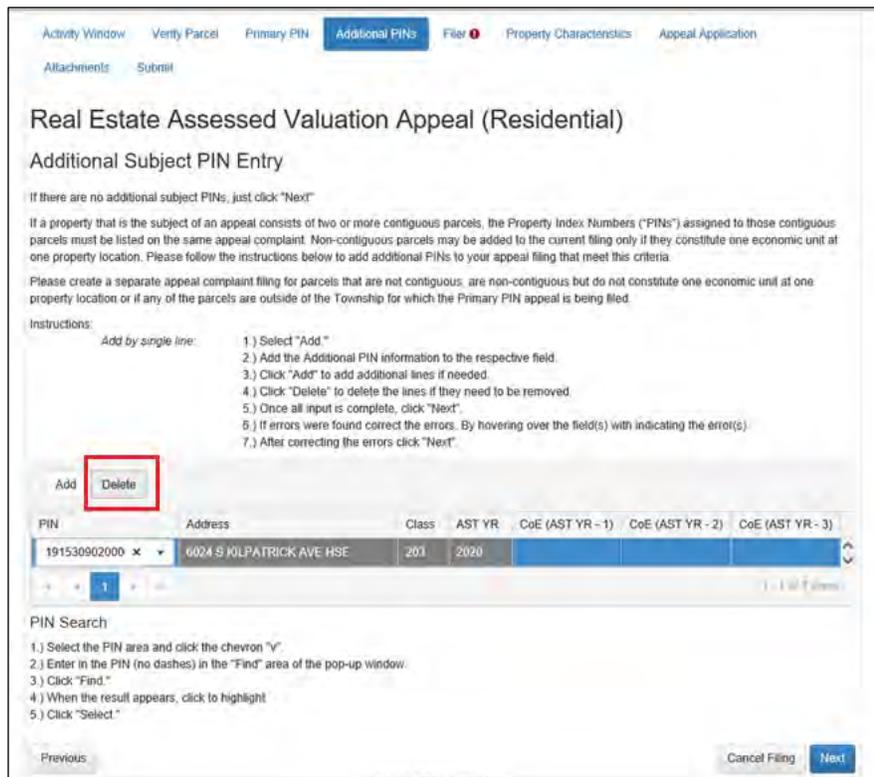
- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find."
- 4.) When the result appears, click to highlight.
- 5.) Click "Select."

Buttons: Previous, Cancel Filing, Next

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## Delete

To delete a PIN from the grid, simply select the row of the PIN you'd like to remove and click on the Delete button. This functionality applies to whatever method is used to enter additional PIN(s) to the filing.



Activity Window | Verify Parcel | Primary PIN | **Additional PINs** | Filer | Property Characteristics | Appeal Application

Attachments | Submit

### Real Estate Assessed Valuation Appeal (Residential)

#### Additional Subject PIN Entry

If there are no additional subject PINs, just click "Next"

If a property that is the subject of an appeal consists of two or more contiguous parcels, the Property Index Numbers ("PINs") assigned to those contiguous parcels must be listed on the same appeal complaint. Non-contiguous parcels may be added to the current filing only if they constitute one economic unit at one property location. Please follow the instructions below to add additional PINs to your appeal filing that meet this criteria.

Please create a separate appeal complaint filing for parcels that are not contiguous, are non-contiguous but do not constitute one economic unit at one property location or if any of the parcels are outside of the Township for which the Primary PIN appeal is being filed.

Instructions:

Add by single line:

- 1.) Select "Add."
- 2.) Add the Additional PIN information to the respective field.
- 3.) Click "Add" to add additional lines if needed.
- 4.) Click "Delete" to delete the lines if they need to be removed.
- 5.) Once all input is complete, click "Next".
- 6.) If errors were found correct the errors. By hovering over the field(s) with indicating the error(s).
- 7.) After correcting the errors click "Next".

Buttons: Add, Delete

PIN	Address	Class	AST YR	CoE (AST YR - 1)	CoE (AST YR - 2)	CoE (AST YR - 3)
1915309020000	6024 S KILPATRICK AVE HSE	203	2020			

PIN Search

- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find."
- 4.) When the result appears, click to highlight
- 5.) Click "Select."

Buttons: Previous, Cancel Filing, Next

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In all Appeal Filing forms, you will be able to use a downloadable spreadsheet to either manually enter additional PIN(s) into the document or you can copy and paste if from a separate document that you may have available.

Please note that all data must be inserted into the grid in a specific format, otherwise, you will receive errors on the entry or upload of data.

To download the spreadsheet, click on the **Download** button.



The screenshot shows a software interface with a menu bar containing 'Add', 'Delete', 'Download', and 'Upload'. The 'Download' button is circled in red. Below the menu bar is a table with columns: PIN, Address, Class, AST YR, CoE (AST YR - 1), CoE (AST YR - 2), and CoE (AST YR - 3). The table contains one row with the value '0' in the PIN column. Below the table is a 'PIN Search' section with a list of instructions: 1.) Select the PIN area and click the chevron "v". 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window. 3.) Click "Find." 4.) When the result appears, click to highlight. 5.) Click "Select." At the bottom of the interface are buttons for 'Previous', 'Cancel Filing', and 'Next'. The copyright notice '© 2020 Tyler Technologies' is visible at the bottom center.

You will be provided the option to download the form in either Excel or CSV format. Click on your preferred option.



COOK COUNTY  
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Fritz Kaegi, Assessor

### Real Estate Assessed Valuation Appeal (Condo/Coop)

#### Additional Subject PIN Entry

If there are no additional subject PINs, just click "Next"

If a property that is the subject of an appeal consists of two or more contiguous parcels, the Property Index Numbers ("PINs") assigned to those contiguous parcels must be listed on the same appeal complaint. Non-contiguous parcels may be added to the current filing only if they constitute one economic unit at one property location. Please follow the instructions below to add additional PINs to your appeal filing that meet this criteria.

Please create a separate appeal complaint filing for parcels that are not contiguous, are non-contiguous but do not constitute one economic unit at one property location or if any of the parcels are outside of the Township for which the Primary PIN appeal is being filed.

Instructions:

**Add by single line:**

- 1.) Select "Add."
- 2.) Add the Additional PIN information to the respective field.
- 3.) Click "Add" to add additional lines if needed.
- 4.) Click "Delete" to delete the lines if they need to be removed.
- 5.) Once all input is complete, click "Next"
- 6.) If errors were found correct the errors. By hovering over the field(s) with indicating the error(s).
- 7.) After correcting the errors click "Next".

**Compile data off-line:**

- 1.) Download a template by selecting "Download"
- 2.) You "MUST" maintain the format of the Downloaded template, input all information into it.
- 3.) Save the new document in a known location.
- 4.) Click "Upload", browse to the file location and click open.

Steps 5, 6, and 7 are the same as above.

(current limit - 2000)

PIN	Class	AST YR	CoE (AST YR - 1)	CoE (AST YR - 2)	CoE (AST YR - 3)
-----	-------	--------	------------------	------------------	------------------

PIN Search

- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find"
- 4.) When the result appears, click to highlight.
- 5.) Click "Select."

Buttons: Add, Delete, Download, Upload, Previous, Cancel Filing, Next

You will receive a message indicating whether you want to open or save the downloadable form; save the form in your local drive and open it.

Do you want to open or save **Export.csv** from

Buttons: Open, Save, Cancel

When you open the form, there will be 5 columns that must be filled out completely and correctly in order to be able to successfully upload the form back into the application. Make sure to change the data format to **TEXT** prior to updating the spreadsheet.



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A	B	C	D	E
LLINE [LLINE]	PIN [SUBPIN]	CoE (AST YR - 1) [COETXYR1]	CoE (AST YR - 2) [COETXYR2]	CoE (AST YR - 3) [COETXYR3]

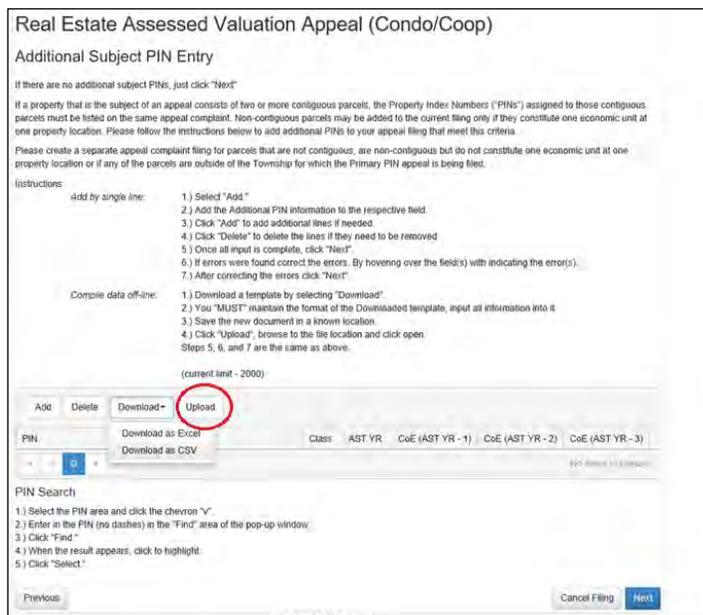
Please use the table on the following page for an explanation of what each column means and the **required format** for each entry.

Column Label	Description	Format for CSV/EXCEL
LLINE	Number of additional PINs being added to the filing, in numerical order. The number should always start with two (2) and up to two thousand (2,000) PINs can be uploaded per spreadsheet	2 3 4 5 6 7
PIN	Additional contiguous or related PINs, as defined by the CCAO Appeal Rules, which are being added to the current appeal filing. Additional PINs must be added in Text format and should not have any hyphens or special characters.	01011000010000 01011000020000 01011000030000 01011000040000 01011000050000 01011000060000 01011000070000
CoE (AST YR – 1)	Assessment year for with a Certificate of Error (CoE) is being applied for; it is the current assessment year – minus one (1) year. Filer must enter Yes or Y if they are applying for CoE on that PIN; No or N should be entered if no CoE is being applied for on the additional PIN.	Yes Yes Yes Yes Yes Yes
CoE (AST YR – 2)	Assessment year for with a Certificate of Error (CoE) is being applied for; it is the current assessment year – minus two (2) years. Filer must enter Yes or Y if they are applying for CoE on that PIN; No or N should be entered if no CoE is being applied for on the additional PIN.	No No No No No No
CoE (AST YR – 3)	Assessment year for with a Certificate of Error (CoE) is being applied for; it is the current assessment year – minus three or four, in limited situations (3 or 4) years. Filer must enter Yes or Y if they are applying for CoE on that PIN; No or N should be entered if no CoE is being applied for on the additional PIN.	No No No No No No

Once the data has been entered or copied from an alternative source if available, it should look like the example below.

A	B	C	D	E
LLINE [LLINE]	PIN [SUBPIN]	CoE (AST YR - 1) [COETXYR1]	CoE (AST YR - 2) [COETXYR2]	CoE (AST YR - 3) [COETXYR3]
2	01011000010000	Yes	No	No
3	01011000020000	Yes	No	No
4	01011000030000	Yes	No	No
5	01011000040000	Yes	No	No
6	01011000050000	Yes	No	No
7	01011000060000	Yes	No	No

Resave on your drive and go back to the Additional PINs tab; click on the Upload button.



Real Estate Assessed Valuation Appeal (Condo/Coop)  
Additional Subject PIN Entry

If there are no additional subject PINs, just click "Next".

If a property that is the subject of an appeal consists of two or more contiguous parcels, the Property Index Numbers ("PINs") assigned to those contiguous parcels must be listed on the same appeal complaint. Non-contiguous parcels may be added to the current filing only if they constitute one economic unit at one property location. Please follow the instructions below to add additional PINs to your appeal filing that meet this criteria.

Please create a separate appeal complaint filing for parcels that are not contiguous, are non-contiguous but do not constitute one economic unit at one property location or if any of the parcels are outside of the Township for which the Primary PIN appeal is being filed.

Instructions:

Add by single line:

- 1.) Select "Add"
- 2.) Add the Additional PIN information to the respective field.
- 3.) Click "Add" to add additional lines if needed.
- 4.) Click "Delete" to delete the lines if they need to be removed.
- 5.) Once all input is complete, click "Next".
- 6.) If errors were found correct the errors. By hovering over the field(s) with indicating the error(s).
- 7.) After correcting the errors click "Next".

Compile data off-line:

- 1.) Download a template by selecting "Download".
- 2.) You "MUST" maintain the format of the Downloaded template, input all information into it.
- 3.) Save the new document in a known location.
- 4.) Click "Upload", browse to the file location and click open.

Steps 5, 6, and 7 are the same as above.

(current limit - 2000)

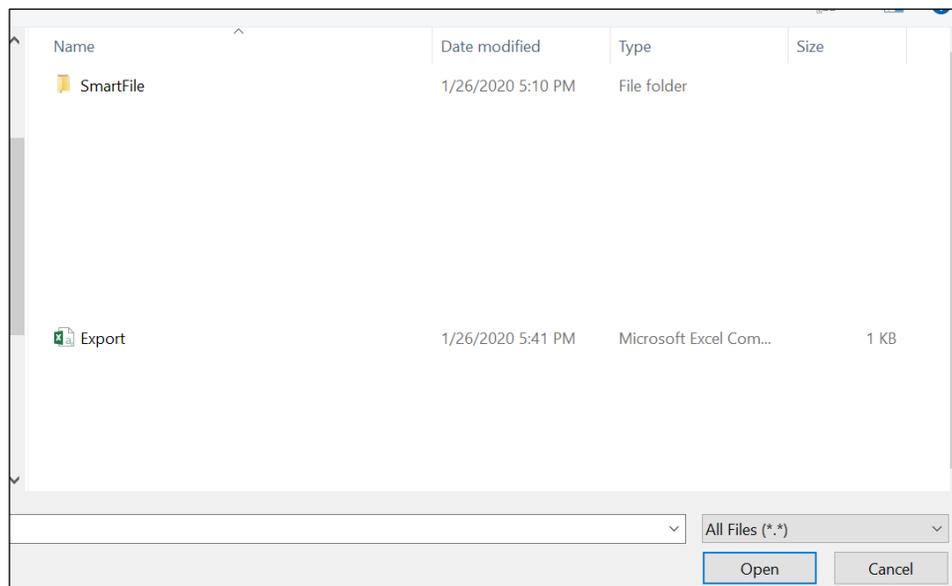
Buttons: Add, Delete, Download, **Upload**, Download as Excel, Download as CSV

PIN Search:

- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find".
- 4.) When the result appears, click to highlight.
- 5.) Click "Select".

Buttons: Previous, Cancel Filing, Next

You will be prompted to find the just saved spreadsheet to upload into the application.

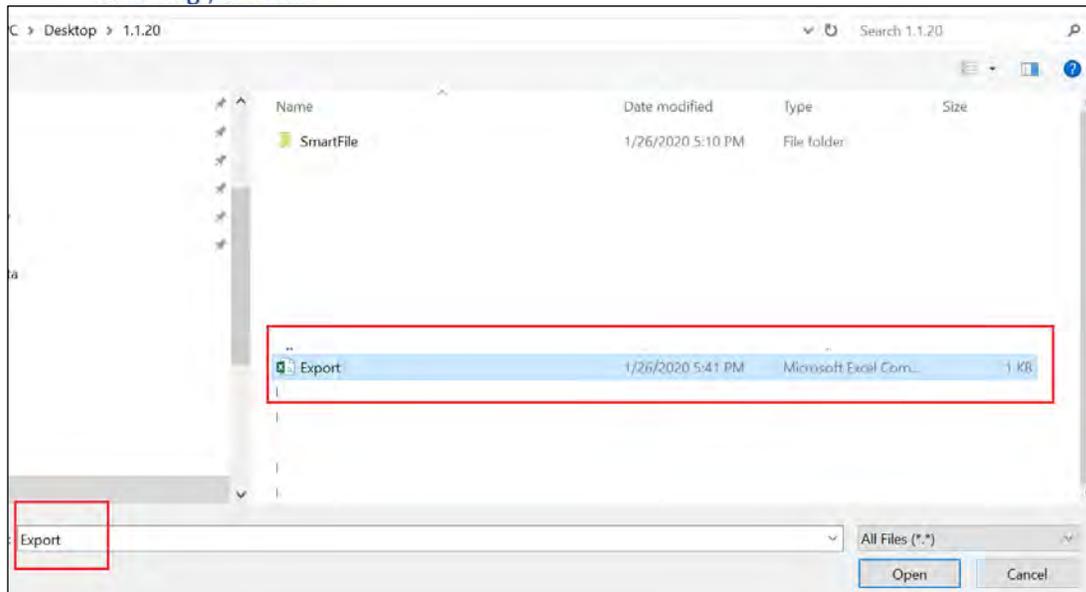


Select the file and click **Open**.



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If the spreadsheet was filled correctly, you should have successfully uploaded the additional PIN(s) into the grid. You can upload up to 2,000 PINs by using the upload function.

If there are errors on the spreadsheet, you will not be able to upload the document and will be prompted to correct the data errors prior to re-upload.

Click **Next** to proceed.

(current limit - 2000)

Add Delete Download Upload

PIN	Address	Class	AST YR	CoE (AST YR - 1)	CoE (AST YR - 2)	CoE (AST YR - 3)
01011000010000			2020	Yes	No	No
01011000020000	227 W MAIN ST	592	2020	Yes	No	No
01011000030000	223 W MAIN ST	592	2020	Yes	No	No
01011000040000	213 W MAIN ST	212	2020	Yes	No	No
01011000050000	209 W MAIN ST	205	2020	Yes	No	No
01011000060000	205 W MAIN ST	212	2020	Yes	No	No

1 - 6 of 6 items

**PIN Search**

- 1.) Select the PIN area and click the chevron "v".
- 2.) Enter in the PIN (no dashes) in the "Find" area of the pop-up window.
- 3.) Click "Find"
- 4.) When the result appears, click to highlight.
- 5.) Click "Select."

Previous Cancel Filing Next

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## Filer

As a filer, you will be able to file as either an Attorney/Tax Representative or a Taxpayer Owner; depending on your selection from the dropdown, you will be required to provide different information.

COOK COUNTY GOVERNMENT

Available Filings My Filings Message Center 1 Account Sign Out

Activity Window Verify Parcel Primary PIN Additional PINs **Filer** Property Characteristics Appeal Application Attachments

Submit

### 2020 Real Estate Assessed Valuation Appeal (Residential)

**Filer Type**

Please select if you are a filing Attorney/Tax Representative or Taxpayer/Owner:

PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

Previous Cancel Filing Next

## Pro Se Filer

If you are filing as a Taxpayer/Owner, you may select to appeal as an Executor of an estate (requires documentation), Former Taxpayer/Owner Liable for Tax (in the event of a CoE Filing only – not yet available), Taxpayer/Owner and Tenant Liable for Tax.



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If you select Taxpayer/Owner, you can have your Taxpayer of Record information auto-populated from your information on record. Click on the “hamburger” icon.

This will provide a list of the last known Taxpayer of Record or Assessee as seen in your Assessment Notice. Click on the row that references your name and click **Select**.



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List Selection

Search:  Find

Name	Address	City	Zip	State
	6022 S KILPATRICK AV	CHICAGO	60629	IL

1 - 1 of 1 items

Select Cancel

This will auto-populate the Taxpayer/Owner section of your filing.

Identification and Status of Taxpayer/Owner

Taxpayer/Owner Description: (Select one) Taxpayer/Owner ✓

Check if Taxpayer/Owner name DOES NOT appear in the below selection.

Name of Taxpayer/Owner:

Address: 6022 S KILPATRICK AV

City: CHICAGO State: IL Zip: 60629

Phone: 777-777-7777 ✓

Email: 123@gmail.com ✓

Previous Cancel Filing Next

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If your name does not appear on the grid, you can update your information by checking the box, which will require you to populate the taxpayer information. Please note that this information will not update the Taxpayer of Record/Tax Bill Mailing information, which must be done through the Cook County Treasurer's Office.

Click **Next** to proceed.

**Identification and Status of Taxpayer/Owner**

Taxpayer/Owner Description: (Select one) Taxpayer/Owner

Check if Taxpayer/Owner name DOES NOT appear in the below selection

Name of Taxpayer/Owner:  \*

Address:  \*

City:  State:  Zip:  \*

Phone:  \*

Email:  \*

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### Attorney/Tax Representative Filer

If you select Attorney/Tax Representation, please note that you will be required to upload an executed Attorney Authorization form in the Attachments tab prior to clicking the Submit button at the end of the filing. This form must be submitted at the time of initial filing and cannot be filed with CCAO at a later time. Please note that you will also be required to have an active code with Board of Review or CCAO in order to file an appeal as either Attorney or Tax Representative.

[Activity Window](#)
[Verify Parcel](#)
[Primary PIN](#)
[Additional PINs](#)
[Filer](#)
[Property Characteristics](#)
[Appeal Application](#)
[Attachments](#)

[Submit](#)

## 2020 Real Estate Assessed Valuation Appeal (Residential)

PIN: 19-15-309-019-0000 / Tax Year: 2020  
 CLASS: 203 - ONE STORY DWELLING  
 BETWEEN 1000 AND 1800 SFLA

Filer Type

Please select if you are a filing Attorney/Tax Representative or Taxpayer/Owner:

**Attorney/Tax Representative Information**

You must have an Attorney or Tax Representative code to file an Appeal as an Attorney or Tax Representative. If you do not have a code or it does not appear in the list below, please contact the Board of Review or Assessor's Office as follows:

Attorney Code – Board of Review (312) 603-5542	Tax Representative Code – Assessor's Office (312) 443-7550
---	---

Attorney/Tax Representative Code Number  \*

You can either enter your code directly into the Attorney/Tax Representative Code Number field or click on the “hamburger” icon to select your code from a list. **Please note that knowingly misrepresenting yourself, filing false or fraudulent information with the Assessor’s office with the intent to defeat or evade the law in relation to the assessment of property is a Class A misdemeanor under section 25-40 of the Property Tax Code, 35 ILCS 200/25-40.**



COOK COUNTY  
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Activity Window   Verify Parcel   Primary PIN   Additional PINs   **Filer**   Property Characteristics   Appeal Application   Attachments

Submit

### 2020 Real Estate Assessed Valuation Appeal (Residential)

Filer Type PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

Please select if you are a filing Attorney/Tax Representative or Taxpayer/Owner: ATTORNEY/TAX REPRESENTATIVE

**Attorney/Tax Representative Information**

You must have an Attorney or Tax Representative code to file an Appeal as an Attorney or Tax Representative. If you do not have a code or it does not appear in the list below, please contact the Board of Review or Assessor's Office as follows:

Attorney Code – Board of Review (312) 603-5542      Tax Representative Code – Assessor's Office (312) 443-7550

Attorney/Tax Representative Code Number  \*

Attorney/Tax Representative Name

If you click the “hamburger” icon, this will provide a list of all registered Attorneys and/or Tax Representatives.

### 2020 Real Estate Assessed Valuation Appeal (Residential)

Filer Type PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

Please select if you are a filing Attorney/Tax Representative or Taxpayer/Owner: ATTORNEY/TAX REPRESENTATIVE

**Attorney/Tax Representative Information**

You must have an Attorney or Tax Representative code to file an Appeal as an Attorney or Tax Representative. If you do not have a code or it does not appear in the list below, please contact the Board of Review or Assessor's Office as follows:

Attorney Code – Board of Review (312) 603-5542      Tax Representative Code – Assessor's Office (312) 443-7550

Attorney/Tax Representative Code Number  \*

Attorney/Tax Representative Name

List Selection X

Search:

Code	Name	Firm Name	Address	City/Zip
0	UNKNOWN			
1		0		0 IL 0
10	ROBERT C KECK JR	KECK AND ASSOCIATES		CHICAGO IL 60601
100	JOSEPH LOCALLO III	AMARI AND LOCALLO		CHICAGO IL 60654
1000	LORENZO PATE	L PATE ATTY AT LAW		CHICAGO IL 60612
10001	GEORGE KASIOS	THE LAW OFFICE OF GEOR		LINCOLNWOOD IL 60712
10002	BOURGOGNE	BOURGOGNE		CHICAGO IL

1 - 10 of 3775 items

**Identification and Status of Taxpayer/Owner**

Taxpayer/Owner Description: (Select one)

Click on your code to highlight the row and click on **Select**.



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CLASS: 203 - ONE STORY DWELLING

List Selection

Search:  Find

Code	Name	Firm Name	Address	City/Zip
0	UNKNOWN			
1		0		0 IL 0
10	ROBERT C KECK JR	KECK AND ASSOCIATES		CHICAGO IL 60601
100	JOSEPH LOCALLO III	AMARI AND LOCALLO		CHICAGO IL 60654
1000	LORENZO PATE	L PATE ATTY AT LAW		CHICAGO IL 60612
10001	GEORGE KASIOS	THE LAW OFFICE OF GEOR		LINCOLNWOOD IL 60712
10002	BOURGOGNE	BOURGOGNE		CHICAGO IL

1 - 10 of 3775 items

Select Cancel

Identification and Status of Taxpayer/Owner

This will auto-populate the Attorney/Tax Representative section of your filing.

2020 Real Estate Assessed Valuation Appeal (Residential)

PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

Filer Type

Please select if you are a filing Attorney/Tax Representative or Taxpayer/Owner:

**Attorney/Tax Representative Information**

You must have an Attorney or Tax Representative code to file an Appeal as an Attorney or Tax Representative. If you do not have a code or it does not appear in the list below, please contact the Board of Review or Assessor's Office as follows:

Attorney Code – Board of Review (312) 603-5542  
Tax Representative Code – Assessor's Office (312) 443-7550

Attorney/Tax Representative Code Number

As an Attorney/Tax Representative, you will also be required to provide the information of the Taxpayer/Owner you are representing. Please see steps above in the **Pro Se Filer** section for more details.

Click **Next** to proceed.



COOK COUNTY  
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### Attorney/Tax Representative Information

You must have an Attorney or Tax Representative code to file an Appeal as an Attorney or Tax Representative. If you do not have a code or it does not appear in the list below, please contact the Board of Review or Assessor's Office as follows:

Attorney Code – Board of Review (312) 603-5542      Tax Representative Code – Assessor's Office (312) 443-7550

Attorney/Tax Representative Code Number	10	✓	☰
Attorney/Tax Representative Name	ROBERT C KECK JR		
Firm/Company Name	KECK AND ASSOCIATES		
Firm/Company Address	Address		
City/Zip	CHICAGO IL 60601	Phone	999-999-9999
Attorney/Tax Representative Fax	999-999-9999		
Attorney/Tax Representative Email	666@gmail.com ✓		

### Identification and Status of Taxpayer/Owner

Taxpayer/Owner Description: (Select one) Taxpayer/Owner ✓

Check if Taxpayer/Owner name DOES NOT appear in the below selection.

Name of Taxpayer/Owner: Select Name of Taxpayer/Owner ☰

Address: Address

City: City      State: STATE      Zip: ZIP

Phone: 999-999-9999 \*

Email: Email Address \*

Previous      Cancel Filing      Next

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## Property Characteristics – Residential Filing Only

You will be able to update any characteristics that are either incorrect or need to be updated for Residential Property Filings only. Once you have made any updates, click on **Next** to proceed.



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 **COOK COUNTY  
GOVERNMENT**

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Account Window | Verify Parcel | Property PIN | Additional PINs | File | **Property Characteristics** | Renew Application | Withdrawal

Submit

### 2020 Real Estate Assessed Valuation Appeal (Residential)

Residential Assessed Valuation Appeal Characteristics

Residential Assessed Valuation Appeal Characteristics

Please correct ONLY property characteristic(s) which are incorrect.

Age: 60

Type of Residence (check one)  
 One Story  Two Story  Three Story  Split Level  4 to 14 Story

Use (check one)  
 Single Family - One dwelling unit  Multi-Family - Two to six apartments in one building  Mixed-Use

Number of Total Units (check one)  
 Two  Three  Four  Five  
 Six  None

Exterior Construction (check one)  
 Frame/Siding - At least three entire outside walls are built of wood and/or siding  Masonry - At least three entire outside walls are built of brick  Frame/Masonry - At least three entire walls are built of either frame or masonry  Stucco - At least three outside walls are covered with stucco

Central Air Conditioning (check one)  
 Yes  No

Number of Full Baths: 1 (A full bath is a sink, toilet, bathtub, and/or shower)  
Number of Half Baths: 0 (A half bath has just a toilet and sink)

Number of Fireplaces: 0 (A gas or wood burning fireplace that has a fire)

Approximate Building Size (Sq. Feet): 1,020 (Outside perimeter measurement multiplied by number of stories ONLY)  
Approximate Land Size (Sq. Feet): 3,760

Number of Commercial Units: 0

Foundation or Basement Type (check one)  
 Full Basement - Extends under 3/4 or more of the ground floor area  Slab - No basement; foundation is made of a solid slab of concrete on the ground  Partial Basement - Extends under 1/4 to 3/4 of the ground floor area  Crawl Space - No basement; space under the ground floor is less than 4 feet high

Basement Finish (check one)  
 Finished - Basement used as recreation room, study, bedroom or similar living area  Apartment - Basement has a separate utility meter and exterior door  Unfinished - Basement not finished as recreation room, study, bedroom or similar living area

Attic Size (Attic is the highest floor that you can reach by a permanent stair) (check one)  
 Full - Attic extends over 3/4 or more of the floor area immediately below it  Partial - extends over 1/4 to 3/4 of the floor immediately below it  None - No floor above the ground floor, or cannot reach it by a permanent stairway

## Appeal Application

You can indicate the reason(s) for your appeal and provide a brief explanation to add specificity to the reason(s) used. Please note that depending on the reason selected for your appeal, you may be required to provide additional documentation (see CCAO Rules for Appeal).



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Activity Window   Verify Parcel   Primary PIN   Additional PINs   Filer   Property Characteristics   **Appeal Application**   Attachments

Submit

## 2020 Real Estate Assessed Valuation Appeal (Residential)

### APPEAL Information

Please provide details for the APPEAL being filed.

Primary PIN  
19-15-309-019-0000

Current Tax Year: 2020

Property Class: 2-03

Property Class Description: ONE STORY DWELLING BETWEEN 1000 AND 1800 SFLA

Reason(s) for Appeal; (Select all that apply)

<input type="checkbox"/> Lack of Uniformity/Comparables	<input type="checkbox"/> Overvaluation	<input type="checkbox"/> Vacancy/Occupancy	<input type="checkbox"/> Fire Damage
<input type="checkbox"/> Property Description Error	<input type="checkbox"/> Building Is Uninhabitable	<input type="checkbox"/> Building No Longer Exists	<input type="checkbox"/> Other

Field Check Request: No

### NATURE OF APPEAL - LOCATION AND IDENTIFICATION OF REAL ESTATE

Location of Subject Property

Address: 6022 S KILPATRICK AVE

City/ZIP: CHICAGO 60629-5416   Township: LAKE

How is the Subject Property used? (Check all that apply)

<input type="checkbox"/> Single Family	<input type="checkbox"/> 6 Apartments or Less	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Townhome/Duplex
<input type="checkbox"/> Other			

Check here if the property was purchased after January 1, 2017.

Previous   Cancel Filing   Next

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Please note that as of 2021 assessment year, you are also required to provide a **Desired Market Value** as part of your filing.

Activity Window   Verify Parcel   Primary PIN   Additional PINs   Filer   Property Characteristics   **Appeal Application**   Attachments

Submit

## 2021 Real Estate Assessed Valuation Appeal (Residential)

### APPEAL Information

Please provide details for the APPEAL being filed.

Primary PIN  
10-36-423-011-0000

1 - 1 of 1 items

Appeal Number: 21-75-305242

Current Tax Year: 2021

Property Class: 2-02

Property Class Description: ONE STORY DWELLING LESS THAN 1000 SFLA

Fair Market Value:    **Desired Market Value:**

*If unknown enter "0". Required*

Selection of Reason(s) for Appeal with field for brief explanation.

**Reason(s) for Appeal: (Select all that apply)**

Lack of Uniformity/Comparables  
  Overvaluation  
  Vacancy/Occupancy  
  Fire Damage  
 Property Description Error  
  Building Is Uninhabitable  
  Building No Longer Exists  
  Other

Explain 'Lack of Uniformity/Comparables':  \*

Explain 'Overvaluation':  \*

Explain 'Vacancy/Occupancy':  \*

Field Check Request:  ▼

You can also request a field check as part of your appeal and will be required to provide a brief explanation for the request. Please note that not all requests for Field Check will be honored and sometimes unrequested field checks may be triggered based on the reason for appeal selected and/or supporting documentation.

Click on **Next** to proceed.

Field Check Request:  ▼

Field Check Explanation:  \*



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**Comparables Select**

The filer is now able to select up to 5 comparables directly from the filing by using the **Comparable Select** tab; this tool will only supply comparables for the lead appeal parcel and should only be used if **Lack of Uniformity/Comparables** was selected as a reason for the residential appeal.

Activity Window | Verify Parcel | Primary PIN | Additional PINs | Filer | Property Characteristics | Appeal Application

**Comparables Select** | Comparables | Attachments | Submit

### Real Estate Assessed Valuation Appeal (Residential)

Search for Comparable Parcels

If you have selected "Lack of Uniformity/Comparables" as your appeal reason, please continue with the comparable selection below. If not, please continue to the Attachments tab.

Subject based search criteria 16-14-303-022-0000:

NBHD:	77102	Include Subject attribute in search:	<input type="checkbox"/> Include
Style - Class:	Apt. 2 to 6 Units -2-11		<input type="checkbox"/> Include
Year Built Range (From/To):	1949 to 1999		<input type="checkbox"/> Include
Above Ground Living Area (From/To):	2059 to 2517 sq ft.		<input type="checkbox"/> Include
Basement:	Yes-Finished		<input type="checkbox"/> Exclude

To utilize the standard search criteria listed above, click the Find Comparables button below.

Custom / Additional Search Criteria

To modify the standard subject based search criteria, change "Include" to "Exclude" next to the criteria you would like to modify in the section above and then define your own criteria in the applicable fields below.

PIN:

Neighborhood:

Style - Class:

Year Built:  From - YYYY To - YYYY

Basement:

Basement Finished:

Above Ground Living Area:  From (Sq Ft) To (Sq Ft)

Advanced Search Criteria

Recent Comparable Sales Search

Add these parameters to focus your search on recent sales

[Click here to search for comparables. Please note, the search may take 30 to 60 seconds to return a list of properties for you to choose from. The list is based on the search criteria defined above.](#)

### Search Results

PIN	Address	Year Built	Stories	Style	EFLA	Total AV	Sale Dt	Sale Price	Deed Type
0									

### Comparable Parcels Added

#	Note	PIN	Address	Card	Stories	SFLA	Bed	Bath
1	Subject - Do not Remove	16143030220000	3726 W FLOURNOY ST	1	TWO STORY	2288	4	

**Search for Comparable Parcels**



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### Search for Comparable Parcels

If you have selected "Lack of Uniformity/Comparables" as your appeal reason, please continue with the comparable selection below. If not, please continue to the Attachments tab.

Subject based search criteria 16-14-303-022-0000:

NBHD: 77102  
Style - Class: Apt. 2 to 6 Units -2-11  
Year Built Range (From/To): 1949 to 1969  
Above Ground Living Area (From/To): 2059 to 2517 sq ft.  
Basement: Yes-Finished

Include Subject attribute in Search:

Include ▼  
Include ▼  
Include ▼  
Include ▼  
Exclude ▼

To utilize the standard search criteria listed above, click the Find Comparables button below.

In the first section, you will be presented with property characteristics available for your property and you will have the option to select whether to include or exclude that characteristics from your comparable search by changing the drop down to Include or Exclude for each applicable attribute. You can also customize your search further by selected to include or exclude the criteria and refining it in the Custom / Additional Search Criteria section of the filing.

#### Custom / Additional Search Criteria

To modify the standard subject based search criteria, change "Include" to "Exclude" next to the criteria you would like to modify in the section above and then define your own criteria in the applicable fields below.

PIN:

Neighborhood:

Style - Class:  ▼

Year Built:  From - YYYY To - YYYY

Above Ground Living Area:  From (Sq Ft) To (Sq Ft)

Basement:  ▼

Basement Finished:  ▼

Advanced Search Criteria [Show/Hide](#)

Recent Comparable Sales Search [Show/Hide](#)

Add these parameters to focus your search on recent sales

The criteria can be further refined by clicking on the Show/Hide button next to Advanced Search Criteria, which will allow you to add additional characteristics to your search.

Advanced Search Criteria [Show/Hide](#)

Land Size:    
From (Sq Ft) To (Sq Ft)

Ext. Cover:  ▼

Grade:  ▼

Garage:  ▼

Recent Comparable Sales can also be added to the comparable search.

Recent Comparable Sales Search [Show/Hide](#)

Add these parameters to focus your search on recent sales

Sale Date Range: From  ▼   
MM YYYY

To  ▼   
MM YYYY

Sale Price Range:  To

Once you have completed selecting or updating the comparable attributes, click on Find Comparables.

Click here to search for comparables. Please note, the search may take 30 to 60 seconds to return a list of properties for you to choose from. The list is based on the search criteria defined above.

[Find Comparables](#)

Depending on the number of PINs that share the same attributes selected for comparable purposes, the search may either take 30 – 60 seconds to return a list of comparables. The comparables returned by the tool will be displayed in the Search Results grid; **please note that the more refined or specific the list of attributes, the smaller the list of potential comparable parcels that be returned. Also note that the subject PIN will also be referenced in the results grid to compare against other PINs.**

## Search Results

PIN ↑	Address	Year Built	Stories	Style	SFLA	Total AV	Sale Dt	Sale Price	Deed Type
*SUBJECT:16-14-303-022-0000	3726 W FLOURNOY ST	1959	TWO STORY	Apt. 2 to 6 Units -2-11	2,288	\$8,959			
16-10-408-027-0000	4310 W MAYPOLE AVE	1957	TWO STORY	Apt. 2 to 6 Units -2-11	2,226	\$9,500			
16-15-308-039-0000	4726 W POLK ST 2	1951	TWO STORY	Apt. 2 to 6 Units -2-11	2,227	\$23,000			

1 - 3 of 3 items

You can add the PINs that you would like to submit as your comparables by clicking on the row with the parcel and clicking **Add Selected Parcels**.

## Search Results

PIN	Address	Year Built	Stories	Style	SFLA	Total AV	Sale Dt	Sale Price	Deed Type
16-10-408-027-0000	4310 W MAYPOLE AVE	1957	TWO STORY	Apt. 2 to 6 Units -2-11	2,226	\$9,500			
*SUBJECT:16-14-303-022-0000	3726 W FLOURNOY ST	1959	TWO STORY	Apt. 2 to 6 Units -2-11	2,288	\$8,959			
16-15-308-039-0000	4726 W POLK ST 2	1951	TWO STORY	Apt. 2 to 6 Units -2-11	2,227	\$23,000			

1 - 3 of 3 items

Add Selected Parcel(s)

## Comparable Parcels Added

#	Note	PIN	Address	Card	Stories	SFLA	Bed	Bath
1	Subject - Do not Remove	16143030220000	3726 W FLOURNOY ST	1	TWO STORY	2288	4	

1 - 1 of 1 items

Remove Selected Parcel

Please note that your subject PIN will also be referenced in the Comparable Parcels Added grid; you may also remove a previously added comparable parcel by selecting it on the grid and clicking on **Remove Selected Parcel**.



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## Search Results

PIN	Address	Year Built	Stories	Style	SFLA	Total AV	Sale Dt	Sale Price	Deed Type
16-10-408-027-0000	4310 W MAYPOLE AVE	1957	TWO STORY	Apt. 2 to 6 Units -2-11	2,226	\$9,500			
*SUBJECT-16-14-303-022-0000	3726 W FLOURNOY ST	1959	TWO STORY	Apt. 2 to 6 Units -2-11	2,288	\$8,959			
16-15-308-039-0000	4726 W POLK ST 2	1951	TWO STORY	Apt. 2 to 6 Units -2-11	2,227	\$23,000			

1

1 - 3 of 3 items

Add Selected Parcel(s)

## Comparable Parcels Added

#	Note	PIN	Address	Card	Stories	SFLA	Bed	Bath
1	Subject - Do not Remove	16143030220000	3726 W FLOURNOY ST	1	TWO STORY	2288	4	
2		16104080270000	4310 W MAYPOLE AVE	1	TWO STORY	2226	4	2/0
3		16153080390000	4726 W POLK ST 2	1	TWO STORY	2227	5	3/0

1

1 - 3 of 3 items

Remove Selected Parcel

You may add up to 5 comparable PINs in total; click on **Next** when you are done selecting your comparable parcels.

### Comparables

In the Comparables tab, you will be able to review all of the parcels you have selected in comparison to the initial subject PIN; additional information, such as square footage of living area, bedroom/bathroom counts and price per square footage will be available for review (if applicable). You may once again have the ability to add or remove comparables prior to proceeding with your filing. You can add or remove comparables (total of 5) by selecting the Add/Remove Comparable Properties button, which will take you

back to the Comparable Select tab; you can also remove comparables by clicking on the Remove icon  next the comparable parcel.



Activity Window    Verify Parcel    Primary PIN    Additional PINs    Filer    Property Characteristics    Appeal Application

Comparables Select    **Comparables**    Attachments    Submit

### Real Estate Assessed Valuation Appeal (Residential)

#### Parcel Comparables

Add / Remove Comparable Properties

	Original Parcel	Comp #1	Comp #2
PIN	16143030220000	16104080270000	16153080390000
Card	1	1	1
Address	3726 W FLOURNOY ST	4310 W MAYPOLE AVE	4726 W POLK ST 2
City/Zip	CHICAGO 60624	CHICAGO 60624	CHICAGO 60644
Neighborhood	77102	77102	77102
Class	211	211	211
Residence Type	TWO STORY	TWO STORY	TWO STORY
Residence Use	MULTI FAMILY	MULTI FAMILY	MULTI FAMILY
Exterior Wall	2-MASONRY	1-FRAME	2-MASONRY
Roof Construction	SHINGLE/ASPHALT	SHINGLE/ASPHALT	SHINGLE/ASPHALT
Year Built	1959	1957	1951
SFLA	2288	2226	2227
Grade	AVERAGE	AVERAGE	AVERAGE
CDU	AVERAGE	AVERAGE	AVERAGE
Alternate CDU	Partial Exemption		
Attic	3-NONE	3-NONE	3-NONE
Attic Finish	UNFINISHED	UNFINISHED	UNFINISHED
Basement	FULL	FULL	FULL
Finish Basement	UNFINISHED	FAMILY ROOM	APARTMENT
Garage Size	NONE	1 CAR	1.5 CAR
Att Garage	NO	NO	NO
Garage In Area	NO	NO	NO
Total Rooms	10	6	13
Bed Rooms	4	4	5
Full Baths	2	2	3
Half Baths	0	0	0
A/C	NO	NO	NO
No of Fire Places	0	0	0
Total # of Units	TWO	TWO	THREE
Commercial Units	0	0	0
Proration Level	62		
Tie-Back PIN	16143030220000		
Occupancy Factor			
Total Land SQF	4,590	4,500	4,690
Land AV	\$3,345	\$4,840	\$5,507
Land AV/SQF	\$ 73	\$1.08	\$1.17
BLDG_AV	\$5,614	\$4,660	\$17,493
Bldg AV/SQF	\$2.45	\$2.09	\$7.86
Total AV	\$8,959	\$9,500	\$23,000
Land MV	\$33,450	\$48,400	\$55,070
Land MV/SQF	\$7.29	\$10.76	\$11.74
Bldg MV	\$56,144	\$46,599	\$174,928
Total MV	\$89,599	\$95,000	\$230,000
Building MV/SQF	\$24.54	\$20.93	\$78.55
Total MV/SQF	\$39.16	\$42.68	\$103.28
Sale Date			
Sale Amount			
Sale Price/SQF	\$ 0.00	\$ 0.00	\$ 0.00
HIE AV	\$0	\$0	\$0
% Complete	100	100	100

Previous    Cancel Filing    Next

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Click **Next** to proceed.



## Attachments

You can upload and attach required and/or supporting documentation for your appeal and request for CoE. The documents referenced can change depending on the appeal filing type, reason(s) selected for appeal and filer type.

If there appears to be an omission or discrepancy between the Attachments referenced in the online appeal application or those referenced in the CCAO Rules of Appeal, those referenced in the Rules will take precedence.

The screenshot displays the 'Attachments' section of the Cook County Government online appeal application. The page header includes the Cook County Government logo and navigation links: Available Filings, My Filings, Message Center, Account, and Sign Out. Below the header, a navigation bar contains links for Activity Window, Verify Parcel, Primary PIN, Additional PINs, Filer, Property Characteristics, Appeal Application, and Attachments (highlighted in blue). A 'Submit' button is located below the navigation bar.

The main content area lists four attachment categories, each with a description, download link, file specifications, and a file upload area:

- Age Change Affidavit - (Optional or as applicable)**  
This attachment is required if you made a change to the "Year Built" field in the "Residential Assessed Valuation Form" section of this appeal. [Click Here](#) to download the form.  
(Max Size: 5M, Max Attach: 10, File Types Allowed: doc(x), xls(x), pdf, txt, gif, jpg, png, tiff)  
**Current Attachments:**  
Attach more files for this category:
- Appeal Narrative - (Optional or as applicable)**  
This attachment is optional or as applicable for this appeal. [Click Here](#) to download the form.  
(Max Size: 5M, Max Attach: 10, File Types Allowed: doc(x), xls(x), pdf, txt, gif, jpg, png, tiff)  
**Current Attachments:**  
Attach more files for this category:
- Appraisal - (Optional or as applicable)**  
Attach appraisal if needed for support of this appeal.  
(Max Size: 25M, Max Attach: 10, File Types Allowed: doc(x), xls(x), pdf, txt, gif, jpg, png, tiff)  
**Current Attachments:**  
Attach more files for this category:
- Attorney Authorization Form - REQUIRED**  
This attachment is required because you identified yourself as an "Attorney or Tax Representative". [Click Here](#) to download the form.  
(Max Size: 5M, Max Attach: 10, File Types Allowed: doc(x), xls(x), pdf, txt, gif, jpg, png, tiff)  
**Current Attachments:**  
Attach more files for this category:

Each Attachment type provides information regarding the maximum size of the attachment, maximum total of attachments per category and file types accepted.



Please note that if an individual attachment is larger than the maximum size available, please break up your document into no more than 10 individual parts and upload them separately. Make sure to include in the name of your document what part of the total that particular portion is (example: 1 of 5).

Once you have completed uploading your required and/or supporting documents, please click **Next** to proceed.

**Appraisal - (Optional or as applicable)**

Attach appraisal if needed for support of this appeal.

*(Max Size: 25M, Max Attach: 10, File Types Allowed: doc(x), xls(x), pdf, txt, gif, jpg, png, tiff)*

**Current Attachments:**

Attach more files for this category:

Select files...

## Submit

Once you have completely filled out all of the required sections of your filing and attached all of the documents in support of your appeal and/or CoE filing, you will be able to submit your appeal filing.

- Please be advised that once you have clicked Submit, you will not be able to make changes or add additional documentation to the present filing. If your Township is not yet closed and you have time to acquire documentation in support of your filing, CCAO has now released the CCAO Appeals – 2021 Secondary Attachments, which will allow the filer to upload additional documentation to their original filing. Required documents (red asterisk) will still be required at the initial filing in order to submit.



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Available Filings: My Filings Message Center **1** Account Sign Out

Activity Window: Verify Parcel Primary PIN Additional PINs Filer Property Characteristics Appeal Application Attachments

**Submit**

### 2020 Real Estate Assessed Valuation Appeal (Residential)

**Submit** PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

**Legal Notice**

By clicking submit below, the filer of the form certifies and attests to the accuracy of all of the information provided in the form, either from personal knowledge or from knowledge derived from others whom the filer has ascertained do have personal knowledge of the information provided in the form. Additionally, the filer certifies that he or she has reviewed all of the information provided and certifies that the information provided accurately represents the facts pertaining to the leasing or rental of the real estate in question. The filer acknowledges that filing false or fraudulent information with the Assessor's office with the intent to defeat or evade the law in relation to the assessment of property is a Class A misdemeanor under section 25-40 of the Property Tax Code, 35 ILCS 200/25-40.

All submitted applications are subject to review in accordance with applicable law and the policies of the Cook County Assessor's Office. If any information you have provided on this application changes, you must notify the Cook County Assessor's Office immediately. We recommend that you keep a copy of this application for your records.

**PLEASE BE ADVISED THAT ONCE YOU CLICK SUBMIT, YOU WILL NOT BE ABLE TO MAKE CHANGES OR ADD ADDITIONAL DOCUMENTS TO THIS FILING.**

*By typing my name here, I agree that the information contained in this application is accurate and complete to the best of my knowledge.\**

Name:  \*

Phone:  \*

Email:  ✓

Type your name as your Electronic Signature and provide a reachable phone number. You will still be able to Cancel and/or Print Draft of your filing for review prior to clicking Submit.



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Available Filings | My Filings | Message Center | Account | Sign Out

Activity Window | Verify Parcel | Primary PIN | Additional PINs | Filer | Property Characteristics | Appeal Application | Attachments

**Submit**

### 2020 Real Estate Assessed Valuation Appeal (Residential)

Submit PIN: 19-15-309-019-0000 / Tax Year: 2020  
CLASS: 203 - ONE STORY DWELLING  
BETWEEN 1000 AND 1800 SFLA

**Legal Notice**

By clicking submit below, the filer of the form certifies and attests to the accuracy of all of the information provided in the form, either from personal knowledge or from knowledge derived from others whom the filer has ascertained do have personal knowledge of the information provided in the form. Additionally, the filer certifies that he or she has reviewed all of the information provided and certifies that the information provided accurately represents the facts pertaining to the leasing or rental of the real estate in question. The filer acknowledges that filing false or fraudulent information with the Assessor's office with the intent to defeat or evade the law in relation to the assessment of property is a Class A misdemeanor under section 25-40 of the Property Tax Code, 35 ILCS 200/25-40.

All submitted applications are subject to review in accordance with applicable law and the policies of the Cook County Assessor's Office. If any information you have provided on this application changes, you must notify the Cook County Assessor's Office immediately. We recommend that you keep a copy of this application for your records.

**PLEASE BE ADVISED THAT ONCE YOU CLICK SUBMIT, YOU WILL NOT BE ABLE TO MAKE CHANGES OR ADD ADDITIONAL DOCUMENTS TO THIS FILING.**

By typing my name here, I agree that the information contained in this application is accurate and complete to the best of my knowledge.\*

Name:

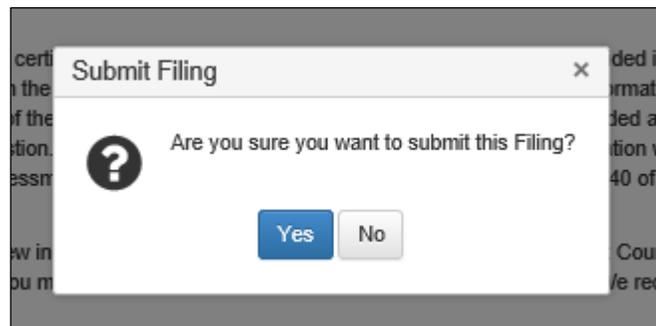
Phone:

Email:

You will receive a message indicating whether you would like to submit your filing; at this point, once again, if you do not have all of your required documentation, your Township is still open and you think you will be able to acquire your documentation prior to Town Close date, it is recommended that you instead save your filing to return to complete at a later time or submit your filing with all pre-requisite documentation and upload any additional documentation in support of your appeal at a later time.

***It will be your responsibility as the Filer to return to complete the filing if it is saved in the My Filings section; you will not receive any reminder from CCAO or from the online appeal application.***

Click on Yes if you want to submit your filing.



Once you have clicked **Yes**, you will receive a confirmation message indicating that your filing was submitted.



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Available Filings   My Filings   Message Center **2**   Account   Sign Out

## Confirmation

### Thank You!

**Your request has been successfully submitted!**

Filing ID: 3966

Any additional communication needed to complete processing your request will be sent to the email address attached to this account.

Please print off a copy of this filing for your records.

[Click Here to return to the Cook County Assessor's website.](#)

[Print Filing](#)

You will also receive an email with the same information to the email address that you used for registration purposes. You will be able to access your filing directly by clicking on the link in the filing:

Reply   Reply All   Forward

Sun 1/26/2020 7:04 PM

DoNotReply@cookcountyil.gov

Residential Appeal Filing - SUBMITTED Filing ID#3966

To:

Your Residential Appeal filing , ID# 3966, has been Submitted.

If you have any questions please contact the Cook County Assessors Office.

To review your filing click the link below or copy and paste the link into your browser.  
<https://propertytaxfilings.cookcountyil.gov/Filing/FilingInstance/Status/3fe273fc-1a1f-4e62-ba5d-b8b2634a1018>

Thank you,

Cook County Assessors Office

Or going to the My Filings section of your account:



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Fritz Kaegi, Assessor

**COOK COUNTY GOVERNMENT**

Available Filings My Filings Message Center **2** Account Sign Out

### My Filings

To view a filing, click on it below.

**CCAO Appeals - Real Estate Assessed Valuation Appeal (Residential)**

**Filing Id** 3966  
**Created** 01/26/2020 3:11 PM  
**Modified** 01/26/2020 7:04 PM  
**Status** Submitted and Pending Review  
**Primary Keys** Property Address: 6022 S KILPATRICK AVE PIN: 19153090190000 Tax Year: 2020

**CCAO Appeals - Real Estate Assessed Valuation Appeal (Residential)**

**Filing Id** 3965  
**Created** 01/26/2020 3:10 PM  
**Modified** 01/26/2020 9:42 PM  
**Status** Draft Filing Created, But Not Yet Submitted.  
**Primary Keys** Property Address: 2800 145TH ST PIN: 28121080270000 Tax Year: 2020

## TIPS FOR USING THE COMPARABLES SELECT FUNCTION FOR RESIDENTIAL APPEAL FILING

### Subject-based Criteria

- Excluding certain parameters such as neighborhood, or multiple parameters at once without adding custom criteria in **Custom / Additional Search Criteria** can drastically increase search time. It can also yield thousands of results which will make it harder to sort through and invariably include many parcels that aren't necessarily comparable to the subject parcel.
- Since “**Style – Class**” is often defined by an age and/or square footage range as well as the style, it's sometimes possible to find valid comps in other classes if the subject parcel is on the edge of the age/square footage range by excluding the class. For example, the application suggests a square footage range of 963 – 1177 for a 1,070 SF 2-03 class, but any one story below 1,000 SF would be in the 2-02 class.

NBHD:	10012	Include ▾
Style - Class:	One-Story -2-03	Exclude ▾
Year Built Range (From/To):	1889 to 1919	Include ▾
Above Ground Living Area (From/To):	963 to 1177 sq ft.	Include ▾
Basement:	Yes-Finished	Exclude ▾

Excluding class may allow you to see others that meet the rest of the parameters but may be in slightly different classes.

The drawback to this is that the search results may include more properties with a different number of stories than the subject property. You may sort the search results by number of stories to help work around this. If that yields too many results to effectively sort through, you may also do a custom search for each individual class with the same number of stories (see **Custom/Advanced Search tips**).

### Custom/Additional Search Criteria

- If you enter custom criteria into the Neighborhood, Style – Class, Year Built, or Above Ground Living Area parameters, you’ll need to exclude the corresponding parameter in the Subject-based criteria section; otherwise, the search will still use the default parameters in that section.

Subject based search criteria 10-24-106-024-0000:		Include Subject attribute i
NBHD:	17140	Include ▾
Style - Class:	One-Story -2-03	Include ▾
Year Built Range (From/To):	1915 to 1945	Exclude ▾
Above Ground Living Area (From/To):	995 to 1216 sq ft.	Include ▾
Basement:	Yes-Unfinished	Exclude ▾

To utilize the standard search criteria listed above, click the Find Comparables button below.

---

Additional Search Criteria

ne standard subject based search criteria, change “Include” to “Exclude” next to the criteria you would like to modify. When you define your own criteria in the applicable fields below.

PIN:	<input type="text"/>		
Neighborhood:	<input type="text"/>		
Style - Class:	<input type="text"/>	Basement:	<input type="text"/>
Year Built:	<input type="text" value="1905"/>	Basement Finished:	<input type="text" value="1955"/>

- If you exclude Style – Class and it yields too many results that don’t have the same number of stories, you could run individual searches in each class with the same number of stories as the subject to see if there are any parcels in other classes that meet the other parameters suggested by the Comparable Search. While there is a possibility that there may only be a second separate class that could potentially produce comparables, you would probably have to run searches on each class with a matching number of stories to allow you to expand your comparable parcel options:



# COOK COUNTY ASSESSOR'S OFFICE

Fritz Kaegi, Assessor

**Subject based search criteria 01-01-117-004-0000:** Include Subject attribute in

NBHD:	10012	Include ▾
Style - Class:	One-Story -2-03	Exclude ▾
Year Built Range (From/To):	1889 to 1919	Include ▾
Above Ground Living Area (From/To):	963 to 1177 sq ft.	Include ▾
Basement:	Yes-Finished	Exclude ▾

To utilize the standard search criteria listed above, click the Find Comparables button below.

---

Additional Search Criteria

the standard subject based search criteria, change "Include" to "Exclude" next to the criteria you would like to modify then define your own criteria in the applicable fields below.

PIN:

Neighborhood:

Style - Class:  Basement:

- This section can also be used this to section search for specific parcels using their PIN. If the PIN doesn't yield any results, it probably doesn't meet some of the criteria in the above section. Excluding the criteria in the above section should solve the issue. If you are doing more general searches after that, the user should make sure to switch some (or all) of those back to include, or else they'll end up with too many results.

## Recent Comparable Sales Search

- If you would like to limit the comparable search to just recent sales, you'll have to make sure values are entered in each of the search parameters

**Recent Comparable Sales Search** Show/Hide

Add these parameters to focus your search on recent sales

**Sale Date Range:**

From

MM YYYY

To

MM YYYY

**Sale Price Range:**  **To**

(even if it's something really broad like a sale date between 1/1/1900 and 8/11/2021, or a sale price between \$1 and \$999,999,999)

- Without any parameters in this section it's essentially an equity search

## Search Results and Comparable Parcels Added

- Click the column headers to sort the results by the values in a specific column

Search Results									
PIN	Address	Year Built	Stories	Style	SFLA	Total AV	Sale Dt	Sale Price	Deed Type
.....									



- Hold your keyboard’s Control (**Ctrl**) key and click on multiple rows while still holding the **Ctrl** key to select multiple records on the Search Results and Comparable Parcels Added grids
  - Click “Add selected parcel(s)” to add them to the appeal
- Hold your keyboard’s Shift key and click Shift on at least 2 parcels to select a range of parcels
  - Click “Add selected parcel(s)” to add them to the appeal

## Real Estate Assessed Valuation Appeal – COMMERCIAL

Click on the **Real Estate Assessed Valuation Appeal – Commercial** link to begin an appeal filing on a commercial/industrial property. Please note that effective assessment year 2024, the following additional information will be required when filing this appeal.

### Property Characteristics

You will be required to enter the characteristics for the property that is the subject of the appeal. Select the months applicable for the characteristics from the drop down lists. This will typically be January and December, but if the information is only applicable to a portion of the year that can be indicated here.



- Activity Window
- Verify Parcel
- Primary PIN
- Additional PINs
- Filer
- Commercial Characteristics**
- Commercial Income/Expense
- Commercial Comparables
- Appeal Application
- Attachments
- Submit

## 2023 Real Estate Assessed Valuation Appeal (Commercial)

### Commercial Assessed Valuation Appeal Characteristics

PIN: 15-25-407-013-0000 / Tax Year: 2023  
 CLASS: 517 - ONE-STORY COMMERCIAL BUILDING  
 Appeal #: 23-34-28152

Neighborhood

### All Properties

For Months	From :	<input type="text" value=""/>	To:	<input type="text" value=""/>
Property Name	<input type="text"/>			
Gross Building SF	<input type="text"/>	Net Rentable SF	<input type="text"/>	
Owner Occupancy	<input type="text"/>	Owner Occupancy SF	<input type="text"/>	
Leased SF	<input type="text"/>	Vacant SF	<input type="text"/>	
Property Use	<input type="text"/>			
Number of buildings	<input type="text"/>	Number of stories	<input type="text"/>	
Year Constructed	<input type="text"/>	Year Renovated	<input type="text"/>	
Single/Multiple Occupancy	<input type="text"/>			
Units/Beds/Keys	<input type="text"/>			
Zoning	<input type="text"/>	<i>If you do not know the zoning district for your property, please contact your municipality to obtain that information.</i>		
Comments	<input type="text"/>			

Previous

Cancel Filing **Next**

Enter information as applicable for the property.

Select the Property Use by clicking on the menu button to the right of the field to open the selection menu; enter a brief description of the property type in the search field and click Find. Then click the most appropriate use found for the property and click Select.

Property Use  \* 

List Selection

Search:

Description	Subclass	Code
OFFICE-COMMON AREA	OFFICE	53
OFFICE-CONDOS	OFFICE	52
OFFICE-MEDICAL OFFICE BUILDINGS/SPACES	OFFICE	54
OFFICE-MULTITENANT	OFFICE	56
OFFICE-RESEARCH & DEVELOPMENT	OFFICE	55
OFFICE-SINGLETENANT	OFFICE	57

1 - 6 of 6 items

Depending on the property type selected, additional required data fields may appear.

Enter as much information as needed, but at a minimum all fields indicated as required must have information entered in order to submit the filing.

## Commercial Income/Expense

The Commercial Property Income and Expense section is designed for more convenient submission of a property's financial information. Enter as much financial information as possible, but at a minimum provide the information for the required fields.

You can click on the Instructions link for financial term definitions and detailed instructions on financial information submission.

Please note that operating expense information should not include real estate taxes, as the tax expense should be entered in it's own field.

Activity Window !
Verify Parcel
Primary PIN
Additional PINs
Filer
Commercial Characteristics !

Commercial Income/Expense

Commercial Comparables

Appeal Application

Attachments

Submit

### 2023 Real Estate Assessed Valuation Appeal (Commercial)

#### Commercial Property Income and Expense

Instructions Link (PLACEHOLDER)  
*Please click above for instructions on how to fill out this section*

#### Income and Expense

	2023	2022	2021
Potential Gross Rental Income	<input type="text"/>	<input type="text"/>	<input type="text"/>
Recoveries / Reimbursements	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other Income	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Potential Gross Income	<input type="text"/>	<input type="text"/>	<input type="text"/>
Vacancy and Collection Loss (as %)	<input type="text"/> <span style="color: red; font-size: small;">*</span>	<input type="text"/>	<input type="text"/>
Effective Gross Income (Actual Income)	<input type="text"/> <span style="color: red; font-size: small;">*</span>	<input type="text"/>	<input type="text"/>
Operating Expenses (Not including Real Estate Taxes)	<input type="text"/> <span style="color: red; font-size: small;">*</span>	<input type="text"/>	<input type="text"/>
Real Estate Taxes	<input type="text"/> <span style="color: red; font-size: small;">*</span>	<input type="text"/>	<input type="text"/>

PIN: 15-25-407-013-0000 / Tax Year: 2023  
CLASS: 517 - ONE-STORY COMMERCIAL BUILDING  
Appeal #: 23-34-28152

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Cancel Filing

Next



## Commercial Comparables

Rental or sale comparable information can be submitted in the Commercial Comparables tab. Once the rate for the comparable is entered, a field appears where the corresponding PIN can be indicated. Up to five can be submitted, but three are required.

If not submitting comparable information, please enter "0" in each of the required rate fields.

## 2023 Real Estate Assessed Valuation Appeal (Commercial)

PIN: 15-25-407-013-0000 / Tax Year: 2023  
 CLASS: 517 - ONE-STORY COMMERCIAL BUILDING  
 Appeal #: 23-34-28152

### Commercial Comparables

*NOTE: Enter the rate and then the corresponding primary PIN for your comps in the fields below. If your appeal is not using comps, please enter '0' in the required fields below.*

#### Rental Comparables

	\$/SF or Unit	PIN
Rent Comp 1:	<input type="text" value="20"/>	<input type="text" value="____-____-____"/>
Rent Comp 2:	<input type="text"/>	
Rent Comp 3:	<input type="text"/>	
Rent Comp 4:	<input type="text"/>	
Rent Comp 5:	<input type="text"/>	

#### Sale Comparables

	\$/SF or Unit
Sale Comp 1:	<input type="text"/>
Sale Comp 2:	<input type="text"/>
Sale Comp 3:	<input type="text"/>
Sale Comp 4:	<input type="text"/>
Sale Comp 5:	<input type="text"/>