

# 4

## North Suburban Reassessment Data

- 4.1. Cook County and North Suburbs at a Glance
- 4.2. Your Township, by the Numbers

# Cook County at a Glance

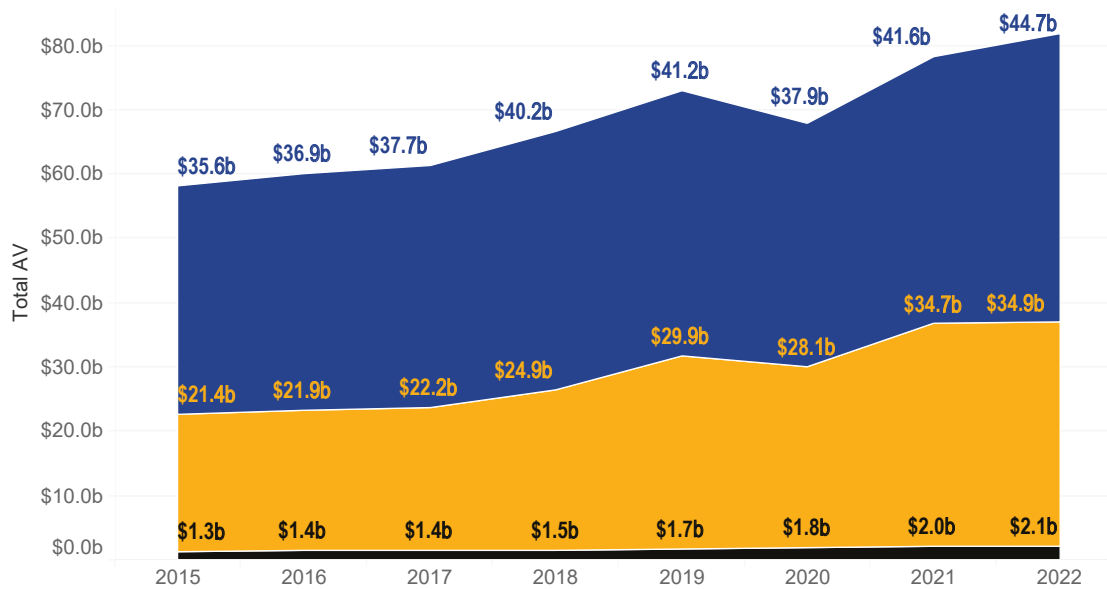
In 2022, Cook County's total Assessed Value grew by 4.4% to a total of \$82 billion. Most of the county's assessed value is residential, followed by commercial.

Much of this growth in assessed value came in the north suburbs, which were reassessed in 2022. There, total assessed value increased by nearly 30%, coming close to \$25 billion.

The table below shows total assessed value growth since 2015. The chart shows the distribution of this growth by property type.

These are the values finalized by the Cook County Assessor's Office prior to any revisions by the Board of Review. For more information about Board of Review changes to these values, see pages 26-29.

Most of Cook County's Assessed Value is **Residential**, followed by **Commercial**.



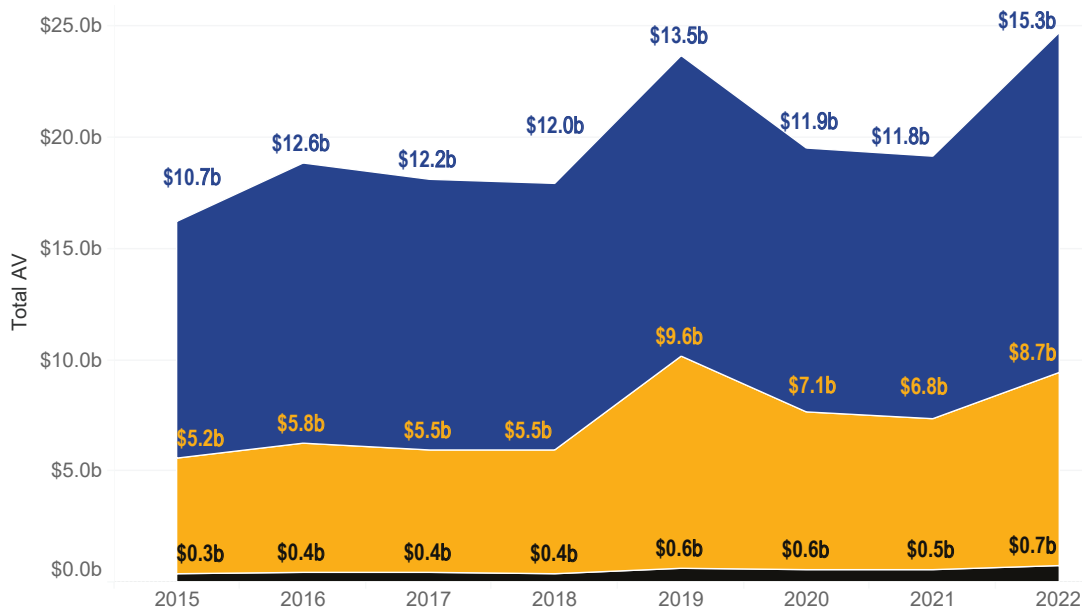
# North Suburbs at a Glance

While residential property still makes up the majority of Assessed Value in the north suburbs, it wasn't the class with the highest rate of growth.

As the bar graph below shows, all commercial categories – multi-family, industrial, and commercial properties – grew at a higher rate.

Changes to the Assessed Value of one of these classes can occur for three reasons: changes to values of existing properties, addition of new properties to the assessment roll, or re-categorization of property from one class to another.

Most of the North Suburb's Assessed Value is **Residential**, followed by **Commercial**. The North Suburbs were reassessed in 2022, 2019, and 2016



## North Suburbs: Assessed value growth by class

Major Class	Description	2022 Assessor Certified
1	Vacant Land	5.4% (\$4.8M)
2	Residential (up to 6 units)	30.0% (\$3,535.0M)
3	Multi-family (7+ units)	54.8% (\$331.9M)
4	Not-For-Profit	11.9% (\$2.9M)
5A	Commercial	36.5% (\$1,535.5M)
5B	Industrial	34.9% (\$518.2M)
6	Incentive (Industrial)	60.6% (\$214.9M)
7	Incentive (Commercial)	19.9% (\$4.8M)
9	Affordable Housing	-27.5% (-\$2.5M)

% Difference in Total AV

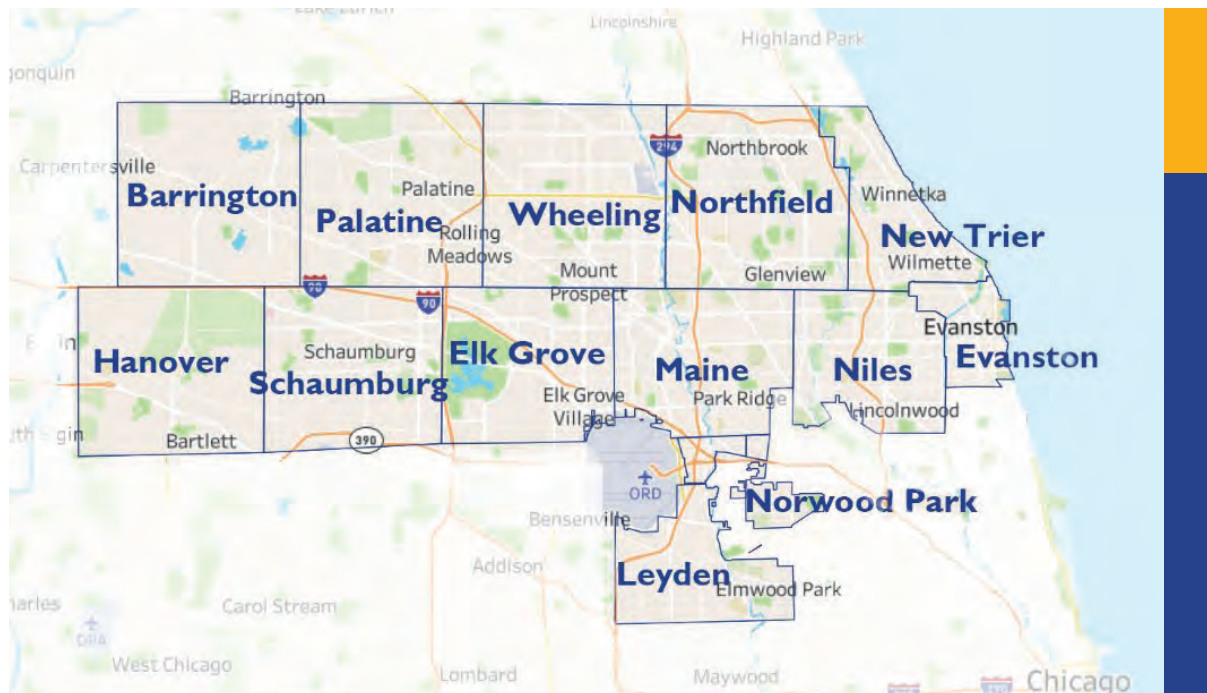
# Your Township, by the Numbers

On the following pages, we show information about how the Cook County Assessor's Office served each township in the north suburbs in 2022.

Each page contains:

- Information about the number of parcels and their total Assessed Value
- The assessment roll for each township, showing how much value each class of property contains prior to any changes by the Board of Review

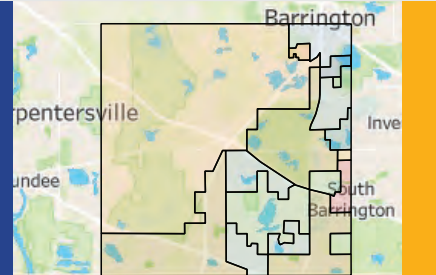
- The number of appeals and exemptions processed by the CCAO
- The percentage of homes with the Homeowner Exemption
- A comparison between the CCAO's fair market values and sales data for single-family homes



## 2022 Assessor's Profile

# Barrington Township

Barrington Township is home to 8,053 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$699.7M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



## Barrington's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV	
Residential	2	Residential (up to 6 units)	6,378	\$58K	\$412.7M	Residential <b>\$412.7M</b>
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	13	\$101K	\$1.3M	
	5A	Commercial	334	\$133K	\$235.5M	
	5B	Industrial	23	\$430K	\$28.7M	Commercial (3, 5A, 5B) <b>\$265.6M</b>
Other Classes	1	Vacant Land	796	\$1K	\$12.9M	
	4	Not-For-Profit	2	\$1,742K	\$2.7M	
	6	Incentive (Industrial)	5	\$731K	\$5.6M	
	9	Affordable Housing	1	\$177K	\$0.2M	
	EX	Property Tax-Exempt	483	\$0K	\$0.0M	Other Classes <b>\$21.4M</b>
	RR	Railroad	18	\$0K	\$0.0M	

## Assessment Appeals

Residential	2,612
Condo/Co-op	428
Commercial	170
Land	22
Incentive	6

## Property Tax-Saving Exemptions

Homeowner Exemption Count	4,406
Property Count	6,378
% of Homes with Homeowner Exemption	69.1%

## Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	506	\$170K	\$316K	\$655K
Multi-family	37	\$450K	\$530K	\$630K
Single-family	5,401	\$410K	\$624K	\$870K

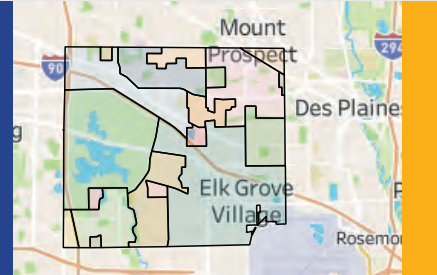
## Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	39	\$172K	\$230K	\$668K
Multi-family	1	\$669K	\$669K	\$669K
Single-family	266	\$434K	\$628K	\$845K

## 2022 Assessor's Profile

# Elk Grove Township

Elk Grove Township is home to 33,046 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$2,160.9M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Elk Grove's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	29,363	\$30K	\$824.2M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	113	\$162K	\$102.0M
	5A	Commercial	906	\$182K	\$542.5M
	5B	Industrial	1,239	\$239K	\$557.5M
Other Classes	1	Vacant Land	303	\$5K	\$6.7M
	4	Not-For-Profit	11	\$155K	\$2.0M
	6	Incentive (Industrial)	278	\$156K	\$123.5M
	7	Incentive (Commercial)	2	\$773K	\$1.0M
	9	Affordable Housing	5	\$274K	\$1.6M
	EX	Property Tax-Exempt	738	\$0K	\$0.0M
	RR	Railroad	88	\$0K	\$0.0M

Residential  
**\$824.2M**

Commercial  
(3, 5A, 5B)  
**\$1,201.9M**

Other Classes  
**\$134.8M**

### Assessment Appeals

Condo/Co-op	8,474
Residential	5,313
Commercial	1,231
Incentive	178
Land	2
Omitted Assessment	2

### Property Tax-Saving Exemptions

Homeowner Exemption Count	20,798
Property Count	29,363
% of Homes with Homeowner Exemption	70.8%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	10,553	\$109K	\$138K	\$178K
Multi-family	422	\$523K	\$580K	\$620K
Single-family	17,584	\$310K	\$340K	\$390K

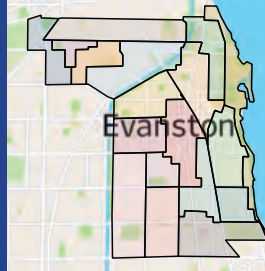
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	590	\$120K	\$144K	\$182K
Multi-family	19	\$528K	\$592K	\$612K
Single-family	716	\$295K	\$345K	\$405K

## 2022 Assessor's Profile

# Evanston Township

Evanston Township is home to 24,778 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$1,495.3M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Evanston's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	22,182	\$36K	\$993.1M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	456	\$193K	\$184.1M
	5A	Commercial	667	\$118K	\$291.2M
	5B	Industrial	98	\$117K	\$17.9M
Other Classes	1	Vacant Land	213	\$3K	\$1.6M
	4	Not-For-Profit	7	\$214K	\$5.4M
	6	Incentive (Industrial)	5	\$63K	\$0.3M
	7	Incentive (Commercial)	10	\$22K	\$1.1M
	9	Affordable Housing	12	\$53K	\$0.7M
	EX	Property Tax-Exempt	1,059	\$0K	\$0.0M
	RR	Railroad	69	\$0K	\$0.0M

Residential  
**\$993.1M**

Commercial  
(3, 5A, 5B)  
**\$493.2M**

Other Classes  
**\$9.0M**

### Assessment Appeals

Condo/Co-op	6,787
Residential	4,722
Commercial	674
Incentive	21
Land	4

### Property Tax-Saving Exemptions

Homeowner Exemption Count	14,350
Property Count	22,182
% of Homes with Homeowner Exemption	64.7%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	8,261	\$143K	\$218K	\$316K
Multi-family	1,640	\$392K	\$500K	\$610K
Single-family	11,130	\$350K	\$530K	\$771K

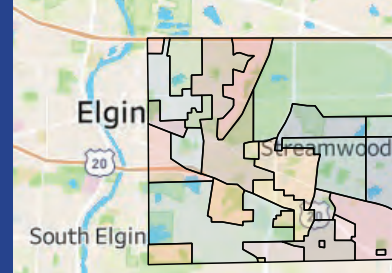
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	447	\$172K	\$249K	\$330K
Multi-family	60	\$391K	\$525K	\$630K
Single-family	414	\$426K	\$614K	\$874K

## 2022 Assessor's Profile

# Hanover Township

Hanover Township is home to 34,281 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$1,060.9M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Hanover's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	31,498	\$24K	\$813.3M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	81	\$78K	\$15.5M
	5A	Commercial	539	\$108K	\$145.8M
	5B	Industrial	265	\$69K	\$45.6M
Other Classes	1	Vacant Land	821	\$1K	\$9.7M
	6	Incentive (Industrial)	42	\$171K	\$25.3M
	7	Incentive (Commercial)	11	\$202K	\$4.3M
	9	Affordable Housing	35	\$44K	\$1.4M
	EX	Property Tax-Exempt	972	\$0K	\$0.0M
	RR	Railroad	17	\$0K	\$0.0M

Residential  
**\$813.3M**

Commercial  
(3, 5A, 5B)  
**\$206.9M**

Other Classes  
**\$40.7M**

### Assessment Appeals

Condo/Co-op	5,030
Residential	4,403
Commercial	437
Incentive	31
Land	20
Omitted Assessment	1

### Property Tax-Saving Exemptions

Homeowner Exemption Count	22,780
Property Count	31,498
% of Homes with Homeowner Exemption	72.3%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	6,099	\$147K	\$185K	\$218K
Multi-family	155	\$360K	\$430K	\$620K
Single-family	24,747	\$220K	\$260K	\$320K

### Comparison to Residential Real Estate Sale Prices:

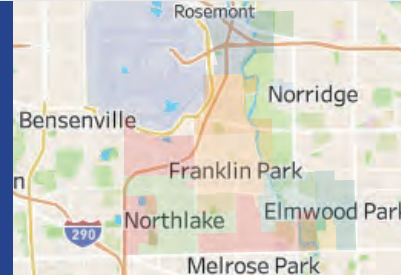
	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	446	\$156K	\$196K	\$242K
Multi-family	7	\$288K	\$340K	\$385K
Single-family	1,126	\$220K	\$262K	\$330K



## 2022 Assessor's Profile

# Leyden Township

Leyden Township is home to 34,154 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$1,964.9M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Leyden's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV	
Residential	2	Residential (up to 6 units)	28,765	\$25K	\$729.8M	Residential <b>\$729.8M</b>
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	309	\$64K	\$28.4M	
	5A	Commercial	1,243	\$70K	\$602.8M	
	5B	Industrial	1,256	\$81K	\$363.5M	Commercial (3, 5A, 5B) <b>\$994.7M</b>
Other Classes	1	Vacant Land	440	\$3K	\$6.2M	
	4	Not-For-Profit	17	\$1K	\$0.7M	
	6	Incentive (Industrial)	193	\$229K	\$229.7M	
	7	Incentive (Commercial)	4	\$721K	\$3.8M	
	EX	Property Tax-Exempt	1,767	\$0K	\$0.0M	
	RR	Railroad	160	\$0K	\$0.0M	Other Classes <b>\$240.4M</b>

### Assessment Appeals

Residential	5,563
Condo/Co-op	2,077
Commercial	1,566
Incentive	87
Land	4

### Property Tax-Saving Exemptions

Homeowner Exemption Count	21,204
Property Count	28,765
% of Homes with Homeowner Exemption	73.7%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	4,846	\$91K	\$119K	\$150K
Multi-family	1,803	\$330K	\$440K	\$550K
Single-family	21,223	\$230K	\$260K	\$310K

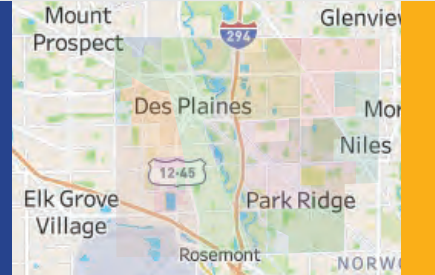
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	259	\$108K	\$127K	\$168K
Multi-family	78	\$372K	\$454K	\$545K
Single-family	809	\$250K	\$287K	\$343K

## 2022 Assessor's Profile

# Maine Township

Maine Township is home to 53,144 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$2,480.6M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Maine's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV	
Residential	2	Residential (up to 6 units)	49,118	\$31K	\$1,604.4M	Residential <b>\$1,604.4M</b>
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	223	\$98K	\$75.8M	
	5A	Commercial	1,507	\$93K	\$608.4M	
	5B	Industrial	201	\$259K	\$133.4M	Commercial (3, 5A, 5B) <b>\$817.6M</b>
Other Classes	1	Vacant Land	541	\$4K	\$6.4M	
	4	Not-For-Profit	48	\$34K	\$3.9M	
	6	Incentive (Industrial)	52	\$478K	\$45.8M	
	7	Incentive (Commercial)	6	\$455K	\$2.3M	
	9	Affordable Housing	1	\$191K	\$0.2M	
	EX	Property Tax-Exempt	1,376	\$0K	\$0.0M	
	RR	Railroad	71	\$0K	\$0.0M	Other Classes <b>\$58.6M</b>

### Assessment Appeals

Residential	10,665
Condo/Co-op	9,619
Commercial	1,073
Incentive	38
Land	9
Omitted Assessment	1

### Property Tax-Saving Exemptions

Homeowner Exemption Count	36,171
Property Count	49,118
% of Homes with Homeowner Exemption	73.6%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	11,923	\$125K	\$160K	\$215K
Multi-family	958	\$430K	\$560K	\$648K
Single-family	34,276	\$286K	\$340K	\$430K

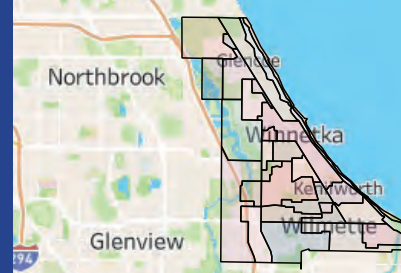
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	536	\$130K	\$164K	\$225K
Multi-family	38	\$462K	\$610K	\$674K
Single-family	1,161	\$300K	\$365K	\$465K

## 2022 Assessor's Profile

# New Trier Township

New Trier Township is home to 23,187 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$2,268.0M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### New Trier's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	21,382	\$79K	\$2,095.8M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	87	\$179K	\$24.7M
	5A	Commercial	505	\$141K	\$137.7M
	5B	Industrial	20	\$155K	\$3.6M
Other Classes	1	Vacant Land	189	\$7K	\$4.9M
	4	Not-For-Profit	2	\$1,082K	\$1.3M
	EX	Property Tax-Exempt	969	\$0K	\$0.0M
	RR	Railroad	33	\$0K	\$0.0M

Residential  
**\$2,095.8M**

Commercial  
(3, 5A, 5B)  
**\$166.0M**

### Assessment Appeals

Residential	10,251
Condo/Co-op	1,695
Commercial	282
Land	3
Incentive	2

### Property Tax-Saving Exemptions

Homeowner Exemption Count	15,175
Property Count	21,382
% of Homes with Homeowner Exemption	71.0%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	2,022	\$178K	\$255K	\$422K
Multi-family	54	\$740K	\$845K	\$990K
Single-family	18,042	\$580K	\$900K	\$1,330K

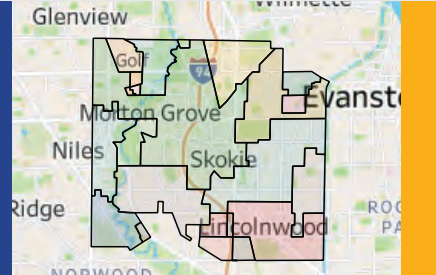
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	116	\$222K	\$304K	\$425K
Single-family	844	\$642K	\$925K	\$1,380K

## 2022 Assessor's Profile

# Niles Township

Niles Township is home to 46,223 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$2,420.8M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Niles's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	41,618	\$33K	\$1,374.4M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	176	\$91K	\$44.2M
	5A	Commercial	1,802	\$81K	\$687.0M
	5B	Industrial	746	\$108K	\$282.5M
Other Classes	1	Vacant Land	480	\$2K	\$5.3M
	4	Not-For-Profit	7	\$59K	\$2.4M
	6	Incentive (Industrial)	46	\$149K	\$22.6M
	7	Incentive (Commercial)	7	\$142K	\$2.1M
	9	Affordable Housing	5	\$60K	\$0.3M
	EX	Property Tax-Exempt	1,314	\$0K	\$0.0M
	RR	Railroad	22	\$0K	\$0.0M

Residential  
**\$1,374.4M**

Commercial (3, 5A, 5B)  
**\$1,013.6M**

Other Classes  
**\$32.8M**

### Assessment Appeals

Residential	8,644
Condo/Co-op	7,123
Commercial	1,488
Incentive	29
Land	13
Omitted Assessment	3

### Property Tax-Saving Exemptions

Homeowner Exemption Count	30,375
Property Count	41,618
% of Homes with Homeowner Exemption	73.0%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	7,719	\$153K	\$201K	\$261K
Multi-family	1,355	\$400K	\$490K	\$570K
Single-family	30,217	\$280K	\$350K	\$420K

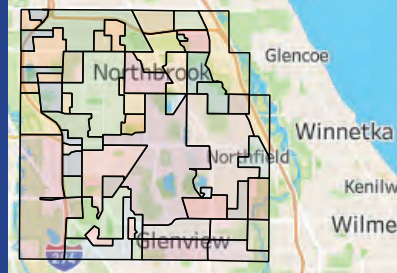
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	319	\$158K	\$215K	\$270K
Multi-family	37	\$460K	\$520K	\$600K
Single-family	821	\$325K	\$380K	\$460K

## 2022 Assessor's Profile

# Northfield Township

Northfield Township is home to 36,356 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$2,977.8M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Northfield's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	32,984	\$53K	\$1,919.1M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	48	\$1,025K	\$106.0M
	5A	Commercial	1,110	\$174K	\$722.2M
	5B	Industrial	381	\$238K	\$165.4M
Other Classes	1	Vacant Land	929	\$1K	\$11.4M
	4	Not-For-Profit	6	\$144K	\$4.1M
	6	Incentive (Industrial)	18	\$753K	\$41.4M
	7	Incentive (Commercial)	3	\$876K	\$7.3M
	9	Affordable Housing	1	\$869K	\$0.9M
	EX	Property Tax-Exempt	827	\$0K	\$0.0M
	RR	Railroad	49	\$0K	\$0.0M

Residential  
**\$1,919.1M**

Commercial  
(3, 5A, 5B)  
**\$993.6M**

Other Classes  
**\$65.1M**

### Assessment Appeals

Residential	11,189
Condo/Co-op	7,298
Commercial	692
Land	17
Incentive	12

### Property Tax-Saving Exemptions

Homeowner Exemption Count	24,421
Property Count	32,984
% of Homes with Homeowner Exemption	74.0%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	8,545	\$160K	\$248K	\$346K
Multi-family	204	\$722K	\$760K	\$800K
Single-family	23,362	\$490K	\$620K	\$810K

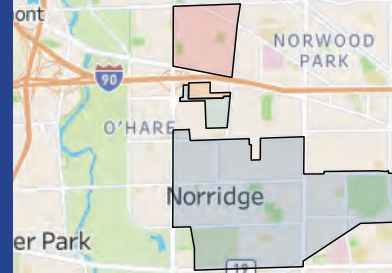
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	402	\$180K	\$270K	\$351K
Multi-family	9	\$715K	\$728K	\$760K
Single-family	987	\$460K	\$618K	\$845K

## 2022 Assessor's Profile

# Norwood Park Township

Norwood Park Township is home to 9,856 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$463.9M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



## Norwood Park's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	9,149	\$33K	\$329.2M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	93	\$84K	\$11.4M
	5A	Commercial	365	\$74K	\$107.6M
	5B	Industrial	61	\$200K	\$15.1M
Other Classes	1	Vacant Land	33	\$10K	\$0.5M
	6	Incentive (Industrial)	1	\$111K	\$0.1M
	EX	Property Tax-Exempt	154	\$0K	\$0.0M

Residential  
**\$329.2M**

Commercial  
(3, 5A, 5B)  
**\$134.1M**

## Assessment Appeals

Residential	2,340
Condo/Co-op	559
Commercial	310
Incentive	3
Land	2

## Property Tax-Saving Exemptions

Homeowner Exemption Count	7,195
Property Count	9,149
% of Homes with Homeowner Exemption	78.6%

## Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	834	\$185K	\$223K	\$253K
Multi-family	269	\$430K	\$472K	\$550K
Single-family	7,897	\$310K	\$340K	\$410K

## Comparison to Residential Real Estate Sale Prices:

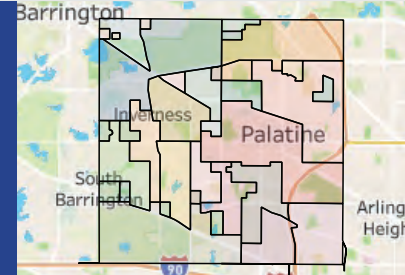
	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	32	\$178K	\$209K	\$263K
Multi-family	9	\$508K	\$540K	\$595K
Single-family	255	\$306K	\$365K	\$445K



## 2022 Assessor's Profile

# Palatine Township

Palatine Township is home to 43,045 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$1,747.2M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Palatine's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	39,812	\$30K	\$1,244.8M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	112	\$82K	\$101.3M
	5A	Commercial	776	\$146K	\$301.1M
	5B	Industrial	238	\$135K	\$78.0M
Other Classes	1	Vacant Land	976	\$4K	\$9.6M
	4	Not-For-Profit	2	\$561K	\$0.6M
	6	Incentive (Industrial)	24	\$219K	\$7.6M
	7	Incentive (Commercial)	8	\$229K	\$2.9M
	9	Affordable Housing	3	\$535K	\$1.3M
	EX	Property Tax-Exempt	1,072	\$0K	\$0.0M
	RR	Railroad	22	\$0K	\$0.0M

Residential  
**\$1,244.8M**

Commercial  
(3, 5A, 5B)  
**\$480.4M**

Other Classes  
**\$21.9M**

### Assessment Appeals

Residential	9,787
Condo/Co-op	9,236
Commercial	671
Land	34
Incentive	25

### Property Tax-Saving Exemptions

Homeowner Exemption Count	28,528
Property Count	39,812
% of Homes with Homeowner Exemption	71.7%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	11,753	\$110K	\$143K	\$198K
Multi-family	443	\$546K	\$590K	\$630K
Single-family	26,753	\$284K	\$340K	\$450K

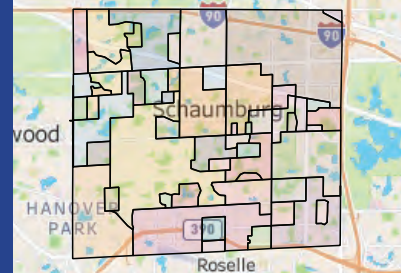
### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	654	\$125K	\$158K	\$218K
Multi-family	16	\$586K	\$620K	\$631K
Single-family	1,190	\$283K	\$345K	\$442K

## 2022 Assessor's Profile

# Schaumburg Township

Schaumburg Township is home to 47,551 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$2,333.5M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



## Schaumburg's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	44,445	\$27K	\$1,221.7M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	51	\$1,623K	\$101.6M
	5A	Commercial	910	\$328K	\$872.1M
	5B	Industrial	335	\$163K	\$100.0M
Other Classes	1	Vacant Land	965	\$2K	\$12.4M
	4	Not-For-Profit	3	\$346K	\$1.5M
	6	Incentive (Industrial)	84	\$130K	\$23.1M
	7	Incentive (Commercial)	4	\$325K	\$1.1M
	EX	Property Tax-Exempt	745	\$0K	\$0.0M
	RR	Railroad	9	\$0K	\$0.0M

Residential  
**\$1,221.7M**

Commercial  
(3, 5A, 5B)  
**\$1,073.6M**

Other Classes  
**\$38.1M**

## Assessment Appeals

Condo/Co-op	11,086
Residential	7,467
Commercial	736
Incentive	37
Land	22

## Property Tax-Saving Exemptions

Homeowner Exemption Count	32,558
Property Count	44,445
% of Homes with Homeowner Exemption	73.3%

## Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	13,748	\$130K	\$157K	\$190K
Multi-family	46	\$690K	\$700K	\$700K
Single-family	30,188	\$270K	\$310K	\$370K

## Comparison to Residential Real Estate Sale Prices:

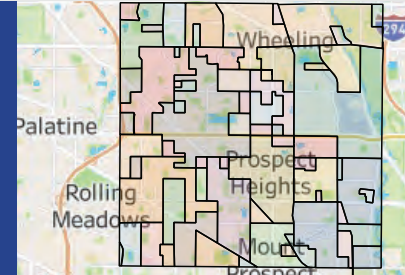
	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	705	\$138K	\$173K	\$199K
Multi-family	1	\$488K	\$488K	\$488K
Single-family	1,053	\$264K	\$315K	\$375K



## 2022 Assessor's Profile

# Wheeling Township

Wheeling Township is home to 60,241 parcels in the CCAO's database. 2022 was a reassessment year. These properties totaled \$2,638.7M in Assessed Value after the CCAO's 2022 assessment cycle. See detailed reports and maps about residential, multi-family, and commercial property at [cookcountyassessor.com/valuation-reports](http://cookcountyassessor.com/valuation-reports)



### Wheeling's 2022 Assessment Roll

Stage: Assessor Certified

Class Group	Major Class	Description	Property Count	Median AV	Total AV
Residential	2	Residential (up to 6 units)	55,859	\$31K	\$1,742.8M
Commercial (3, 5A, 5B)	3	Multi-family (7+ units)	179	\$185K	\$140.9M
	5A	Commercial	1,500	\$114K	\$488.0M
	5B	Industrial	695	\$157K	\$209.9M
Other Classes	1	Vacant Land	629	\$5K	\$7.1M
	4	Not-For-Profit	4	\$3K	\$2.8M
	6	Incentive (Industrial)	149	\$115K	\$44.2M
	7	Incentive (Commercial)	8	\$428K	\$3.0M
	EX	Property Tax-Exempt	1,187	\$0K	\$0.0M
	RR	Railroad	31	\$0K	\$0.0M

Residential  
**\$1,742.8M**

Commercial (3, 5A, 5B)  
**\$838.7M**

Other Classes  
**\$57.2M**

### Assessment Appeals

Condo/Co-op	15,585
Residential	10,739
Commercial	1,224
Incentive	97
Land	9
Omitted Assessment	2

### Property Tax-Saving Exemptions

Homeowner Exemption Count	42,079
Property Count	55,859
% of Homes with Homeowner Exemption	75.3%

### Assessor's Residential Class 2 Fair Market Values (FMVs)

	Count	Lower 25%	Median FMV	Upper 75%
Condos	18,589	\$118K	\$154K	\$213K
Multi-family	458	\$490K	\$537K	\$620K
Single-family	35,764	\$300K	\$360K	\$431K

### Comparison to Residential Real Estate Sale Prices:

	Count (sales)	Lower 25%	Median Price	Upper 75%
Condos	919	\$130K	\$165K	\$225K
Multi-family	15	\$578K	\$615K	\$646K
Single-family	1,363	\$302K	\$363K	\$437K

