



Dickler, Kahn, Slowikowski & Zavell, Ltd.

85 W. Algonquin Road, Suite 420
Arlington Heights, IL 60005
(847) 593-5595

www.dicklerlaw.com

500 N. Michigan Avenue, Suite 600
Chicago, IL 60611
(312) 924-1352

**PROPERTY TAX REASSESSMENT IN 2018
CITY OF CHICAGO, COOK COUNTY & OTHER COUNTIES/TOWNSHIPS**

All real property tax parcels in most townships of Cook county will be reassessed in 2019. That is true for all of Cook County and many counties and townships.

The Cook County Assessor will establish a new assessment for every tax parcel based upon its analysis of current values of tax parcels in your area. Any prior tax assessment reductions which were given by the Assessor will be cancelled. You cannot rely on any past reductions.

The Cook County Assessor will mail notices of the new assessments to the taxpayer of record (the party to whom the last tax bill was mailed) starting in February. They will assess by township. New township assessments will be opened and sent out every two weeks. We have posted a schedule on our website for you to reference.

In Cook County, when the assessor mails the 2019 assessment notices, the condominium board, cooperative board, or owner has a thirty (30) day period from the mailing date to file a complaint with the Assessor's Office to contest the assessment. Condominium boards and cooperative boards can file for all units and all property. In townships outside of Cook County, the mailing of assessment notices also creates a thirty (30) day period from the mailing date in which to file a complaint before your county's Board of Review.

Your board of directors should vote now to proceed with a property tax assessment challenge (complaint) for all units. The board should have a written resolution which should be signed by the president and witnessed by the secretary. You should include hiring our firm in your vote and in your resolution. Then notify us so we can open a file, and send you the documents needed to start the process. This procedure should be followed even if we have represented you in prior years. A form resolution is on our website.

As soon as you receive your notice of assessment, even for one unit, send it to us along with a copy of the resolution authorizing a complaint and our representation, if not sent previously. We will send you the documents necessary for retention of our firm, the contingent fee agreement, the complaint forms, and request the data we need to analyze the new assessment and file the complaint.

Your action and timely cooperation is essential for your ability to proceed with a tax reduction for all units.