

## 2017 ASSESSMENT APPEAL PERIOD FOR OAK PARK ENDS APRIL 3RD

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On March 1, Oak Park property owners began receiving reassessment notices from the Cook County Assessor's office reflecting the Assessor's estimate of Oak Park property values as of January 1, 2017. The median Oak Park property values increased by about 24%.

**Can I appeal my new assessed value?** Yes. The Cook County Assessor's office will be accepting appeals from Oak Park property owners through April 3, 2017. Homeowners needing help filing appeals can call the Oak Park Township Assessor's office at (708) 383-8005 for an appeal appointment, and can also find appeal information online at [www.cookcountyassessor.com](http://www.cookcountyassessor.com).

**What are the most common grounds for an assessment appeal?** A successful appeal will reduce an individual property owner's share of the local tax burden, resulting in a lower tax bill. There are three main types of appeals:

- 1. Lack of uniformity.** Similar properties should be assessed similarly. To substantiate an appeal based on lack of uniformity, it is necessary to find properties comparable to yours that have lower assessed valuations. The Township Assessor's office can help you find comparable properties quickly and easily.
- 2. Errors in property characteristics.** Every house has a set of characteristics which help determine its assessed value. Characteristics errors can be appealed. The type of characteristics error most likely to result in an assessment reduction is one that overstates the square footage of your house.
- 3. Recent purchase or appraisal.** If the value set by the Cook County Assessor is higher than a recent purchase price or a recent appraisal for your property, you may have grounds for a successful appeal.

A successful appeal will typically remain in effect until the next reassessment, which is scheduled to take place in 2020.

Individuals with concerns about their property taxes should contact the Township Assessor's office at (708) 383-8005 to set up appointments during the appeal period. "The biggest point of contact between most citizens and their government arises through the payment of taxes," ElSaffar said. "Oak Park residents with concerns about the fairness of this important point of contact should know that the Township is available to help residents redress tax inequities."

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