



Message from Assessor Bagnall

As I write this blurb for the newsletter we are a week into the 2016 Niles Township reassessment procedure. And it is a procedure. Up until 10/6/2016 taxpayers can appeal their new assessed value to the Cook County Assessor. I figure that date will have passed by the time that you read this.

But do not despair if you have missed this appeal window. We will soon have an opportunity to appeal to the Cook County Board of Review. I typically will not know the Board of Review appeal dates until the day that they actually open for appeals. The best thing a taxpayer can do is go to NilesTownshipAssessor.com and get onto my email notification list. I send property tax information, including appeal dates, to that list.

Valuing property for tax purposes is a bit of a numbers game. I don't mean a game in the context of silly or unfair. I mean that taxpayers should understand the meaning of the numbers. Everything in this blurb relates to residential. Commercial is different. The median assessed value increase for all of Niles Township is 18.36%. The median increase for Niles Township condominiums is 25.79%. Individual neighborhood medians range from 18 - 24%.

A 50% increase, for example, for a specific property could mean that the property started out with a too low value and it took 50% to bring that property up to the correct value. Or, it could mean that the property has been overvalued.

So a taxpayer should check and verify the accuracy of a new stated value regardless of the percent of change from the prior value.

All things being equal (i.e. no changes due to exemptions and appeal adjustments for the area) a property that experiences an increased stated value greater than the neighborhood median can expect an increased tax bill.

Taxpayers should look to the new (2016) Cook County stated value for their property. That is the number that we look at on appeal. We appeal that stated value either in the context of other similar stated values in the neighborhood (this is a uniformity appeal) or in the context of other sales of similar property in the neighborhood (this is an overvaluation appeal). A taxpayer could base an appeal on both uniformity and on overvaluation provided that the two concepts are kept separate from each other.

I have made a number of more in depth presentations and will continue to do so. Get on to my email list for date and location notifications. I have also placed a book that I wrote, **Reduce Your Property Tax**, in the Glenview, Lincolnwood, Morton Grove and Skokie libraries for your further research.

You do not win because you file an appeal, but you can't win if you don't.

Scott Bagnall

NilesTownshipAssessor.com