



Message from Assessor Bagnall

I expect that Cook County will have the 2nd Installment 2016 tax bills in the mail by July 1, 2017, with a payment due date in early August. Remember that in Cook County the March tax bill (the 1st Installment) is a down payment against the annual property tax. That March tax bill is 55% of the prior year's tax bill. The reason

that it is a down payment rather than half of the total tax bill is that we will not know the total tax bill until some time in June.

There is a reason for this. Cook County has 1.8 million tax parcels. In rough numbers, Cook County reassesses about a third of the parcels in any given tax year. And all of the parcels have a right to appeal in every tax year. Managing such a massive system does take time. The Cook County Assessor manages to work through the required processing to get the assessed values finalized so that the tax bills can be sent close to July 1. Make no mistake about the huge effort involved in getting this done.

It is receipt of the 2nd Installment tax bill that brings taxpayers in to my office with questions about filing an appeal. Unfortunately, the fact that the county is able to determine the annual tax bill means that the calculations,

with very limited exceptions, are final. As taxpayers we need to appeal during the times set aside by the Cook County Assessor and the Cook County Board of Review. If you visit my website, NilesTownshipAssessor.com, and get on my email list you will receive notifications of those appeal dates. Currently the anticipated date for appeals to Cook County is early September, but we need to allow some latitude for change.

My office is available to assist with homeowner and senior citizen exemptions, assessed value freezes, veteran's exemptions, disability exemptions and much more. If you have questions or concerns about your Cook County property tax, or are a REALTOR®, banker or attorney who seeks additional information about a property then my office is here to help. My office deals with all property tax related matters, and frequently with non tax real estate matters. Your Niles Township Assessor's office has all necessary forms and experts right here in the neighborhood.

My book, *Reduce Your Property Tax*, is available in the Glenview, Lincolnwood, Morton Grove and Skokie Libraries.

Scott Bagnall

NilesTownshipAssessor.com