



## Message from Assessor Scott Bagnall

The Cook County Assessor will reassess Niles Township in 2019. We will have a new assessor by then and he will reassess just like the current assessor reassess. By statute, that is exactly what he is supposed to do.

January 1, 2019 will be the valuation date for the 2019 reassessment although I do not expect to see the actual notices of the reassessment values until around September, 2019. The assessor has a lot of work to do on a huge number of parcels so September is not out of line.

This is mass appraisal, not absolute precise appraisal. That is why we are afforded so many levels of appeal opportunity. The first year of the three year assessment cycle is when taxpayers will want to compare the assessor's stated value to their actual market value. Successful residential appeals filed in that first year will apply to all three years in the assessment cycle. Commercial is a bit different.

The best way to prepare for the 2019 reassessment is to learn the market values from similar properties that were sold between 1/1/2016 and 1/1/2019. Similar means similar size and neighborhood, along with age and construction. We can also appeal on the basis of uniformity. For a uniformity appeal we compare Cook County's stated values for similar properties.

I will conduct appeal preparation seminars as the 2019 reassessment appeal time approaches. You can register your email address at [NilesTownshipAssessor.com](http://NilesTownshipAssessor.com) to receive seminar and other property tax related notices from me.

The mailing dates of these newsletters does not relate to property tax dates. The best way for you to learn about important tax dates and procedures therefore is to get yourself onto my email list.

2018 is year three of the 2016 reassessment period. Cook County has recently opened the appeal window for Niles Township taxpayers to challenge their 2018 assessed values. Cook County will accept appeals through September 28, 2018. However, since I hand carry appeals filed in my office to Cook County, the deadline to file in my office is September 27. As always, my office will assist taxpayers in filing their appeals. There is never a filing fee and never a charge when my office assists. I will also schedule appeal assistance seminars if suggested by the 2018 appeal interest.

My office assists Niles Township taxpayers in all property tax matters, including all exemption checking and filing and certificates of error. My office can do most anything that Downtown can do, but without the lines or the \$30 parking.

One more thing – please keep it in mind that the Niles Township businesses carry 2 ½ to 3 times the property tax burden per dollar of assessed value than do residential properties. Support the businesses that support Niles Township and buy local.

**Scott Bagnall**

[NilesTownshipAssessor.com](http://NilesTownshipAssessor.com)