



The Civic Federation

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ESTIMATED EFFECTIVE PROPERTY TAX RATES 2008-2017:

Selected Municipalities in Northeastern Illinois

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The Civic Federation is an independent, non-partisan government research organization working to maximize the quality and cost-effectiveness of government services in the Chicago region and State of Illinois.

MAJOR FINDINGS

Effective property tax rates are a measure of property tax burden for homeowners and businesses. They translate the tax rates on property tax bills into rates that reflect the percentage of full market value that a property owed in taxes for a given year. This report, produced annually by the Civic Federation, estimates the tax year 2017 (taxes payable in 2018) effective rates for Chicago and 28 other selected municipalities in northeastern Illinois. Of the municipalities, 12 are in Cook County (including Chicago) and 19 are in the collar counties. There are three municipalities included in the study that are located in two counties: Elgin overlaps Cook and Kane Counties, Elk Grove Village overlaps Cook and DuPage Counties and Naperville overlaps DuPage and Will Counties.¹

In Cook County, seven of the 12 municipalities experienced an effective property tax rate decrease on residential property in tax year 2017 compared to the previous year. Commercial property in Cook County experienced an increase across all but three of the selected municipalities – Oak Park, Orland Park and Chicago Heights – between tax year 2016 and 2017. Industrial effective property tax rates in the Cook County municipalities for which data were available also declined over the two-year period.

There were not enough sales of industrial property in the Chicago assessment triad² in tax year 2017 for the Illinois Department of Revenue to conduct a statistical analysis of assessment to sales ratios. As a result, the Civic Federation was only able to calculate the 2017 estimated effective tax rates for Cook County industrial properties in the North and South Triads, not the Chicago Triad (see Methodology). This is the first year the Illinois Department of Revenue has been able to calculate a median level of assessment for industrial properties in the south and southwest suburbs of Cook County since 2009.

In the collar counties, the effective property tax rate for all types of property decreased across the majority of the selected municipalities between tax year 2016 and 2017, with the exception of the City of Lake Forest, the Village of Romeoville, and the Village of Buffalo Grove, which increased 4.1%, 2.0%, and 1.0%, respectively, over the two-year period.

In the ten-year period between tax years 2008 and 2017, the effective tax rates increased in all of the selected municipalities in Cook County and the collar counties, except industrial properties in the City of Chicago. There were not enough sales of industrial property in tax year 2017. As previously mentioned.

City of Chicago

- The City of Chicago had an effective residential tax rate of 1.74% in 2017, the lowest of the 12 selected Cook County municipalities for residential properties.³ The rate increased from 1.69% the prior year.
- The City's effective tax rate for commercial properties increased to 3.98% in 2017, up from 3.61% the prior year. The City's 2017 commercial rate was the lowest effective tax rate of the 12 selected Cook County municipalities. As noted above, the Civic Federation was not able to calculate an effective tax rate for industrial properties in Chicago in 2017.

¹ These overlapping municipalities were chosen to enable the reader to examine differentials in tax rates that occur in one community.

² Cook County is divided into three districts (or "triads") for the purpose of property assessment: City of Chicago, north/northwest suburbs and south/southwest suburbs. See the Appendix for a map of the Cook County reassessment districts.

³ In this report, "residential" refers to Class 2 properties, which are single family homes, condominiums, cooperatives and apartment buildings of up to six units. Larger apartment buildings (Class 3) are not included for the purposes of this report. As discussed later in the report, the estimated residential rate is without homeowner exemptions, which would lower the rate.

- Over the ten-year period between 2008 and 2017, the residential effective tax rate in Chicago increased by 32.5% from 1.31% to 1.74% of full market value.
- The commercial effective tax rate increased by 69.3% between 2008 and 2017, from 2.35% to 3.98% of full market value.

Suburban Cook County: Selected Municipalities (11)

- All of the selected suburban Cook County municipalities experienced an increase in residential, commercial and industrial effective tax rates over the ten-year period between 2008 and 2017.
- Four of the selected suburban Cook County municipalities experienced an increase in effective property tax rates for residential properties between 2016 and 2017: Elk Grove Village, Arlington Heights, Harvey and Glenview. The remaining seven suburban municipalities saw decreases in effective residential rates over the two-year period examined.
- Harvey had the highest 2017 effective tax rates among the eleven selected suburban municipalities, at 7.08% for residential, 15.49% for commercial and 16.24% for industrial properties. In the 10 years from 2008 to 2017, Harvey's estimated effective residential tax rate increased by 70.97%.
- Three of the eleven selected Cook County suburban municipalities experienced decreases in commercial effective tax rates between 2016 and 2017. Oak Park had the biggest decrease, of 15.8%, and Arlington Heights had the biggest increase, of 5.5%, over the two-year period.
- Among the suburban Cook County municipalities, Harvey had the highest estimated effective industrial tax rate at 16.24% and Barrington had the lowest at 4.64%.
- The suburban Cook County community with the highest estimated ten year increase in industrial tax rates was Elk Grove Village, whose effective rate increased by 42.4%, or from 4.14% in 2008 to 5.89% in 2017. All of the selected suburban municipalities experienced an increase in industrial effective tax rates over the ten-year period.

Collar Counties: Selected Municipalities (19)

- Waukegan had the highest effective tax rate among the 19 selected collar county municipalities in 2017 at 3.73%, which was a 3.9% decrease from Waukegan's 2016 effective tax rate and a 13.7% increase from the 2008 effective tax rate of 3.28%.
- Oak Brook had the lowest 2017 effective property tax rate among the selected collar county municipalities at 1.03%, compared to 1.06% the prior year.
- All but three of the 19 selected collar county municipalities experienced decreases in effective property tax rates from 2016 to 2017. Buffalo Grove, Lake Forest and Romeoville saw increases.
- Over the ten-year period from 2008 to 2017, all 19 collar county selected municipalities experienced increases in effective tax rates. The largest increase occurred in Romeoville, an increase of 28.8% from 2.34% in 2008 to 3.01% in 2017. Naperville (in Will County) had the smallest increase over the ten-year period, rising by 7.2% from 2.21% in 2008 to 2.37% in 2017.

PURPOSE

Effective tax rates provide a common denominator for comparing property tax burdens in different jurisdictions over time.

DEFINITION AND USE

An effective property tax rate is an estimate of the percentage of a property's full market value owed in property taxes during a given tax year. Multiplying the market value of a home or business property by the applicable effective tax rate provides an estimate of the property taxes due on that property in the given year. For example, a property with a market value of \$300,000 and an effective tax rate of 2% would have an estimated property tax liability of \$6,000.

By standardizing the expression of property tax burden, effective property tax rates provide a method of comparing average property tax burdens in different areas over time. However, these are estimates for the purpose of broad comparison rather than precise expressions of tax burden on specific properties. To calculate the effective property tax rate for a specific property, divide that property's most recent annual tax liability into an estimate of its market value for the same year.

Effective property tax rates should be regarded only as estimates for several reasons:

1. There are multiple property tax rates within each municipality, and the effective rate calculated in this report is representative of only one of those tax rates.
2. Effective property tax rates for residential properties do not include homestead, senior or other exemptions. (See explanation of exemptions on the following page.)
3. The effective tax rate calculations utilize information on the median level of assessment within a given geographical area. While a property is likely to be near the median level of assessment, the actual level of assessment for any given property could be greater or lesser than the median.

It is also important to recognize that a decreasing effective tax rate does not necessarily translate into decreased tax liabilities. A property owner whose property is appreciating in value may experience annual property tax increases despite a decreasing effective tax rate.

Reasons for Change in Effective Tax Rates

Change in effective tax rates over time is due to changing actual composite tax rates, changing median levels of assessment, or both. For example, Chicago's actual composite property tax rate increased from 4.816% in 2008 to 7.266% in 2017. Over the same time period, the median level of assessment as calculated by the Illinois Department of Revenue decreased from 9.13% to 8.06% for residential properties in Chicago and rose from 16.41% to 20.90% for commercial properties.⁴ The increase in commercial property median level of assessment produced a greater increase in the estimated effective tax rate for commercial properties than for residential properties in Chicago over that time period – an overall increase in the effective tax rate of 32.5% for residential property versus a 69.3% increase for commercial property. In Cook County, changes in the equalization factor can also impact effective tax rates.⁵

⁴ See the Illinois Department of Revenue's Assessment Level Ratios, available at <https://www2.illinois.gov/rev/research/taxstats/PropertyTaxStatistics/Documents/2017Table1AssessmentRatios.pdf>

⁵ The collar counties' equalization factors do not generally change significantly from year to year because they do not set different property tax assessment levels for different types of property. Cook County is the only county in Illinois that uses differential assessment, also known as classification.

METHODOLOGY

The effective tax rates calculated in this report are based on data from the Illinois Department of Revenue and the Clerks of Cook, DuPage, Kane, Lake, McHenry and Will Counties. The County Clerks calculate the composite property tax rates for each tax code within the county. The Illinois Department of Revenue calculates the equalization factor for each county as well as the median levels of assessment.

The equalization factor is a multiplier that is applied to all assessed values in a county to ensure that the total equalized assessed value of the county equals 33 1/3% of fair market value.⁶ The application of the multiplier is known as inter-county equalization. All counties, including Cook, are required to undergo equalization to ensure that the total value of real property is 33 1/3% of market value.⁷

The Department of Revenue collects data on property sales and calculates the ratio of assessed values to sales values. A median assessment/sales ratio is computed, as well as an adjusted median ratio if additional data is submitted by the County Assessor after the initial data was collected. This median ratio is commonly referred to as the “median level of assessment.”

For every county except Cook, the median level of assessment is for all types of property. For Cook County, which classifies property by type for real estate tax purposes, separate medians are computed for different classes of property.⁸ The Cook County real estate classification ordinance requires that residential (Class 2) properties be assessed at 10% and commercial (Class 5a) and industrial (Class 5b) properties at 25% of market value beginning in tax year 2009.⁹ One result of this change was to bring the ordinance levels of assessment closer to the median levels of assessment computed in the Illinois Department of Revenue’s assessment/sales ratio studies. In the past, median levels of assessment diverged significantly from the ordinance levels due to underassessment, including reductions by the Assessor and the Board of Review.

Special note should be taken that the Department of Revenue’s ratio studies indicate a high coefficient of dispersion for commercial and industrial assessments, which means there is likely to be wide variation within each of these classes from the calculated median for individual properties whose reported sale prices were included in the study.

To calculate effective tax rates, the median level of assessment is multiplied by the equalization factor to approximate the percentage of a property’s total value that is taxed. This percentage is then multiplied by the actual composite tax rate to produce the effective tax rate.

The adjusted median level of assessment is used when it is available in the Department of Revenue data. The median level of assessment for the most specific geographic area is also used when it is available. Therefore, township median levels of assessment are used unless they are unavailable, in which case the median level of assessment for the whole reassessment triad is used.

⁶ Equalization is necessary for the fair implementation of certain state statutes, including those related to education, transportation and other grants. See the Civic Federation’s “The Cook County Property Assessment Process: A Primer on Assessment, Classification, Equalization, and Property Tax Exemptions” available at www.civicfed.org.

⁷ 35 ILCS 200/9-210.

⁸ Median levels of assessment for Cook County are typically released in the spring or summer two years following the assessment year (e.g., the 2016 median levels of assessment for Cook County were released in spring 2018).

⁹ Cook County ordinance 08-O-51. Previous levels were 16% for Class 2, 38% for Class 5a and 36% for Class 5b.

There have not been enough sales of industrial property in Cook County's Chicago Triad reassessment district for the Illinois Department of Revenue to compute industrial median levels of assessment since 2014. Tax year 2017 was the first year since 2009 that the Illinois Department of Revenue was able to compute industrial median levels of assessment for the South Triad. In 2009 and 2011, there were not sufficient industrial sales in any of the triads to calculate a median level of assessment. As a result of the lack of industrial sales for the Chicago Triad in Cook County, the Civic Federation is unable to make a two-year or ten-year comparison for industrial properties in this triad. As a result of the lack of industrial sales for the South Triad in Cook County in 2016, the Civic Federation is unable to make a two-year comparison of industrial properties in this triad, but was able to make a ten-year comparison. However, the Illinois Department of Revenue was able to calculate industrial median levels of assessment for the North Triad and the Civic Federation is able to make both two-year and ten-year comparisons for industrial properties in that triad.

Effects of Exemptions on Residential Effective Tax Rates

Property tax exemptions available to eligible homeowners reduce the taxable value of their property. Exemptions lower the estimated effective tax rate of a homestead property by varying amounts depending on the market value and exemption value. For example, the 2017 effective tax rate for a Chicago residential property not eligible for exemptions is **1.74%** of full market value. The examples below show how that rate will differ for individual exemption-eligible homesteads depending on their 2017 market value and exemption value.¹⁰ However, the Civic Federation cannot incorporate homestead exemptions into its calculations of effective tax rates because our calculation of effective rates does not evaluate individual properties, but instead uses aggregate estimates. Other studies of effective tax rates, such as those produced periodically by the Taxpayers' Federation of Illinois, use hypothetical home values to calculate effective tax rates for different municipalities and are therefore able to incorporate homestead exemptions into their analysis.¹¹

The following are several examples of effective tax rates after accounting for exemptions.

- **\$300,000** Chicago home receiving the maximum \$10,000 Homeowner Exemption: Effective Tax Rate **1.49%**.
- **\$300,000** Chicago home receiving a Senior Citizen Exemption (\$8,000) and the maximum \$10,000 Homeowner Exemption: Effective Tax Rate **1.30%**.
- **\$400,000** Chicago home receiving a Senior Citizen Exemption (\$8,000) and the maximum \$10,000 Homeowner Exemption: Effective Tax Rate **1.46%**.
- **\$200,000** Chicago home receiving a Senior Citizen Exemption (\$8,000) and the maximum \$10,000 Homeowner Exemption: Effective Tax Rate **1.19%**.

¹⁰ Public Act 100-0401, signed into law on August 25, 2017 increased the homeowner exemption in Cook County to \$10,000 from \$7,000 and the senior citizen exemption to \$8,000 from \$5,000 beginning in tax year 2017 for taxes payable in 2018. In all other counties the senior citizen exemption is \$5,000 and the homeowner exemption is \$6,000.

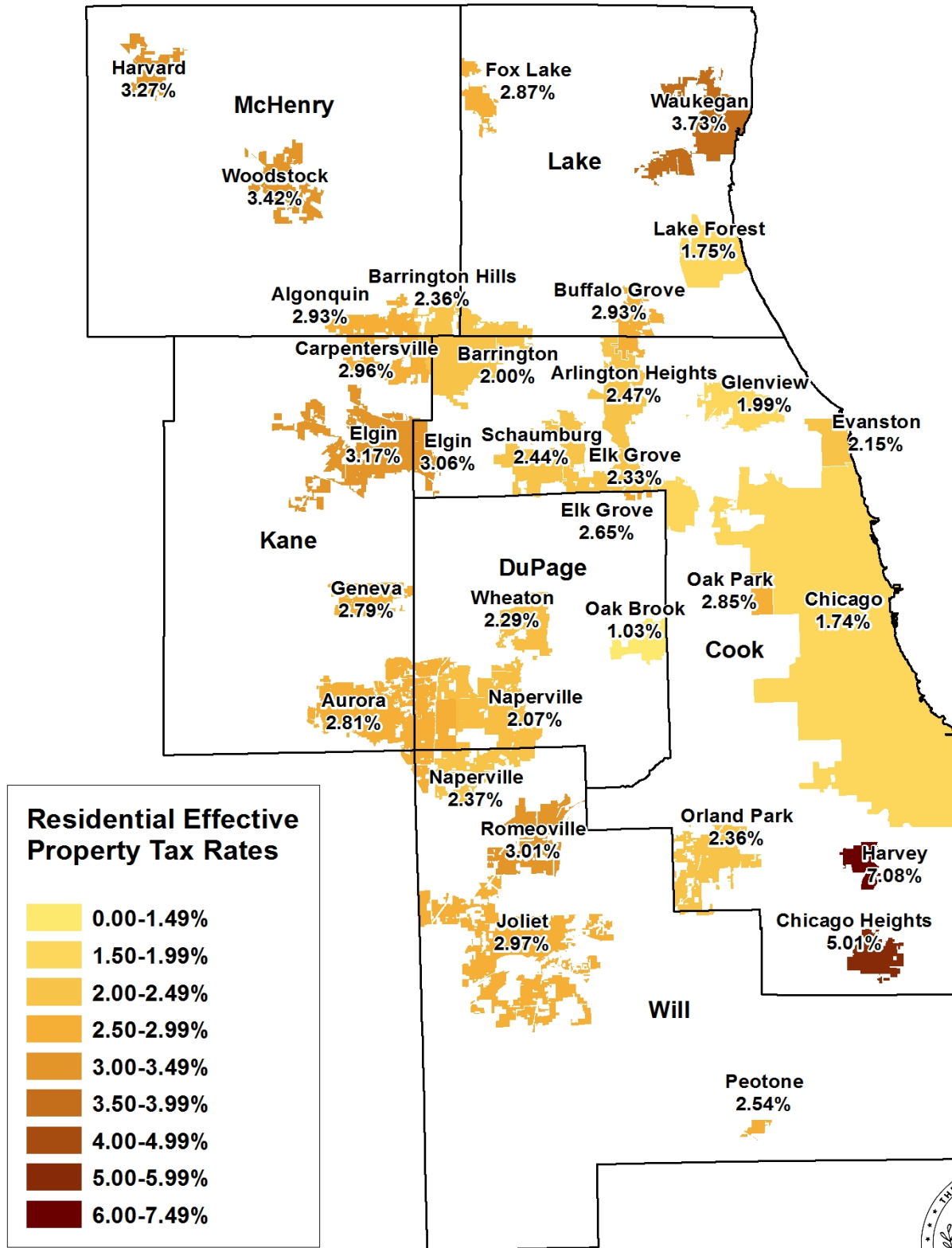
¹¹ See Taxpayers' Federation of Illinois March 2018 Tax Facts, "Effective Property Tax Rates for 89 Illinois Municipalities." Available at: https://www.illinoistax.org/wp-content/uploads/2018/05/16_March2018TaxFactsnew.pdf

**Effective Property Tax Rates
Tax Year 2017**

Cook County			
	Residential	Commercial	Industrial*
Harvey	7.08%	15.49%	16.24%
Chicago Heights	5.01%	10.84%	11.36%
Elgin	3.06%	7.08%	7.33%
Oak Park	2.85%	7.25%	7.60%
Arlington Heights	2.47%	6.04%	6.26%
Schaumburg	2.44%	6.17%	6.39%
Orland Park	2.36%	5.23%	5.49%
Elk Grove Village	2.33%	5.69%	5.89%
Evanston	2.15%	5.58%	5.77%
Barrington	2.00%	4.48%	4.64%
Glenview	1.99%	4.55%	4.71%
Chicago	1.74%	3.98%	-
DuPage County			
All Types of Property			
Elk Grove Village	2.65%		
Wheaton	2.29%		
Naperville	2.07%		
Oak Brook	1.03%		
Kane County			
All Types of Property			
Elgin	3.17%		
Carpentersville	2.96%		
Aurora	2.81%		
Geneva	2.79%		
Lake County			
All Types of Property			
Waukegan	3.73%		
Buffalo Grove	2.93%		
Fox Lake	2.87%		
Lake Forest	1.75%		
Will County			
All Types of Property			
Romeoville	3.01%		
Joliet	2.97%		
Peotone	2.54%		
Naperville	2.37%		
McHenry County			
All Types of Property			
Woodstock	3.42%		
Harvard	3.27%		
Algonquin	2.93%		
Barrington Hills	2.36%		

*Chicago Triad industrial effective tax rate unavailable. (See Methodology)

Tax Year 2017 Effective Property Tax Rates for Residential Properties in Selected Northeastern Municipalities



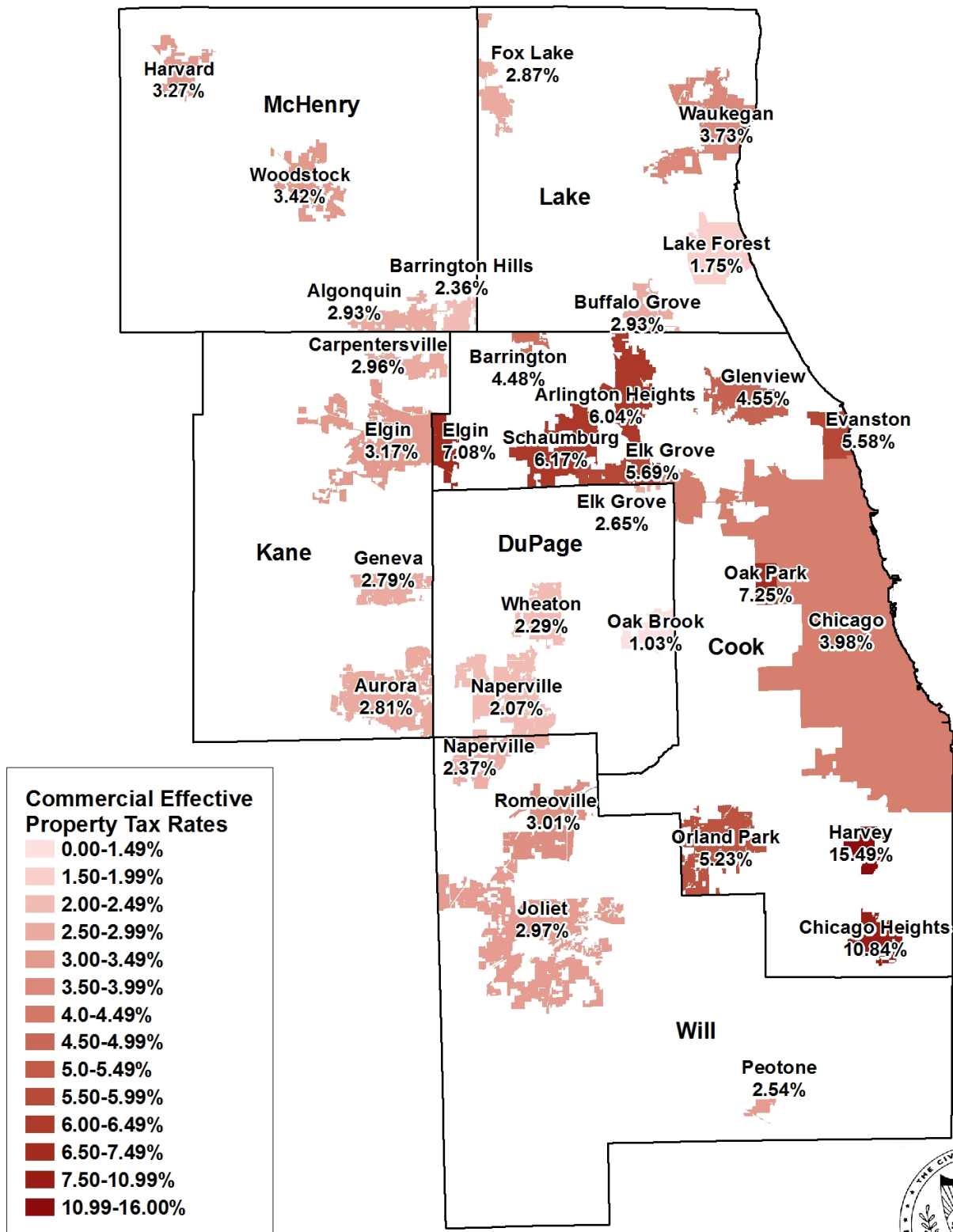
Map for Illustration purposes only.

Collar county effective tax rates apply to all types of property. Only Cook County uses differential assessment and therefore its municipalities have different effective tax rates for residential, commercial and industrial properties.

Selected effective tax rates do not necessarily apply to a whole community, but instead are calculated from an individual tax code.



Tax Year 2017 Effective Property Tax Rates for Commercial Properties in Selected Northeastern Municipalities



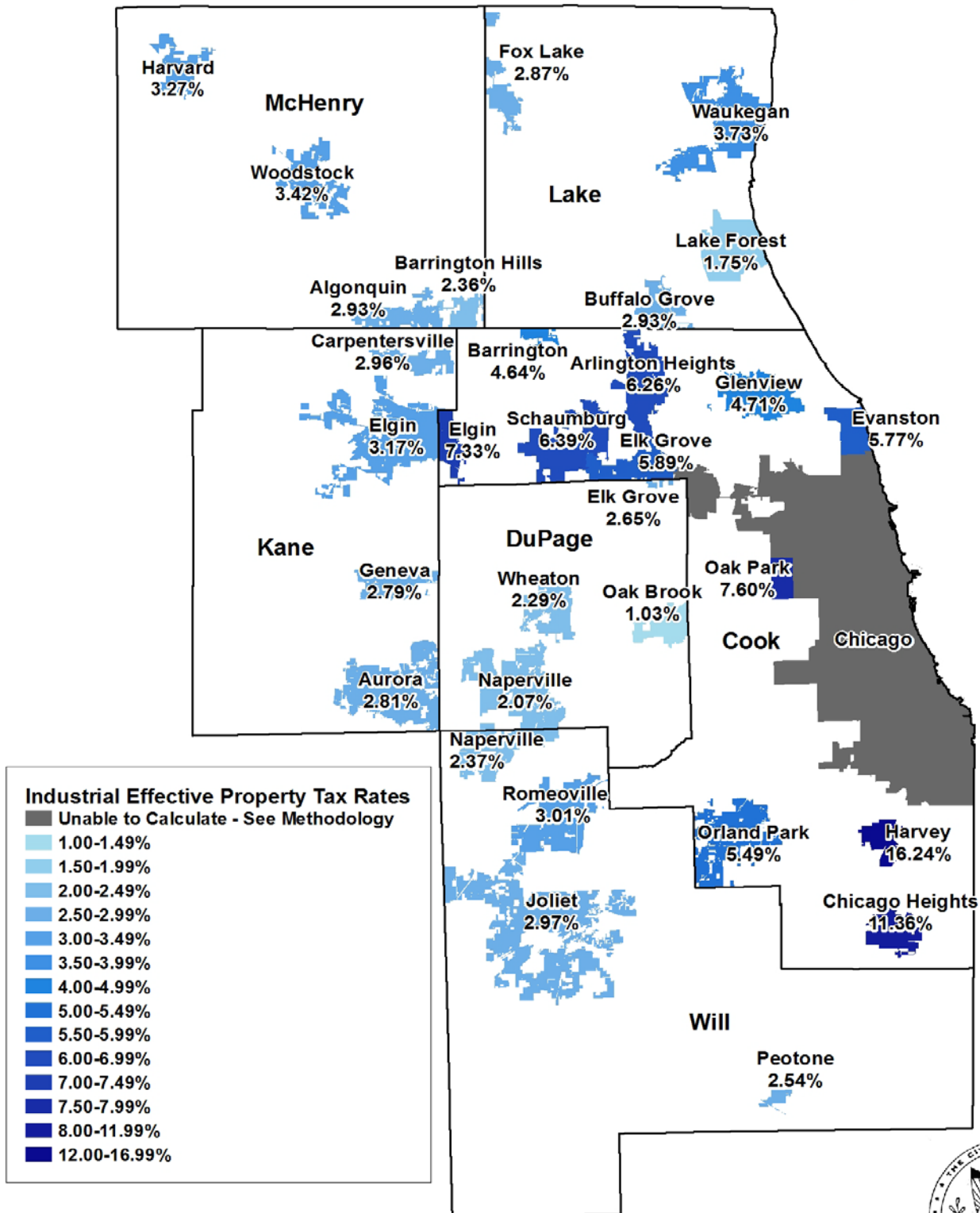
Map for illustration purposes only.

Collar county effective tax rates apply to all types of property. Only Cook County uses differential assessment and therefore its municipalities have different effective tax rates for residential, commercial and industrial properties.

Selected effective tax rates do not necessarily apply to a whole municipality, but instead are calculated from an individual tax code.



Tax Year 2017 Effective Property Tax Rates for Industrial Properties in Selected Northeastern Municipalities



Map for illustration purposes only.

Collar county effective tax rates apply to all types of property. Only Cook County uses differential assessment and therefore its municipalities have different effective tax rates for residential, commercial and industrial properties.

Selected effective tax rates do not necessarily apply to a whole municipality, but instead are calculated from an individual tax code.



Effective Property Tax Rates: 2016 vs. 2017
(in rank order by smallest increase)

<u>Cook County</u>											
Residential				Commercial				Industrial			
	2016	2017	% change		2016	2017	% change		2016	2017	% change
1 Oak Park	3.12%	2.85%	-8.5%	1 Oak Park	8.60%	7.25%	-15.8%	1 Barrington	4.84%	4.64%	-4.1%
2 Barrington	2.09%	2.00%	-4.1%	2 Orland Park	5.96%	5.23%	-12.2%	2 Evanston	6.00%	5.77%	-3.7%
3 Chicago Heights	5.20%	5.01%	-3.8%	3 Chicago Heights	11.71%	10.84%	-7.4%	3 Glenview	4.87%	4.71%	-3.4%
4 Evanston	2.22%	2.15%	-3.5%	4 Harvey	15.44%	15.49%	0.3%	4 Elgin	7.55%	7.33%	-3.0%
5 Orland Park	2.42%	2.36%	-2.5%	5 Barrington	4.33%	4.48%	3.4%	5 Schaumburg	6.55%	6.39%	-2.4%
6 Schaumburg	2.47%	2.44%	-1.0%	6 Evanston	5.37%	5.58%	3.8%	6 Elk Grove Village	6.03%	5.89%	-2.3%
7 Elgin	3.07%	3.06%	-0.1%	7 Glenview	4.36%	4.55%	4.2%	7 Arlington Heights	6.40%	6.26%	-2.2%
8 Elk Grove Village	2.30%	2.33%	1.2%	8 Elgin	6.77%	7.08%	4.6%	8 Orland Park*	--	5.49%	--
9 Arlington Heights	2.44%	2.47%	1.3%	9 Schaumburg	5.86%	6.17%	5.3%	9 Oak Park*	--	7.60%	--
10 Chicago	1.69%	1.74%	2.5%	10 Elk Grove Village	5.40%	5.69%	5.4%	10 Chicago Heights*	--	11.36%	--
11 Harvey	6.90%	7.08%	2.6%	11 Arlington Heights	5.73%	6.04%	5.5%	11 Harvey*	--	16.24%	--
12 Glenview	1.86%	1.99%	6.7%	12 Chicago	3.61%	3.98%	10.5%	12 Chicago*	--	--	--

<u>DuPage County</u>				<u>Kane County</u>				<u>Lake County</u>			
All Types of Property				All Types of Property				All Types of Property			
	2016	2017	% change		2016	2017	% change		2016	2017	% change
1 Oak Brook	1.06%	1.03%	-3.3%	1 Carpentersville	3.29%	2.96%	-10.0%	1 Fox Lake	3.29%	2.87%	-12.7%
2 Wheaton	2.35%	2.29%	-2.5%	2 Elgin	3.37%	3.17%	-5.9%	2 Waukegan	3.88%	3.73%	-3.9%
3 Naperville	2.13%	2.07%	-2.5%	3 Aurora	2.87%	2.81%	-2.0%	3 Buffalo Grove	2.90%	2.93%	1.0%
4 Elk Grove Village	2.66%	2.65%	-0.2%	4 Geneva	2.82%	2.79%	-0.9%	4 Lake Forest	1.69%	1.75%	4.1%

<u>Will County</u>				<u>McHenry County</u>			
All Types of Property				All Types of Property			
	2016	2017	% change		2016	2017	% change
1 Naperville	3.10%	2.97%	-4.2%	1 Harvard	3.47%	3.27%	-5.8%
2 Peotone	3.11%	3.01%	-3.2%	2 Algonquin	3.09%	2.93%	-5.3%
3 Joliet	2.42%	2.37%	-2.0%	3 Woodstock	3.60%	3.42%	-5.0%
4 Romeoville	2.49%	2.54%	2.0%	4 Barrington Hills	2.40%	2.36%	-1.6%

*2016 South Triad and 2016 and 2017 Chicago Triad industrial effective tax rates unavailable. (See Methodology)

Effective Property Tax Rates: 2008 vs. 2017
(in rank order by smallest increase)

<u>Cook County</u>											
Residential				Commercial				Industrial			
	2008	2017	% change		2008	2017	% change		2008	2017	% change
1 Oak Park	2.63%	2.85%	8.6%	1 Orland Park	4.98%	5.23%	5.2%	1 Orland Park	5.43%	5.49%	1.0%
2 Arlington Heights	2.23%	2.47%	10.6%	2 Oak Park	6.26%	7.25%	15.7%	2 Oak Park	6.84%	7.60%	11.1%
3 Evanston	1.92%	2.15%	11.5%	3 Evanston	4.03%	5.58%	38.3%	3 Evanston	4.81%	5.77%	20.1%
4 Orland Park	2.09%	2.36%	13.0%	4 Chicago Heights	7.82%	10.84%	38.6%	4 Arlington Heights	5.10%	6.26%	22.6%
5 Elgin	2.46%	3.06%	24.3%	5 Arlington Heights	4.28%	6.04%	41.2%	5 Elgin	5.77%	7.33%	27.1%
6 Barrington	1.58%	2.00%	27.0%	6 Harvey	10.72%	15.49%	44.5%	6 Barrington	3.65%	4.64%	27.2%
7 Schaumburg	1.91%	2.44%	27.7%	7 Elgin	4.84%	7.08%	46.3%	7 Glenview	3.65%	4.71%	29.1%
8 Elk Grove Village	1.81%	2.33%	28.4%	8 Barrington	3.06%	4.48%	46.4%	8 Chicago Heights	8.54%	11.36%	33.1%
9 Glenview	1.54%	1.99%	28.9%	9 Glenview	3.06%	4.55%	48.7%	9 Schaumburg	4.61%	6.39%	38.6%
10 Chicago	1.31%	1.74%	32.5%	10 Schaumburg	3.87%	6.17%	59.6%	10 Harvey	11.70%	16.24%	38.7%
11 Chicago Heights	2.99%	5.01%	67.4%	11 Elk Grove Village	3.47%	5.69%	64.0%	11 Elk Grove Village	4.14%	5.89%	42.4%
12 Harvey	4.14%	7.08%	70.9%	12 Chicago	2.35%	3.98%	69.3%	12 Chicago*	1.61%	--	--
<u>DuPage County</u>											
All Types of Property				All Types of Property				All Types of Property			
	2008	2017	% change		2008	2017	% change		2008	2017	% change
1 Naperville	1.84%	2.07%	12.4%	1 Elgin	2.85%	3.17%	11.1%	1 Waukegan	3.28%	3.73%	13.7%
2 Oak Brook	0.90%	1.03%	13.9%	2 Aurora	2.52%	2.81%	11.3%	2 Fox Lake	2.50%	2.87%	14.7%
3 Wheaton	1.93%	2.29%	18.4%	3 Geneva	2.36%	2.79%	18.6%	3 Buffalo Grove	2.47%	2.93%	18.8%
4 Elk Grove Village	2.06%	2.65%	28.5%	4 Carpentersville	2.41%	2.96%	22.7%	4 Lake Forest	1.37%	1.75%	28.2%
<u>Will County</u>											
All Types of Property				All Types of Property							
	2008	2017	% change		2008	2017	% change				
1 Naperville	2.21%	2.37%	7.2%	1 Barrington Hills	1.99%	2.36%	18.6%				
2 Joliet	2.59%	2.97%	14.5%	2 Harvard	2.65%	3.27%	23.5%				
3 Peotone	2.08%	2.54%	22.3%	3 Woodstock	2.76%	3.42%	24.0%				
4 Romeoville	2.34%	3.01%	28.8%	4 Algonquin	2.33%	2.93%	25.6%				

*2017 Chicago Triad industrial effective tax rates unavailable. (See Methodology)

Effective Property Tax Rates in Selected Cook County Municipalities: 2008 - 2017												
	2008	2009*	2010**	2011*	2012**	2013**	2014***	2015***	2016***	2017****	% Change 2016-2017	% Change 2008-2017
Cook County Residential												
Chicago	1.31%	1.45%	1.72%	1.76%	1.84%	1.66%	1.56%	1.66%	1.69%	1.74%	2.52%	32.48%
Elk Grove Village	1.81%	2.19%	2.62%	2.73%	2.96%	2.59%	2.32%	2.27%	2.30%	2.33%	1.24%	28.39%
Arlington Heights	2.23%	2.48%	3.01%	3.07%	3.31%	2.81%	2.52%	2.51%	2.44%	2.47%	1.35%	10.57%
Glenview	1.54%	1.81%	2.01%	1.88%	2.03%	1.86%	1.79%	1.76%	1.86%	1.99%	6.74%	28.88%
Evanston	1.92%	2.16%	2.17%	2.35%	2.54%	2.30%	2.14%	2.10%	2.22%	2.15%	-3.45%	11.50%
Schaumburg	1.91%	2.44%	2.62%	2.84%	3.17%	2.79%	2.57%	2.44%	2.47%	2.44%	-0.97%	27.74%
Barrington	1.58%	1.76%	1.96%	1.89%	2.24%	2.02%	2.00%	2.07%	2.09%	2.00%	-4.08%	27.02%
Elgin	2.46%	2.78%	3.14%	3.31%	3.84%	3.46%	3.15%	3.11%	3.07%	3.06%	-0.12%	24.26%
Harvey	4.14%	5.28%	6.71%	5.81%	8.87%	8.08%	7.71%	6.90%	6.90%	7.08%	2.61%	70.85%
Chicago Heights	2.99%	3.84%	4.85%	4.85%	5.58%	5.63%	5.59%	5.42%	5.20%	5.01%	-3.78%	67.44%
Orland Park	2.09%	2.37%	2.70%	2.59%	2.83%	2.73%	2.58%	2.52%	2.42%	2.36%	-2.51%	13.03%
Oak Park	2.63%	2.84%	3.31%	3.07%	3.29%	3.05%	2.92%	2.96%	3.12%	2.85%	-8.52%	8.55%
Cook County Commercial												
Chicago	2.35%	2.43%	4.23%	3.75%	4.87%	3.84%	4.18%	3.61%	3.61%	3.98%	10.53%	69.27%
Elk Grove Village	3.47%	4.02%	7.15%	5.40%	5.44%	5.44%	6.51%	6.26%	5.40%	5.69%	5.39%	63.96%
Arlington Heights	4.28%	4.56%	8.21%	6.07%	6.07%	5.91%	7.09%	6.92%	5.73%	6.04%	5.50%	41.20%
Glenview	3.06%	3.29%	6.14%	4.63%	4.64%	4.52%	5.53%	5.36%	4.36%	4.55%	4.16%	48.67%
Evanston	4.03%	4.18%	7.46%	5.52%	5.52%	5.47%	6.55%	6.27%	5.37%	5.58%	3.79%	38.33%
Schaumburg	3.87%	4.63%	8.46%	6.17%	6.17%	6.08%	7.30%	7.00%	5.86%	6.17%	5.27%	59.64%
Barrington	3.06%	3.41%	6.04%	4.52%	4.63%	4.41%	5.39%	5.17%	4.33%	4.48%	3.43%	46.43%
Elgin	4.84%	5.17%	9.39%	6.84%	7.00%	6.94%	8.39%	8.22%	6.77%	7.08%	4.63%	46.33%
Harvey	10.72%	9.78%	16.38%	14.04%	15.10%	16.67%	19.20%	17.84%	15.44%	15.49%	0.32%	44.48%
Chicago Heights	7.82%	7.62%	12.64%	10.97%	11.30%	12.45%	14.64%	13.96%	11.71%	10.84%	-7.43%	38.59%
Orland Park	4.98%	4.59%	7.47%	6.13%	6.30%	6.70%	7.56%	7.09%	5.96%	5.23%	-12.22%	5.20%
Oak Park	6.26%	5.67%	9.48%	7.85%	8.00%	8.51%	9.31%	9.26%	8.60%	7.25%	-15.76%	15.68%
Cook County Industrial												
Chicago	1.61%	N/A	2.51%	N/A	3.23%	3.62%	N/A	N/A	N/A	N/A	N/A	N/A
Elk Grove Village	4.14%	N/A	6.56%	N/A	5.75%	6.48%	6.57%	5.94%	6.03%	5.89%	-2.26%	42.40%
Arlington Heights	5.10%	N/A	7.53%	N/A	6.42%	7.04%	7.15%	6.57%	6.40%	6.26%	-2.22%	22.63%
Glenview	3.65%	N/A	5.64%	N/A	4.90%	5.39%	5.58%	5.09%	4.87%	4.71%	-3.34%	29.13%
Evanston	4.81%	N/A	6.85%	N/A	5.84%	6.52%	6.61%	5.95%	6.00%	5.77%	-3.77%	20.14%
Schaumburg	4.61%	N/A	7.76%	N/A	6.53%	7.24%	7.36%	6.64%	6.55%	6.39%	-2.41%	38.65%
Barrington	3.65%	N/A	5.54%	N/A	4.89%	5.25%	5.44%	4.90%	4.84%	4.64%	-4.10%	27.18%
Elgin	5.77%	N/A	8.62%	N/A	7.40%	8.27%	8.47%	7.80%	7.55%	7.33%	-2.92%	27.09%
Harvey	11.70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16.24%	N/A	38.75%
Chicago Heights	8.54%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.36%	N/A	33.09%
Orland Park	5.43%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.49%	N/A	1.03%
Oak Park	6.84%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.60%	N/A	11.09%

*Cook County industrial effective property tax rates not available. See Methodology.

**Cook County South Triad industrial effective property tax rates not available. See Methodology.

***Chicago and Cook County South Triad industrial effective property tax rates not available. See Methodology.

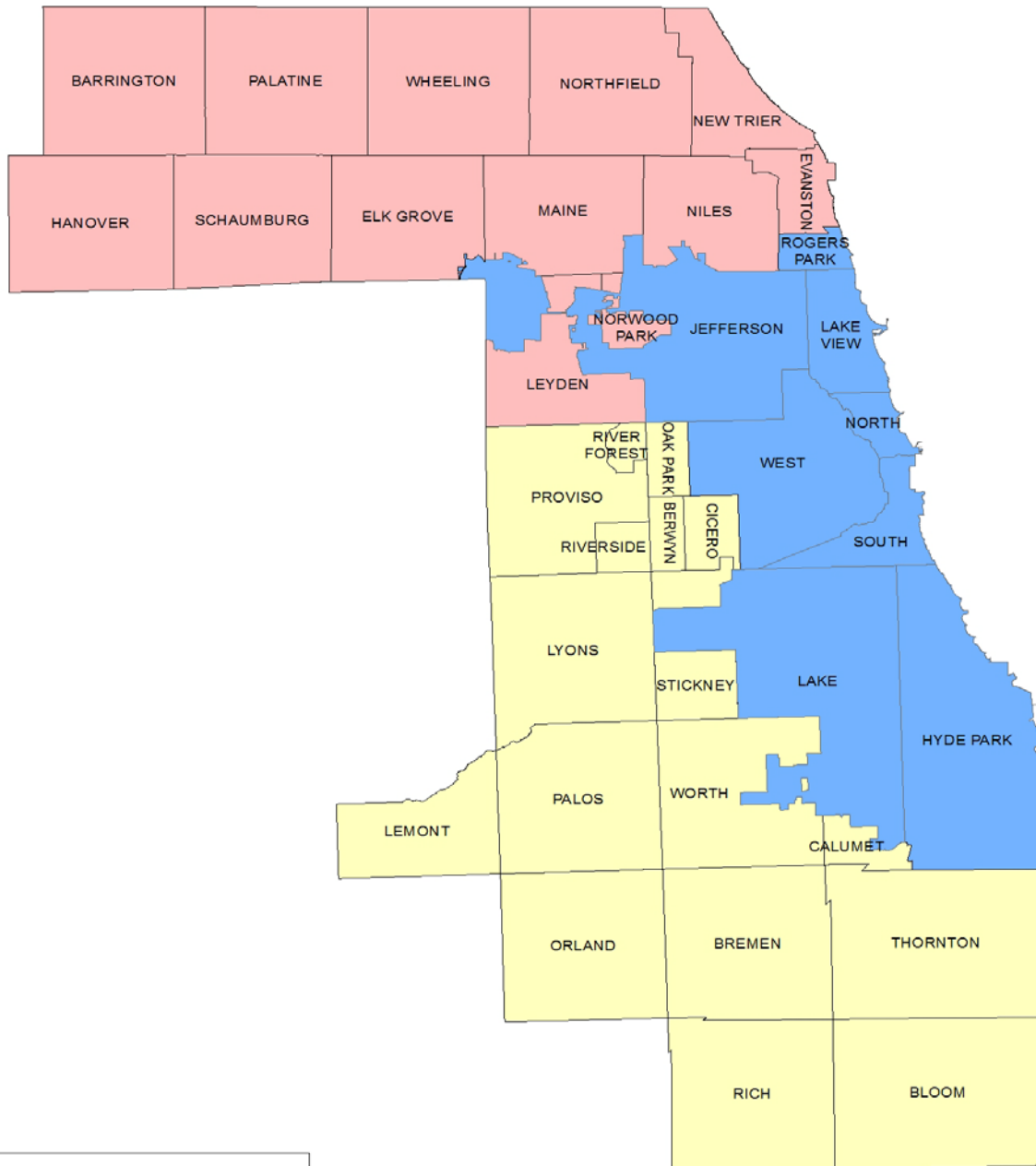
****Chicago industrial effective tax rates not available. See Methodology

Effective Property Tax Rates in Selected Collar County Municipalities: 2008 - 2017




	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Change 2016-2017	Change 2008-2017
DuPage County												
Elk Grove Village	2.06%	2.59%	2.89%	3.18%	3.10%	2.88%	2.84%	2.80%	2.66%	2.65%	-0.23%	28.46%
Oak Brook	0.90%	1.03%	1.11%	1.28%	1.34%	1.22%	1.12%	1.13%	1.06%	1.03%	-3.28%	13.90%
Wheaton	1.93%	2.14%	2.32%	2.55%	2.62%	2.51%	2.46%	2.45%	2.35%	2.29%	-2.52%	18.42%
Naperville	1.84%	2.09%	2.18%	2.35%	2.44%	2.33%	2.25%	2.18%	2.13%	2.07%	-2.48%	12.38%
Lake County												
Fox Lake	2.50%	2.97%	3.27%	3.99%	4.05%	4.15%	3.55%	3.54%	3.29%	2.87%	-12.72%	14.67%
Buffalo Grove	2.47%	2.83%	3.01%	3.27%	3.34%	3.11%	2.91%	2.92%	2.90%	2.93%	1.02%	18.78%
Lake Forest	1.37%	1.55%	1.64%	1.75%	1.80%	1.70%	1.61%	1.67%	1.69%	1.75%	4.09%	28.23%
Waukegan	3.28%	4.41%	5.15%	6.48%	7.19%	5.60%	4.83%	4.38%	3.88%	3.73%	-3.92%	13.73%
Will County												
Romeoville	2.34%	2.68%	2.87%	3.19%	3.32%	3.26%	3.25%	3.16%	3.11%	3.01%	-3.16%	28.78%
Joliet	2.59%	2.91%	3.15%	3.31%	3.52%	3.24%	3.17%	3.15%	3.10%	2.97%	-4.21%	14.47%
Peotone	2.08%	2.31%	2.61%	2.77%	2.91%	2.70%	2.94%	2.60%	2.49%	2.54%	2.04%	22.30%
Naperville	2.21%	2.42%	2.50%	2.64%	2.72%	2.62%	2.56%	2.54%	2.42%	2.37%	-2.03%	7.24%
Kane County												
Aurora	2.52%	2.91%	3.09%	3.85%	4.03%	3.42%	3.16%	2.94%	2.87%	2.81%	-2.03%	11.32%
Carpentersville	2.41%	2.87%	3.19%	3.61%	4.05%	3.70%	3.50%	3.31%	3.29%	2.96%	-9.98%	22.70%
Elgin	2.85%	3.34%	3.71%	4.21%	4.32%	3.90%	3.53%	3.46%	3.37%	3.17%	-5.94%	11.15%
Geneva	2.36%	2.62%	2.82%	3.10%	3.23%	3.07%	3.02%	2.87%	2.82%	2.79%	-0.85%	18.57%
McHenry County												
Barrington Hills	1.99%	2.56%	2.95%	3.09%	3.09%	2.60%	2.82%	2.46%	2.40%	2.36%	-1.58%	18.57%
Algonquin	2.33%	2.71%	3.01%	3.51%	3.78%	3.63%	3.43%	3.25%	3.09%	2.93%	-5.30%	25.62%
Harvard	2.65%	3.68%	3.65%	4.38%	4.01%	4.09%	4.43%	3.83%	3.47%	3.27%	-5.79%	23.46%
Woodstock	2.76%	3.21%	3.57%	4.31%	4.54%	4.68%	4.21%	4.13%	3.60%	3.42%	-5.02%	23.98%

Appendix

Cook County Assessment Townships



Reassessment Districts

-  City Triennial District
-  North Triennial District
-  South Triennial District

