



2024 Tax Year Bill Analysis

The Cook County Treasurer's Office analyzed the second and final round of nearly 1.8 million property tax bills for the 2024 tax year, mailed in 2025.

Published November 2025

TABLE OF CONTENTS

Top Findings.....	1
Overview.....	4
The Reassessments.....	8
The Recapture	18
Levy Increases.....	19
The TIF Effect.....	20
Commercial to Residential Shift	23
Tax Bill Changes by Region.....	27
Conclusion	30

TOP FINDINGS

Countywide

- Property owners across Cook County are being asked to pay about \$872 million more in taxes for a grand total of nearly \$19.2 billion. That's an increase of almost 4.8%, well above the 3.5% rate of inflation for 2024.¹ It marks at least the 31st straight year property taxes have gone up.
- The added financial burden will fall mostly on homeowners, who must pay \$661.1 million in new taxes, 6.3% more than they paid last year. Business properties — commercial, industrial and large multifamily buildings with seven or more units — will pay an additional \$188.6 million, about 2.4% more than they paid last year.²
- While overall taxes on business properties ticked up, taxes on commercial properties — such as office buildings, retail stores, hotels and restaurants —

¹ The Chicago-Naperville-Elgin consumer price index, or CPI, increased 3.5% in 2024. [🔗](#)

² The amount taxed on vacant properties increased by more than \$22 million, or 19.4%.

dropped by almost \$70 million, or 1.3%, largely because commercial assessed values in Chicago's Loop Community Area plunged by about 7.2%.

- That drop in commercial taxes in Chicago shifted much of the tax burden onto other property owners, particularly on homeowners, fueling a record-high median 16.7% residential property tax increase in the city.³
- Taxes for more than 1.2 million homeowners went up, while about 362,000 saw their bills go down.
- Taxes for about 88,500 business properties increased, while more than 28,000 decreased, with the bulk of those decreases in Chicago.

City of Chicago

- In Chicago, where all properties were reassessed last year, overall taxes rose \$528.6 million. Homeowners' taxes increased by \$469.4 million, an 11.6% jump, while taxes on business properties rose just \$39.7 million, or 0.9%.⁴
 - The overall tax increase on businesses was minimal, despite significant increases in taxes on industrial properties and large apartment complexes, because taxes on commercial properties across the city dropped by \$134.4 million.
- Taxes for nearly 505,000 residential properties increased, while taxes for about 222,000 decreased.
- Many of Chicago's South and West side communities, where home values have soared in recent years and homeowners are far less likely to appeal their assessed values, will see significant property tax increases.
 - Residential property values and tax bills increased by the largest percentages on the South and West sides, where median bills shot up by more than 30% in 15 community areas — with a massive 133% increase in West Garfield Park.
 - The median residential bill for all of Chicago increased by a record-high 16.7% to \$4,457 — far more than it did for all other types of properties, except large apartment complexes, for which the median rose by 16.9% to \$22,234.

³ The median is the bill that lies at the midpoint, meaning an equal number of other bills are higher and an equal number lower. This analysis uses the median instead of an average, for which outliers — an extremely high or extremely low value — could lead to misleading results.

⁴ Total taxes on vacant properties increased by nearly \$19.5 million.

- Nearly 41,000 business property owners had higher bills, while more than 23,000 were asked to pay less.
- About 5,350 homeowners who owed nothing last year are getting a bill this year, because higher assessed values now exceed the value of their exemptions. The median tax bill for those homes is \$524, with homeowners paying anywhere from a few cents to more than \$10,600.

North and Northwest Suburbs

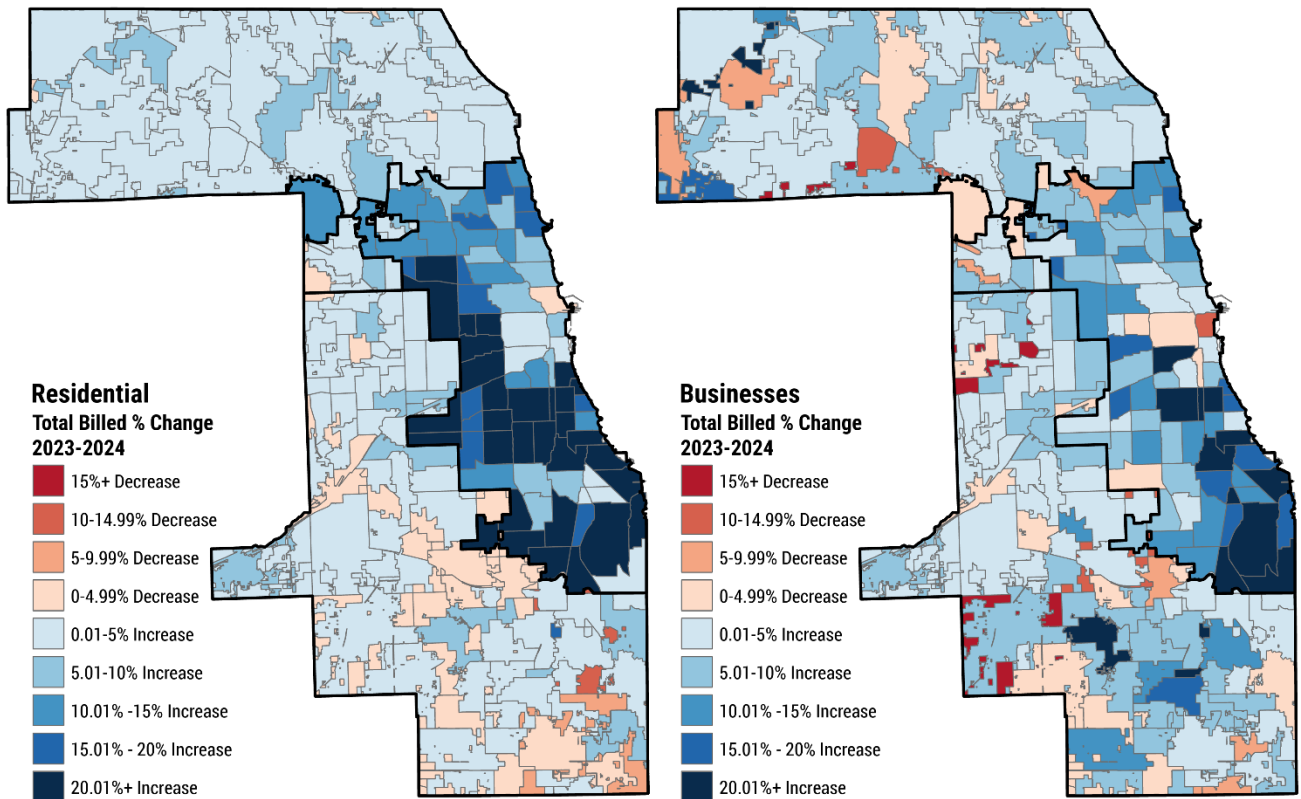
- In suburban Cook County north of North Avenue, where properties are now being reassessed for next year's bills, taxes rose by a total of \$209.4 million — with a \$127.3 million, or 3.6%, increase on residences and a nearly \$79 million, or 3.8%, increase on business properties.⁵
- Taxes for more than 361,000 homeowners went up, while nearly 48,000 saw their taxes go down.
- Taxes for about 19,700 business properties increased, while more than 1,100 went down.
- The median residential tax bill increased by 3.4% to \$7,503, while the commercial median went up by 4.2% to \$29,875. The median multifamily bill increased by 5.9% to \$25,877, and the median industrial bill rose by 5.5% to \$40,923.

South and Southwest Suburbs

- In the suburbs south of North Avenue, tax bills rose by a total of \$133.7 million — with a \$64.4 million, or 2.2%, increase on homes, and a \$70 million, or 4.9%, increase on business properties.⁶
- More than 342,000 homeowners had higher bills, while about 92,000 have to pay less.
- The median bill for homeowners increased by 2.2%, to \$6,258. The median commercial bill increased by about 3.6%, to \$13,132. The median multifamily bill increased by 5.2% to \$19,581, and the median industrial bill rose by 2.9% to \$18,113.
- Taxes for nearly 28,000 business properties increased, while taxes for nearly 3,700 dropped.

⁵ Total taxes on vacant lots increased by about \$3.2 million.

⁶ The total taxes on vacant lots dropped by more than \$646,000.



OVERVIEW

The Cook County Treasurer’s bill analysis for tax year 2024, collectible in 2025, reveals how the latest round of reassessments in Chicago shifted 2.4% of the city’s total property tax burden from businesses onto homeowners — resulting in a 16.7% increase in the median Chicago homeowner’s bill, with far higher increases in many of Chicago’s South and West side communities.

It was the third year in a row in which median homeowner taxes increased by more than 15% in the areas that were reassessed.⁷ All three were the largest homeowner median increases in the past 30 years, which was likely the result of declines in business values and rise in home values in the wake of the COVID-19 pandemic.

[Homeowner Median Increase for Tax Year 2024, Billed in 2025](#)

City of Chicago: +16.7%, to \$4,457

[Homeowner Median Increase for Tax Year 2023, Billed in 2024](#)

South and Southwest Suburbs: +19.9%, to \$6,117

[Homeowner Median Increase for Tax Year 2022, Billed in 2023](#)

North and Northwest Suburbs: +15.7%, to \$7,008

Total taxes on business properties⁸ increased by 0.9% in the city, while homeowners' taxes shot up by 11.6%.

The tax shift onto Chicago homeowners can be explained, in large part, by looking at what has happened in the Loop, where properties lost hundreds of millions of dollars in assessed value. Significant reductions in value typically lead to lower tax bills.

When one group's overall tax bill drops, such as happened in the Loop, other property owners end up paying more to make up the difference.

The amount of taxes billed to Loop commercial property owners dropped from more than \$1.1 billion to \$992.4 million. That, combined with meager growth in commercial values in most of the rest of the city, caused total taxes billed to retail, office, hotel and restaurant buildings across the city to fall by 4.3%.

Residential bills did not increase by equal rates across the city. The median residential bill rose by more than 75% in five South and West side community areas — West Garfield Park, North Lawndale, Englewood, West Pullman and West Englewood. In West Garfield Park, it increased by a massive 133%, to \$3,448, and in North Lawndale by 99%, to \$3,791. But it rose by less than 10% in 17 community areas, including affluent Lincoln Park, where it went up by 5.9% to \$9,410, and declined in another nine.

Taxes in Chicago grew overall by 6.3% because of increases in the amount of money sought by local taxing districts, such as the Chicago Public Schools; increased tax revenue earmarked for tax increment financing (TIF) agencies; and additional tax increases granted

⁷ Properties in Cook County are reassessed on a three-year cycle, with one of the following geographic areas reassessed annually on a rotating basis: the city of Chicago, all suburban properties north of North Avenue and all suburban properties south of North Avenue.

⁸ Business properties include commercial, industrial and large multifamily buildings.

to many agencies forced to return previously collected property tax dollars to taxpayers who won appeals and received refunds after making their initial payment.

In the suburbs north of North Avenue, the median residential tax bill this year climbed by a more modest 3.6%, mirroring the overall increase in taxes for the region. The median tax bill for businesses rose 4.6%.

Total taxes in the north suburbs grew by 3.7%, with homeowners picking up about three-fifths of the added burden.

In the suburbs south of North Avenue, where homeowners last year were jolted by a record-high 19.9% increase in the median tax bill,⁹ the median homeowner's bill rose by a far lower 2.2%, while the median for businesses rose 3.1% after decreasing by 8.5% the year before.

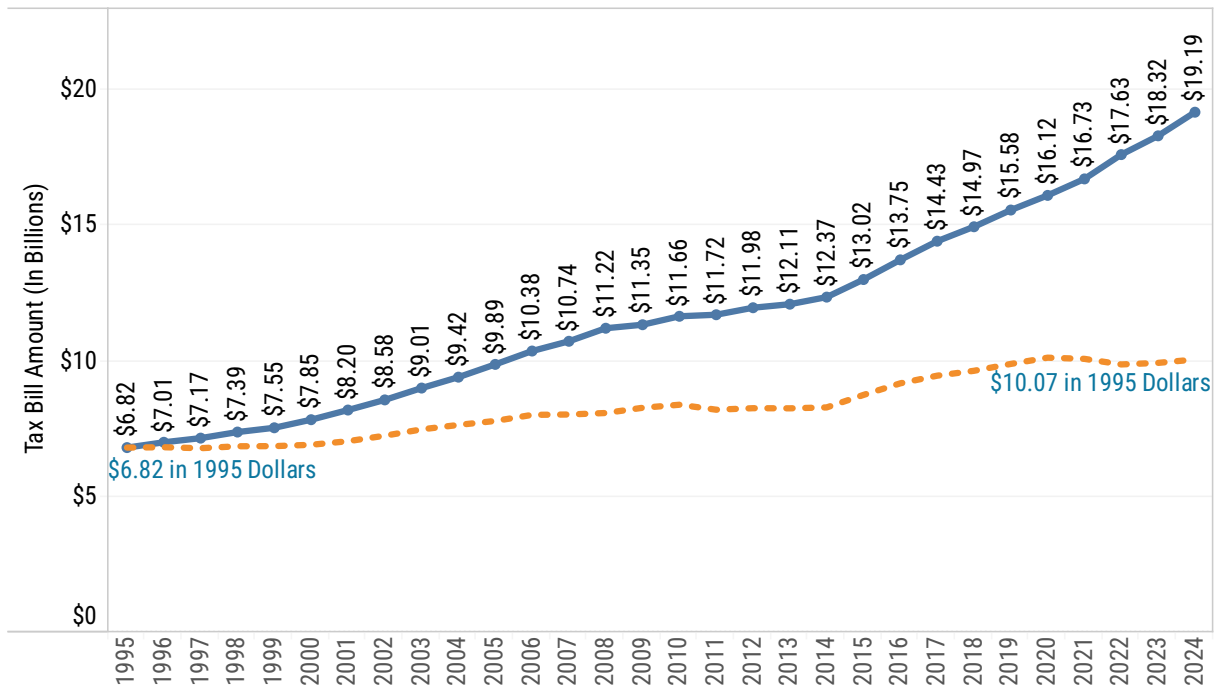
Tax increases in the south suburbs were modest: 3.1% overall, with businesses picking up slightly more than half of the additional burden.

The total amount billed for all of Cook County for 2024 — which property owners must pay this year — is nearly \$19.2 billion. That's an increase of nearly \$872 million, or 4.8%, from 2023.

It is at least the 31st overall consecutive annual property tax increase in Cook County, according to data archived by the Treasurer's Office. After adjusting for inflation, the property tax burden has grown by 48% over that time.

⁹ Tax Year 2023 Tax Bill Analysis, Treasurer Maria Pappas, June 27, 2024 [🔗](#)

30-Year History of Tax Increases in Cook County



The countywide property tax increase breaks down by region as follows: Chicago properties — \$528.6 million; suburban properties north of North Avenue — \$209.4 million; and suburban properties south of North Avenue — \$133.7 million.

Homeowners across the county must pay a total of about \$661.1 million in new property taxes, while owners of commercial properties, industries and large apartment complexes — categorized in this analysis as business properties — are on the hook for \$188.6 million in additional taxes.¹⁰

But not all homeowners and commercial property owners owe more. The tax system treats every property differently, depending on factors that include:

- whether a property owner’s local schools, municipalities, park districts and other taxing agencies increased their levies, the amount of money they seek in taxes each year.
- whether their assessments — the portion of estimated market values used to determine each home and businesses’ share of the total taxes owed — rose or fell in relation to the assessments of all other properties.
- whether their taxes were affected by special taxing areas known as Tax Increment Finance districts or Special Service Areas.

¹⁰ Taxes on vacant lots increased by \$21.5 million.

Each tax bill also depends on other factors: the state of the hyper-local economy; changes to properties; and the neighborhood housing market.

How Property Taxes are Determined

- School districts, municipalities, park districts and other local governments set the levy, or the overall amount of taxes to be collected to pay for their operations.
- The Assessor estimates the value of properties, and sets homeowner exemptions, which are then used to determine what portion of the overall tax bill each property owner pays.
- The Clerk determines the tax rates, based on the levies and overall assessed value in each local government. The assessed value, multiplied by the rate, needs to equal the total levy.
- The Treasurer sends out the bills, collects the money and distributes it to the local governments.

THE REASSESSMENTS

City of Chicago

The Assessor revalued more than 830,000 taxable properties in Chicago for this year's tax bills.

Assessments — based on estimates of each property's market value — are a key component in calculating individual bills, because they determine what portion of the total levy each property owner must pay.

The overall assessed value of residential, multifamily and industrial properties rose significantly in Chicago, while commercial barely budged. That means a portion of the overall burden shifted from commercial property owners to homeowners, industrial businesses and apartment building owners.

As a result, nearly 69% of homeowners, more than 76% of multifamily property owners and nearly 72% of industrial property owners will owe more in taxes, while about 56% of commercial property owners will pay more.

Some homeowners face steep increases, given that the city's residential tax bills swelled from about \$4 billion to more than \$4.5 billion, a jump of 11.6%. Homeowners who were hit the hardest live on the city's South and West sides, as homes in those areas have regained the value they lost in the wake of the Great Recession. Residential tax bills rose less in communities that already had high property values.

Loop Struggles Lead to Stagnant Citywide Commercial Values

Chicago's total commercial assessed value went up by \$44.5 million, or 0.3%, to \$14.8 billion in 2024 — a far lower percentage increase than for all other types of properties.

The tiny commercial increase was largely the result of a significant drop in the value of commercial properties in the Loop Community Area.¹¹ Commercial properties in the Loop lost a total of \$379.2 million, or 7.2%, in assessed value.¹²

That reflects the slow recovery of Chicago's historic-but-aging business district from the shift to remote work during the COVID-19 pandemic. In the Central Business District¹³ — which includes the Loop, Magnificent Mile, River North, West Loop, Far West Loop and Fulton Market neighborhoods — office vacancy jumped to 28% in 2025 as companies shrank their footprints and workers were slow to return to the office.¹⁴ Retail stores and restaurants also struggled, creating vacancies in many of the spaces they occupied, with the perception of increased crime downtown playing a role.¹⁵

Declining values of commercial properties in the Loop significantly affected the tax bills for the rest of Chicago's property owners.

The share of the city's tax burden shouldered by Loop commercial properties in 2024 dropped to 11.2% from 13.4% a year earlier. Taxes that Loop properties no longer pay were picked up by the rest of the city, causing tax bills to increase for properties with value increases or minimal value reductions.

Central Chicago, where the Loop is located, was the only city region¹⁶ where commercial property values declined. The only areas where commercial values increased more than 10% were South and Far South Chicago, which have the fewest commercial properties in the city, while other areas saw modest increases. (Figure 1)

¹¹ The Loop Community Area is bounded by the Chicago River on the north and west, by Roosevelt Road on the south and by Lake Michigan on the east.

¹² Most business properties, including commercial ones, are assessed at 25% of their estimated market value, while homes and large apartment complexes are assessed at 10% of market value.

¹³ "Chicago Downtown Office Figures Q2 2025," CBRE, July 10, 2025 [🔗](#)

¹⁴ "Soaring downtown office vacancy still hasn't peaked," Danny Ecker, Crain's Chicago Business, Oct. 2, 2025 [🔗](#)

¹⁵ "Are smash-and-grabs contributing to vacant spaces in downtown shopping districts," by Jason Knowles and Ann Pistone and Maggie Green, ABC 7 Eyewitness News, Sept. 26, 2024 [🔗](#)

¹⁶ The seven geographic regions for Chicago mirror those in the city's 2023 We Will Chicago Framework Plan. [🔗](#)

Figure 1: Commercial Assessed Value Changes by Chicago Region Tax Years 2023 to 2024				
Region	Property Count	Assessed Value 2023	Assessed Value 2024	% Change
Central Chicago	6,045	\$8.74 Billion	\$8.45 Billion	-3.31%
West Chicago	7,749	\$2.88 Billion	\$2.93 Billion	+1.65%
Southwest Chicago	5,681	\$0.42 Billion	\$0.45 Billion	+6.71%
Northwest Chicago	7,070	\$1.06 Billion	\$1.14 Billion	+7.19%
North Chicago	5,053	\$1.12 Billion	\$1.22 Billion	+9.10%
Far South Chicago	3,755	\$0.22 Billion	\$0.25 Billion	+12.12%
South Chicago	3,737	\$0.32 Billion	\$0.38 Billion	+16.14%
City of Chicago	39,090	\$14.77 Billion	\$14.81 Billion	+0.30%

Nine of the 10 community areas with the largest percentage increase in commercial values were in South or Far South Chicago. (Figure 2) Grand Boulevard, on the South Side, saw the largest percentage increase in the city, up 31%.

Figure 2: Community Areas with Largest Commercial Assessed Value Increases Tax Years 2023 to 2024					
Community Area	Chicago Region	2023 Assessed Value	2024 Assessed Value	Change	% Change
Grand Boulevard	South	\$21.00 Million	\$27.51 Million	+\$6.51 Million	+31.01%
Pullman	Far South	\$12.81 Million	\$16.59 Million	+\$3.78 Million	+29.52%
Montclare	Northwest	\$19.91 Million	\$25.64 Million	+\$5.73 Million	+28.76%
Greater Grand Crossing	South	\$30.04 Million	\$38.19 Million	+\$8.14 Million	+27.09%
Burnside	Far South	\$6.10 Million	\$7.68 Million	+\$1.59 Million	+26.02%
West Pullman	Far South	\$11.89 Million	\$14.51 Million	+\$2.61 Million	+21.96%
Archer Heights	Southwest	\$26.49 Million	\$31.67 Million	+\$5.17 Million	+19.52%
Fuller Park	South	\$5.27 Million	\$6.30 Million	+\$1.03 Million	+19.46%
South Shore	South	\$39.76 Million	\$47.47 Million	+\$7.71 Million	+19.39%
Auburn Gresham	South	\$27.33 Million	\$32.54 Million	+\$5.21 Million	+19.06%

Commercial values dropped in eight of the city's 77 community areas. (Figure 3) East Garfield Park and Riverdale lost more than 13% of their commercial value, largely due to the reclassification of many commercial properties in those communities to industrial.

Figure 3: Community Areas with Commercial Assessed Value Decreases Tax Years 2023 to 2024					
Community Area	Chicago Region	2023 Assessed Value	2024 Assessed Value	Change	% Change
East Garfield Park	West	\$14.92 Million	\$12.26 Million	-\$2.67 Million	-17.87%
Riverdale	Far South	\$4.21 Million	\$3.64 Million	-\$0.58 Million	-13.65%
Loop	Central	\$5,302.78 Million	\$4,923.63 Million	-\$379.15 Million	-7.15%
Forest Glen	Northwest	\$30.58 Million	\$29.1 Million	-\$1.48 Million	-4.83%
Armour Square	Central	\$47.54 Million	\$45.4 Million	-\$2.14 Million	-4.51%
Hegewisch	Far South	\$9.30 Million	\$8.90 Million	-\$0.40 Million	-4.32%
West Town	West	\$270.18 Million	\$264.36 Million	-\$5.82 Million	-2.16%
West Garfield Park	West	\$18.46 Million	\$18.07 Million	-\$0.39 Million	-2.09%

Rising Residential Property Values in the South and West Sides

Homeowners across the city shouldered a larger share of the tax burden, because residential values rose amid the overall commercial value stagnation. Residential assessments increased in 2024 by 16.4%, rising to \$24.6 billion from \$21.2 billion, contributing to an 11.6% increase in the total amount of taxes billed to homeowners.

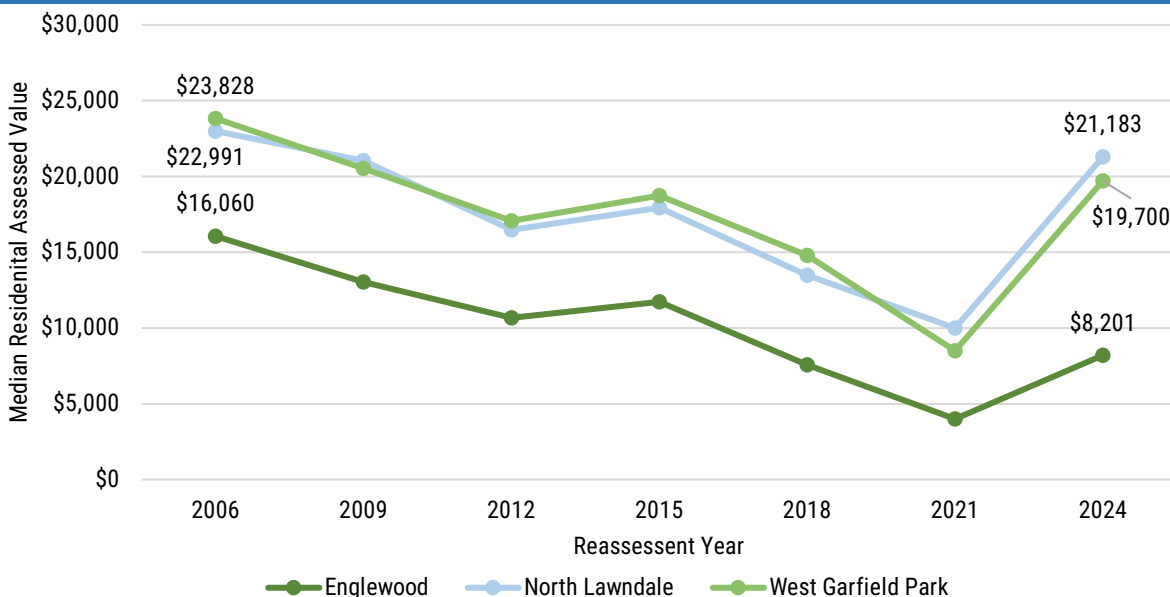
Residential property values and tax bills increased by the largest percentages on the South and West sides, where median bills shot up by more than 30% in 15 community areas.

Chicago residents who had seen their home values plummet during the Great Recession now are seeing values, and their taxes, skyrocket. Still, in the three community areas where median home values rebounded the most, those values have yet to reach the levels they were at in 2006 — a year before the start of the Great Recession.

In West Garfield Park, the median assessed value of a home increased to \$19,700 — a 131.8% leap from the prior year, but still below the community's 2006 median value of \$23,828. That's because in four of the prior five reassessments, home values in West Garfield Park fell substantially. For example, the 2021 median home value of \$8,500 was more than 43% lower than in 2018.

The story was much the same in Englewood, where median assessed values dropped 47.1% in 2021, and in North Lawndale, which saw a 25.8% decline. (Figure 4)

**Figure 4: Median Residential Assessed Values on Reassessment Years from 2006 to 2024
Community Areas with the Largest 2024 Assessed Value Increase**



In neighborhoods with already high property values, the increases were not as stark. Every one of the 17 community areas with the highest median residential values saw their 2024 assessed values grow less than the citywide median increase of 21.4%. For example, North Center’s median residential assessed value of \$66,770 grew by only 8.2% from 2023 to 2024.

The city’s residential assessed value increases are in keeping with actual sales prices in recent years. Sale prices have risen across the city during the past few years, with increases being felt the most in communities that had the lowest home values — areas where home values during the Great Recession plummeted¹⁷ amid a wave of foreclosures.¹⁸

Sale prices in the housing submarket¹⁹ that includes Englewood have increased by 97% since the start of the COVID-19 pandemic in 2020 — more than any other Chicago submarket, according to the Institute for Housing Studies at DePaul University.²⁰ The submarket that includes West Garfield Park and North Lawndale increased by 71.1%, while home sales prices increased by 47.8% citywide.

¹⁷ “Brace For Impact: Tax Hikes Loom for South, West Side Homeowners,” by A.D. Quig and Alex Nitkin, Illinois Answers Project and Chicago Tribune, September 15, 2025 [🔗](#)

¹⁸ “Cumulative Foreclosure Filings Activity,” Institute for Housing Studies at DePaul University, 2025 [🔗](#)

¹⁹ Housing submarkets are smaller geographic areas within a larger real estate market that share certain characteristics. This analysis references the Cook County submarkets defined by the Institute for Housing Studies at DePaul University, which drew the boundaries for those areas based on the U.S. Census Bureau’s Public Use Microdata Areas. [🔗](#)

²⁰ “Cook County House Price Index: Fourth Quarter 2024,” Institute for Housing Studies at DePaul University, April 23, 2025 [🔗](#)

The low supply of houses for sale in Chicago over the past few years likely pushed more buyers into neighborhoods with cheaper homes for sale, increasing the sales prices in those communities. The inventory of homes for sale in Chicago has plummeted by more than 50% since before the COVID-19 pandemic.²¹

In contrast, areas with the highest value homes saw the smallest sales price increases. The North Side housing submarket that contains Lakeview and Lincoln Park is the most expensive in Cook County, but sales prices there rose by only 18.9% since 2020, the smallest increase in the county. (Figure 5)

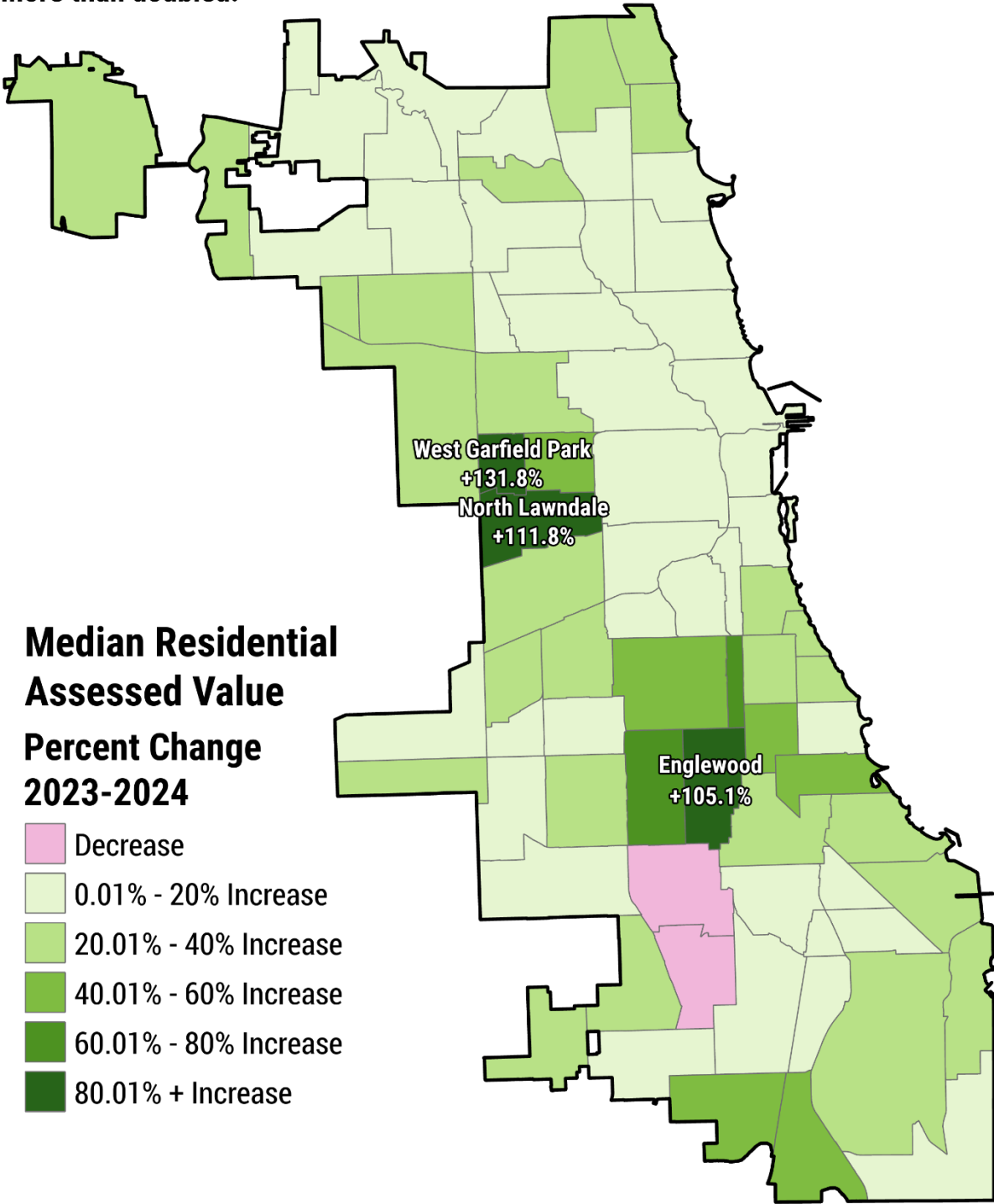
Figure 5: Home Sales Price Change 2020 to 2024 by Chicago Submarket²²

Chicago Housing Submarket	House Price % Change 2020-2024	Median Sale Price 2024
Chicago Lawn, West Englewood, Greater Grand Crossing, Englewood	97.03%	\$161,000
Roseland, Chatham, Pullman, West Pullman, Calumet Heights, Avalon Park, Burnside, Riverdale	78.93%	\$153,000
South Shore, South Chicago, East Side, South Deering, Hegewisch	71.22%	\$165,000
Austin, North Lawndale, East Garfield Park, West Garfield Park	71.12%	\$247,500
Auburn Gresham, Washington Heights, Morgan Park, Beverly, Mount Greenwood	58.27%	\$244,000
Humboldt Park, Hermosa, Belmont Cragin, Montclare	51.39%	\$350,000
South Lawndale, Brighton Park, Gage Park	49.68%	\$245,500
Woodlawn, Hyde Park, Grand Boulevard, Douglas, Kenwood, Washington Park, Oakland, Fuller Park	43.59%	\$530,000
Ashburn, Garfield Ridge, West Lawn, Clearing, West Elsdon	43.26%	\$295,000
Lower West Side, New City, Bridgeport, McKinley Park, Armour Square	39.06%	\$355,000
Portage Park, Dunning, Jefferson Park	38.60%	\$385,000
Logan Square, Avondale, Irving Park	35.36%	\$700,000
Edgewater, Uptown, Rogers Park	33.78%	\$799,000
Albany Park, Norwood Park, Edison Park, Forest Glen, North Park & O'Hare	32.27%	\$457,000
West Ridge, Lincoln Square, North Center	29.38%	\$670,000
West Town, Near West Side	21.61%	\$950,000
Lake View, Lincoln Park	18.88%	\$1,425,000

²¹ "Inventory of Chicago-area homes for sale still less than half of pre-pandemic levels," Dennis Rodkin, Crain's Chicago Business, July 2025 [🔗](#)

²² "Cook County House Price Index: Fourth Quarter 2024," Institute for Housing Studies at DePaul University, April 23, 2025 [🔗](#)

Residential assessed values increased the most in communities on the South and West sides. In three community areas, the median residential assessed value more than doubled.



Multifamily and Industrial Values Increase

The financial hit on homeowners could have been worse. But it was softened somewhat because the assessed values of large apartment buildings and industrial facilities increased at a faster rate than the values of homes.

The total assessed value of large multifamily properties — apartment buildings with seven or more units — increased by 18.6%, to \$4.3 billion in 2024 from \$3.7 billion in 2023, while the total value of industrial properties increased 28%, to \$2 billion from \$1.6 billion.

Large multifamily properties now account for about 9.4% of the city's assessed value, up from 8.8%, and industrial properties account for about 4.3% of the city's assessed value, up from 3.8%.

The total value of the taller multifamily buildings — those with more than three floors — increased to \$2.8 billion from \$2.4 billion, or 17.9%, in good part due to new construction; nearly 200 taller multifamily properties were placed on the tax rolls in 2024.

The total value for two- and three-story multifamily buildings increased to \$1.1 billion from \$880.5 million, or 24.9%, but new construction was a small factor.

The increase in industrial values occurred as the value of already existing “industrial minor improvement” properties²³ — typically lots with no buildings that are still used for industrial purposes — soared by 123.2% to \$200.1 million.

The value of existing industrial properties with buildings increased by \$230 million, or 18.4%, and 957 properties newly classified in 2024 as industrial added another \$94 million in assessed value.

New, large industrial developments also contributed to the increase in industrial assessed value. For example, a massive warehouse at Division Street and Elston Avenue in the West Town Community Area added more than \$25 million in assessed value.

More Revisions to “Apartment Loophole” Properties

In tax year 2023, the Cook County Assessor's Office revised how it valued scores of mixed commercial and residential buildings in the south and southwest suburbs in an effort to eliminate what has been called the “apartment loophole.”²⁴

Prior to 2023, mixed-use buildings with more than six units and more than 20,000 square feet of space were classified as multifamily residential under the Assessor's 3-18 classification code. As a result, they were valued at 10% of market value, with none of the space valued at the commercial assessment level of 25%, resulting in lower tax bills.

²³ Class 5-80

²⁴ “Kaegi's closure of ‘apartment loophole’ leads to skyrocketing reassessments for affected properties,” by Michael McDevitt, The Daily Line, May 3, 2024 [🔗](#)

The county Inspector General's Office in 2022 found that some buildings classified as 3-18 were almost entirely commercial with a single, small living space. It recommended that county codes be changed to close the "apartment loophole."²⁵

In response, the Assessor changed the definition of the 3-18 classification so only mixed-use buildings with 20,000 to 99,000 square feet of space, with no more than 35% of it used for commercial purposes, qualified for the classification.

Mixed-use properties with more than 35% of commercial space and those with more than 100,000 square feet of space received mixed classifications — with the residential portion assessed at 10%, and the commercial portion at 25%. Mixed-use properties under 20,000 square feet continued to be classified as residential, with a 10% assessment ratio for the whole property.

The change caused a 43.6% increase in the median tax bill for 174 newly reclassified buildings in the south and southwest suburbs.²⁶

That definition remained in place during most of 2024 as Chicago properties were being reassessed, triggering an outcry as hundreds of building owners received notices of higher assessments.²⁷ Those owners maintained that the classification change would force them to significantly raise apartment rents on units that were now considered affordable.

The feedback caused the Assessor's Office to again revise the definition for class 3-18 properties, increasing the commercial share threshold to be considered class 3-18 from 35% to 60% (Figure 6).²⁸

Hundreds of city and suburban properties that were already assessed under the 35% standard but comprised less than 60% of commercial space were issued "certificates of error" — a property value correction — that lowered their assessments for tax year 2024. Certificates of error for tax year 2023 are in the works, but are not yet finalized, according to the Assessor's Office.

²⁵ "Quarterly Report 4th Quarter 2022," Cook County Office of the Independent Inspector General, p. 63, January 5, 2023 [🔗](#)

²⁶ "2023 Tax Year Bill Analysis," Cook County Treasurer's Office, June 27, 2024. [🔗](#)

²⁷ "County commissioners grill assessor, staff over closure of apartment loophole," by Michael McDevitt, The Daily Line, July 24, 2024 [🔗](#)

²⁸ "Cook County assessor staff addresses, adjusts property reclassification policy concerns," by Katie Finlan, The Daily Line, Dec. 19, 2024 [🔗](#)

Figure 6: Class 3-18 Definition Changes tax years 2022-2024			
	pre-2023	2023-2024	2024-2025
unit count	7+	7+	7+
square footage	20,000+	20,000-99,999*	20,000-99,999*
% commercial	Any as long as at least one residential unit in building	At most 35%**	At most 60%**
<i>*mixed use buildings with 100,000 or more square feet now receive split classifications.</i> <i>**properties above the commercial % threshold receive split classifications</i>			

As a result, just 96 properties in Chicago and 49 properties in the south and southwest suburbs now fall under a split classification, rather than 3-18, with the number in the north and northwest suburbs still being determined,²⁹ according to the Assessor's Office. Under the previous definition, 890 buildings across the county would have been reclassified.

Zero Bills No More

More than 13,100 Chicago homeowners last year paid no property taxes because the value of their exemptions — such as homeowners and senior citizen tax breaks — were greater than the assessed value of their homes. That phenomenon first occurred in 2018, after the state increased the value of exemptions in Cook County at a time when Chicago taxes were rising dramatically.³⁰

But more than 5,300 homeowners who paid nothing in property taxes last year will owe taxes this year, despite maintaining the same exemptions from 2023 to 2024. That's mostly because of significant increases in their homes' values — about 16.4% overall in the city and much greater in less-affluent minority areas that would be most likely to have zero bills.

The total amount of new taxes billed to those homeowners topped \$3.7 million. The median bill was \$524, with the new bills ranging from just a few cents owed to more than \$10,600.

An additional 1,643 homeowners who had a zero-dollar tax bill last year will pay taxes in 2024 in part because they lost one or more exemptions, increasing their taxes to more than \$3.1 million. More than 850 of these homeowners lost a senior freeze exemption, pushing their median tax bill to \$1223. An additional 353 lost a disabled veteran's exemption, increasing their median tax bill to \$2,638.

²⁹ Properties that meet the new split-class definition in the north and northwest suburbs, which are now being reassessed, won't be affected until the 2025 tax year.

³⁰ "A perfect tax storm in the south suburbs: Property tax breaks backfire on some homeowners," by Hal Dardick, Chicago Tribune, Aug. 31, 2018. [🔗](#)

THE RECAPTURE

Under a state law meant to hold local taxing districts harmless for assessment errors, an additional \$165.5 million in property taxes was added to bills across the county.

That's about \$29.2 million more than was added last year under the recapture law,³¹ which went into effect in 2021 after school districts convinced Illinois lawmakers that it was necessary.³²

Recapture allows non-home rule taxing agencies³³ — like school districts, park districts and sanitary districts — to recover money refunded to taxpayers after their property assessments were lowered by the Illinois Property Tax Appeal Board, state courts or county offices.

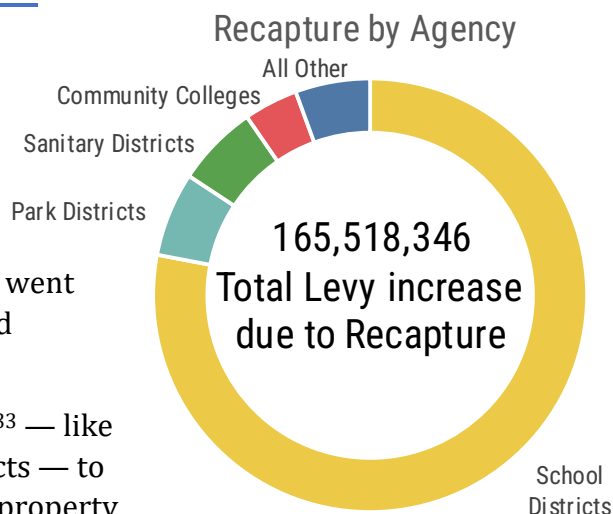
Those refunds reduced the amount of money taxing agencies anticipated having to pay their bills. When those refunds were large, that crimped the ability of affected taxing agencies to provide services.

The law requires the county Clerk to automatically increase taxing agencies' levies by the amount refunded during the previous year, although agencies may reject the increase.

This year, 13 school districts, a park district and a recently disbanded fire protection district rejected a total of about \$5.9 million in recapture increases, with Community Consolidated School District in Des Plaines turning down nearly \$1.8 million — the most of any agency. Another 495 agencies accepted recapture increases that ranged from \$15 to \$49.1 million.

Many taxing districts still accepted millions of extra dollars this year.³⁴ They include:

- Chicago Public Schools — more than \$49.1 million;
- The countywide Metropolitan Water Reclamation District — nearly \$10.1 million;
- Arlington Heights Township High School District 214 — nearly \$5.6 million;
- The Chicago Park District — nearly \$4.4 million.



³¹ "Bill headed to Pritzker could set up a wave of annual property tax hikes by forcing other taxpayers to make up for over-assessment errors," by Rick Pearson, Chicago Tribune, June 25, 2021 [🔗](#)

³² "How a controversial law allows local governments to recapture refunded property taxes," by Jake Griffin, Daily Herald, March 25, 2023 [🔗](#)

³³ Home rule communities, generally municipalities with populations topping 25,000, are excluded from recapturing refunded taxes because they have more power to raise taxes beyond limits set on non-home rule communities. In 2024, 90 of the county's 135 municipalities had home rule powers.

³⁴ Cook County Clerk, Levy Adjustment, 2024 [🔗](#)

LEVY INCREASES

The biggest factor that drives up property taxes is the amount of money levied by each of the county's governmental units, such as schools, village and city halls, libraries and fire protection districts.

Of the 993 taxing agencies³⁵ in Cook County, 567— or 57% — increased levies,³⁶ according to an analysis of Clerk data. Levies can increase for four reasons: agencies request more money; new properties are built that generate additional tax revenue; TIF districts closed, allowing local governments to receive previously diverted tax revenue; and money is recaptured.

School districts increased their levies the most in terms of dollar amounts. Overall, they sought \$446.6 million more in 2024, a 4.3% increase.³⁷ (Figure 7)

Under state law, schools can raise taxes by the prior year's nationwide consumer price index, or by 5%, whichever is less.³⁸ Because the CPI rose 3.4% in 2023, school districts could raise taxes by that same percentage — unless voters agreed to exceed those limits in a referendum. But the increase was greater than the CPI in some school districts because of taxes on new properties, recaptured money, bond payment allocations and higher annual increases authorized through referendums.

Municipal governments had the second-highest overall tax increase in 2024. They increased taxes by \$71.1 million, or about 2.1%.

The third-highest dollar amount came from sanitary districts, including the Metropolitan Water Reclamation District. Their levies increased by \$24.4 million, or 3.6%.

³⁵ Many local governments have multiple taxing agencies, because there are separate levies for bonds and Special Service Areas, which collect additional taxes for targeted purposes, like improving streets and lighting, in smaller geographic areas. This year, nine new agencies were added; they were counted as increases for this analysis.

³⁶ This analysis compared all property tax extensions, which are levies after they are adjusted in many cases by the Clerk to ensure they comply with state limits and include recapture amounts.

³⁷ Some taxing agencies, such as schools, are only partially in Cook County, so a portion of the overall increase is shared by taxpayers in neighboring counties.

³⁸ The Property Tax Extension Limitation Law exempts higher increases approved by referendum and allows taxing districts to increase taxes beyond the limit if the additional burden is borne by owners of newly constructed properties. [🔗](#)

Figure 7: Tax Year 2024 Change in Amount Billed ³⁹ by Tax Agency Type				
Agency Type	Extension 2023	Extension 2024	Dollar Change	% Change
Schools	\$10,393,145,511	\$10,839,724,973	\$446,579,461	4.30%
Municipality	\$3,420,490,336	\$3,491,633,299	\$71,142,963	2.08%
Sanitary	\$678,055,170	\$702,436,443	\$24,381,273	3.60%
Parks	\$709,412,187	\$729,434,127	\$20,021,940	2.82%
Community College District	\$476,827,874	\$495,741,955	\$18,914,081	3.97%
County	\$949,971,589	\$958,813,872	\$8,842,283	0.93%
Fire Protection	\$138,302,127	\$144,673,106	\$6,370,979	4.61%
Township	\$156,571,182	\$161,063,057	\$4,491,875	2.87%
Special Service Area	\$35,263,126	\$39,217,861	\$3,954,735	11.21%
Libraries	\$137,181,686	\$140,647,563	\$3,465,876	2.53%
Mental Health District	\$5,801,103	\$6,105,897	\$304,794	5.25%
Mosquito	\$10,775,390	\$10,860,388	\$84,998	0.79%
Street Lighting	\$24,108	\$24,615	\$508	2.11%
Drainage	\$161,891	\$160,586	-\$1,305	-0.81%
Home Equity	\$1,413,539	\$1,366,940	-\$46,598	-3.30%
Total	\$16,601,305,820	\$17,186,944,868	\$585,639,047	3.53%

THE TIF EFFECT

The amount owed to Tax Increment Financing districts, special taxing districts created to spur economic development and create jobs, throughout Cook County was more than \$1.8 billion — an increase in 2024 from 2023 of \$189.6 million, or 11.5%, according to a Treasurer’s Office analysis.⁴⁰

That extra money did little to relieve the overall financial burden on homeowners. That’s because nearly all the money is channeled into special funds that do not pay for everyday government services such as police officers’ salaries and running schools.

Instead, most of the money is used to reimburse developers in those districts for a portion of their costs.

Only a limited portion of the money collected in nearly all TIF districts goes to local taxing bodies. That can happen under three scenarios: when TIF money is declared surplus, which is then distributed to taxing districts; when TIF money is used to build schools or other infrastructures; and when an underlying agreement in a TIF district provides for returning a slice of the money to taxing districts.

³⁹ The amounts billed do not include TIF district taxes, which increased by \$189.6 million to more than \$1.8 billion, or 11.5%, in tax year 2024.

⁴⁰ The analysis factored out money that will be returned to CPS and other taxing districts from transit TIFs that subsidize CTA improvements, because it can’t be used for TIF district spending.

In Chicago's two transit TIF districts, which are used to fund the modernization of the Red and Purple lines and the extension of the Red Line, no CPS tax revenue is diverted into the TIF districts. In addition, 20% of the money that goes into the districts from all other government agencies is returned to those agencies.

When TIF districts — which are controlled by municipal governments — are formed, only the amount of assessed value that exists at the time of formation can be taxed by local government agencies for up to 23 years, or longer if state government allows an extension. Any additional assessed value, known as “incremental value,” created after the start date of the TIF district is still taxed, but the revenue is placed in the TIF district's fund to subsidize private development, and is not distributed to taxing agencies.

Money pouring into TIF districts grew this year for two reasons: property values increased, particularly in Chicago's TIF districts, and the Clerk's Office used a new, more precise method for calculating increases in TIF district values.

Previously, the Clerk subtracted the initial total equalized assessed value from the current total assessed value for all properties to determine how much property values had increased in a TIF district. This calculation had the effect of tamping down a TIF district's growth because it included not only properties whose values had increased, but properties whose values had decreased.

Now, the Clerk calculates the increased, or incremental, value property by property, rather than lumping them all together.

The change means individual properties that lost value will be removed from the calculation and won't pay TIF district taxes. As a result, those lost properties will not pull down the overall incremental value and reduce the amount of money generated by the TIF district.

About \$127.6 million, or 67.3%, of this year's increase in TIF bills will go to TIF districts in Chicago.

Chicago's growth in TIF money was not unexpected, given that it was a reassessment year, when taxable property values tend to increase the most. Still, the increase was lower than it was during Chicago's last reassessment in 2021. Then, the city's TIF districts billed \$133 million more than they did in the prior year. This year, the closure of 16 TIF districts and the drop in commercial property values hindered TIF revenue growth.

In Chicago, 97 of 117 TIF districts billed more in property taxes in 2024 than they did in 2023. Two had incremental value, and thus tax revenue, for the first time.

Taxes increased by \$1 million or more in 64 TIF districts. In the city's two transit districts, which subsidize CTA rail improvements, total taxes increased more than \$55.8 million.

Taxes increased by more than \$13 million in the Midwest TIF District, which is in the Lawndale Community Area, where TIF funds are being used to prepare vacant lots for

housing development.⁴¹ Taxes in the Midwest district spiked by nearly 59% to \$35.8 million.

In the Pilsen TIF District, taxes went up by nearly \$10 million, soaring by 26.2% to \$47.4 million. City officials have contemplated expanding the Pilsen TIF district, which some

Figure 8: Largest Tax Increases for Chicago TIFs, Tax Years 2023-2024				
TIF Name	Billed 2023	Billed 2024	Change	% Change
RPM1 Transit TIF	\$74,178,168	\$108,760,691	\$34,582,523	+46.62%
RLE Transit TIF	\$4,419,036	\$25,676,293	\$21,257,257	+481.04%
Midwest	\$22,493,304	\$35,755,192	\$13,261,888	+58.96%
Pilsen Area	\$37,564,359	\$47,404,428	\$9,840,069	+26.20%
47Th St/King Dr	\$14,298,372	\$23,058,404	\$8,760,033	+61.27%
Ogden Ave/Pulaski Ave	\$712,638	\$9,097,816	\$8,385,178	+1,176.64%
Stevenson/Brighton	\$9,253,376	\$17,394,344	\$8,140,968	+87.98%
Lake Calumet	\$6,347,134	\$14,320,289	\$7,973,155	+125.62%
Central West	\$47,214,620	\$53,986,905	\$6,772,285	+14.34%
NW Industrial Corridor	\$18,611,411	\$24,571,529	\$5,960,118	+32.02%

activists contend would only promote further gentrification.⁴²

The north and northwest suburbs had the smallest increase in TIF district billing, with revenue climbing by \$20.5 million, or 9.7%, to nearly \$230.5 million. Four districts in this region were shuttered.

Of 84 TIF districts in the north and northwest suburbs, 70 — including four new ones and one that had revenue generating increment for the first time — billed more. Thirteen billed less.

Four TIF districts in this region each billed at least \$1 million more in 2024 than 2023, with TIF districts in Elk Grove Village and Schaumburg increasing by more than \$5 million.

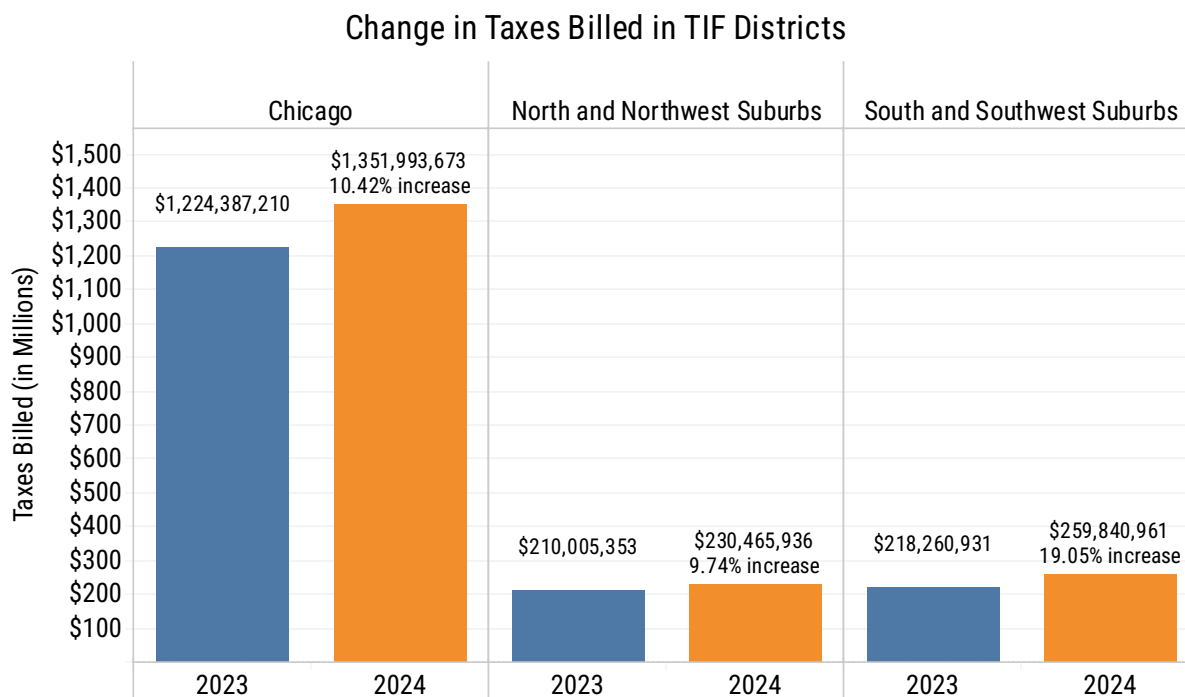
TIF districts in the south and southwest suburbs also are expected to bring in more money, billing \$41.6 million, or 19.1%, more for a total of \$259.8 million. Four TIF districts were closed.

TIF bills in the south and southwest suburbs grew at a faster pace than usual in a non-reassessment year because the new method of calculating their bills had a greater effect, because many properties in some of this region's TIF districts have lost value. With only increases counting under the new TIF calculation, the overall taxable value grew.

⁴¹ Chicago Neighborhood Initiatives, Lawndale Homes webpage [↗](#)

⁴² "Neighbors Overwhelmingly Reject Expanding Pilsen TIF, Survey Shows," by Francia Garcia Hernandez, Block Club Chicago, Aug. 15, 2025 [↗](#)

Of 227 TIF districts in the south and southwest suburbs, 188, including four of five new ones, billed more than they did in the previous year. Twenty-eight districts billed less, and 10 billed nothing in either 2023 or 2024.⁴³ Four were shuttered.



COMMERCIAL TO RESIDENTIAL SHIFT

In Chicago, the reassessment and appeal process shifted a significant portion of the tax burden from commercial businesses onto homes and small multifamily properties.

The shift onto residential properties occurred after the Cook County Board of Review significantly lowered the estimated values of commercial, industrial and large multifamily properties set by the Assessor's Office.

The annual assessment process has three major steps. First, the Assessor's Office calculates initial assessed values for every property in that year's reassessment region.⁴⁴ Then, the Assessor considers appeals, makes value adjustments and certifies its values. After the Assessor certifies its values, the Cook County Board of Review considers appeals and makes final adjustments.

The Assessor's initial valuations lowered the residential assessed value share to 48.1% from 51.2%, while increasing the share for commercial, industrial and multifamily

⁴³ For a TIF district-by-TIF district breakdown, please see the "TIF Change Breakdown" in the "View the Data" link section of this analysis.

⁴⁴ The Assessor also mails notices to the owners of properties whose assessments increased, but not to owners whose property values held steady or decreased, in non-reassessment areas.

properties. Appeal decisions by the Assessor lowered total city residential assessed values by 1.5%, and by at least 5% on all other property types. (Figure 9) That left homeowners with 49.2% of the city's total assessed value.

Figure 9: 2024 Cook County Assessor Appeals by Property Type in Chicago					
Property Type	Appeal Rate	Success Rate	Assessed Value Reduction	Assessed Value % Change	Tax Burden Shift
Commercial	42.19%	41.47%	-\$1,166.71 Million	-6.10%	-0.85%
Industrial	47.46%	46.73%	-\$149.01 Million	-5.51%	-0.10%
Multifamily	54.57%	51.32%	-\$273.73 Million	-5.22%	-0.14%
Residential	39.68%	21.18%	-\$381.72 Million	-1.50%	+1.12%
Vacant	5.60%	14.84%	-\$27.48 Million	-7.34%	-0.03%
City of Chicago	38.81%	23.31%	-\$2.00 Billion	-3.78%	N/A

The Cook County Board of Review then shaved more than 17.5% off the total assessed value of commercial properties in Chicago, 21.9% off industrial properties and 12.9% off large multifamily properties — far more than the 1.5% reduction on the total value of homes and small multifamily properties. (Figure 10)

Figure 10: 2024 Cook County Board of Review Appeals by Property Type in Chicago					
Property Type	Appeal Rate	Success Rate	Assessed Value Reduction	Assessed Value % Change	Tax Burden Shift
Commercial	65.94%	53.65%	-\$3,147.66 Million	-17.52%	-3.21%
Industrial	74.43%	66.55%	-\$558.28 Million	-21.89%	-0.70%
Multifamily	77.57%	57.69%	-\$643.51 Million	-12.94%	-0.39%
Residential	44.27%	41.79%	-\$364.01 Million	-1.46%	+4.26%
Vacant	9.39%	20.83%	-\$13.83 Million	-4.00%	+0.04%
City of Chicago	44.87%	43.45%	-\$4.73 Billion	-9.30%	N/A

Had the Assessor's business values not been reduced by the Board, the portion of the burden placed on homes would have lessened, a Treasurer's Office analysis found. Commercial properties' share of the tax base would have been reduced from 2023 to 2024 by just a bit more than one quarter of 1%, while industrial, large multifamily and vacant properties would have picked up an additional 2.3% of the burden — resulting in a 2% reduction of the burden on homes.

When the Board of Review finished its work, about 3.5% of the overall tax base shifted away from commercial properties in 2024, compared to 2023, and industrial and large multifamily properties picked up smaller portions of the burden than they otherwise would have.

In the end, the portion of the burden placed on residential properties increased by 2.3 percentage points, from 51.2% to 53.4% — before homeowner exemptions are applied. After exemptions, the share of the city’s total tax bill borne by homeowners was 50.9%.

The Board of Review’s adjustments repeated the pattern of its 2023 adjustments in the south and southwest suburbs and the 2022 adjustments in the north and northwest suburbs, where the Board’s adjustments also shifted a portion of the burden from commercial properties onto homes.

When owners of commercial or industrial properties appeal their assessments to the Board of Review, they must submit more detailed information about their properties and their incomes than the Assessor typically has access to. In addition, the two offices for years have differed over how to account for the effects of property tax burdens on commercial and industrial values. The offices largely see eye to eye on residential assessments, which are simpler to estimate.

That played out in the decisions made by the Board of Review during the Chicago reassessment. The board lowered the values of 25,548 commercial, industrial and large multifamily properties — about 57.1% of those that appealed. It reduced the values of 135,683 residential properties, or 41.8% of those that appealed, and those reductions tended to be significantly lower.

Also, homeowners appeal their assessments at significantly lower rates than business property owners. The owners of more than 70% of commercial, industrial and multifamily properties filed an appeal with the Board of Review, while less than 45% of homeowners did so.

Residential appeal rates also were far lower in Chicago’s poorer, minority communities, continuing a long-term pattern spotlighted in a Treasurer’s Office analysis of appeals from tax years 2012 to 2023.⁴⁵ (Figure 11)

Figure 11: Chicago Residential Appeal Rates by Tract Race and Ethnicity				
Majority Race/ Ethnicity	Residential Properties	Median Assessed Value % Change 2023-2024	Appeal Rate	% Assessed Value Reduced Through Appeals
White	313,781	10.05%	72.36%	-3.66%
Black	167,734	16.67%	16.16%	-1.56%
Latino	127,100	25.00%	18.80%	-1.53%
Majority Minority	118,638	15.38%	54.24%	-2.54%
Asian	6,197	15.62%	37.92%	-2.31%
City of Chicago	733,450	21.68%	47.00%	-2.93%

⁴⁵ “A Broken Property Tax Appeals System: How the assessment appeals system disproportionately shifts the tax burden onto homeowners in low-income, Black and Latino communities,” Cook County Treasurer Maria Pappas, May 2025 [🔗](#)

The 10 community areas that experienced the biggest increase in median housing values were majority Black and poor, with household incomes less than 75% of the city median. And they were less likely to fight their assessments. In West Englewood, where the median home's assessed value jumped by nearly 70%, only 5.1% of homeowners contested their assessments, the lowest rate in the city. Citywide, 47% of homeowners filed appeals with either the Assessor or Board of Review. (Figure 12)

Figure 12: Residential Appeal Rates in Chicago Community Areas with Largest Assessed Value Increases					
Community Area	Majority Race/Ethnicity	Median Income	Median Assessed Value % Change	Appeal Rate	Appeal Rate Rank (out of 77)
West Garfield Park	Black	\$38,179	131.79%	14.19%	51
North Lawndale	Black	\$37,247	111.85%	17.70%	48
Englewood	Black	\$29,727	105.08%	6.99%	68
West Englewood	Black	\$34,376	70.03%	5.08%	77
Fuller Park	Black	\$17,298	69.26%	8.77%	59
New City	Black	\$49,405	57.91%	15.58%	49
Riverdale	Black	\$20,516	56.72%	6.00%	74
Washington Park	Black	\$27,869	53.73%	29.69%	36
West Pullman	Black	\$50,430	47.16%	7.64%	62
East Garfield Park	Black	\$36,811	47.07%	26.64%	38
City of Chicago	Minority	\$75,134	21.44%	47.00%	

In the end, after all appeals were finalized:

- The assessed value of homes increased by \$3.5 billion, or 16.4%
- The assessed value of commercial properties increased by \$44.5 million, or 0.3%
- The assessed value of large multifamily properties increased by \$678.3 million, or 18.6%
- The assessed value of industrial properties increased by \$435.5 million, or 28%
- The assessed value of vacant land increased by \$119.4 million, or 53.1%.

Figure 13: Chicago Assessed Value Change by Property Type Tax Years 2023 to 2024				
Property Type	2023 Assessed Value	2024 Assessed Value	Assessed Value Change	Assessed Value % Change
Commercial	\$14.77 Billion	\$14.81 Billion	\$44.48 Million	+0.30%
Industrial	\$1.56 Billion	\$1.99 Billion	\$435.51 Million	+27.97%
Multifamily	\$3.65 Billion	\$4.33 Billion	\$678.26 Million	+18.58%
Residential	\$21.16 Billion	\$24.63 Billion	\$3,470.59 Million	+16.40%
Vacant	\$0.22 Billion	\$0.34 Billion	\$119.39 Million	+53.14%
City of Chicago	\$41.36 Billion	\$46.11 Billion	\$4,748.23 Million	+11.48%

TAX BILL CHANGES BY REGION

City of Chicago

The total tax amount in Chicago increased in 2024 by \$528.6 million, or 6.3%, due to increased TIF revenue, governments seeking more money and refunds made through the state's recapture law.

Chicago Public Schools had the largest levy increase in 2024, asking for \$171.9 million more in property taxes than in 2023. That was the maximum allowed under the Property Tax Extension Limitation Law, which limits levy increases to the rate of inflation from the previous year or 5%, whichever is lower. The national inflation rate was 3.4%, allowing CPS to boost its levy by that amount for the 2024-25 budget year.

The levy increase at CPS also includes \$49.1 million in recaptured funds. That's \$7.2 million more than last year.

The city of Chicago increased the amount of money it sought by \$36.5 million. Still, that's not driving up tax bills, because the \$36.5 million will be paid by owners of newly constructed buildings or come from the closure of tax increment finance districts that had diverted money from the funds the city uses to pay yearly expenses.

The growth within the city's TIF districts pushed up the overall tax burden. The amount of taxes billed by TIF districts increased by \$127.6 million — accounting for more than 24% of the overall property tax increase in the city.

Homeowners shouldered most of the property tax increases and will pay \$469.4 million, or 11.6%, more this year. Large multifamily properties will pay \$100.5 million more, for an increase of 13%. Industrial property taxes increased by \$73.5 million, or 22.2%. The total vacant land tax tab increased by \$19.5 million, or 40.8%. Commercial property taxes, by contrast, dropped by \$134.4 million, or 4.3%.

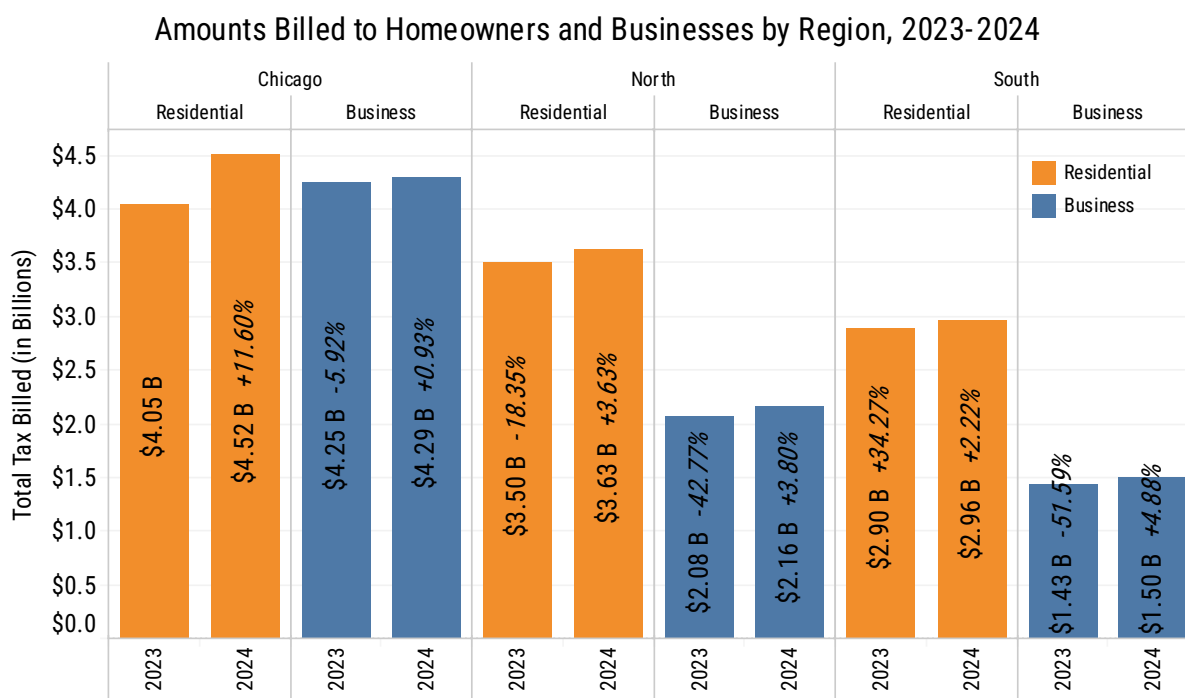
The total amount billed on homes went up in all but one of the city's 77 community areas, with the highest increases in neighborhoods on the South and West sides. Homeowners' taxes more than doubled in West Garfield Park and jumped by more than 75% in Englewood, West Englewood and North Lawndale.

Homeowners in some areas, including the Central and North Chicago regions, faced lower percentage increases. Total residential taxes fell by \$8.5 million, or 1.8%, in the Near North Side community area, while growing by a fraction of percentage point in other areas within those regions.

Multifamily property owners will pay \$100.5 million more in 2024, a 13% increase. Multifamily taxes increased in 61 of the 77 community areas. Taxes increased most in the Far South Chicago region, with a 19.3% increase, followed by an 18.3% increase in North Chicago, the region with the highest number of multifamily properties.

Taxes on industrial properties rose by at least 14% in every city region, led by communities in heavily industrial Far South Chicago, where industrial taxes rose by 40.2%, partly due to properties being newly classified as industrial.

Commercial properties will pay less in property taxes in 2024 than in 2023, with the total commercial tax amount falling by \$134.4 million, or 4.3%. Commercial properties in the Loop will pay \$129.1 million less in 2024, a decrease of 11.5%, accounting for the bulk of the city's decline in commercial taxes. Outside the Loop, the commercial tax amount rose in 56 of the city's 77 community areas.



(To see how residential and commercial tax bills changed in all suburbs and the city of Chicago, see the data section of this study.)

North and Northwest Suburbs

Homeowner and business taxes in Cook County's north and northwest suburbs grew at about an equal pace.

Total taxes on homeowners grew by \$127.3 million, or 3.6%, while those on businesses increased by nearly \$79 million, or 3.8%. Overall, taxes in this region grew by 3.7% to more than \$5.8 billion.

In this region, tax changes also varied from suburb to suburb. For example, property taxes in Melrose Park are 13.8% higher in 2024 than in the previous year, with industrial properties picking up the vast bulk of the increase, while taxes in Rosemont grew by a modest 1.2%.

The suburb with the biggest overall percentage increase for homeowners was Harwood Heights, where taxes on homes rose 7.6% to \$19 million. Homeowners' taxes in Mt. Prospect grew by 6% to \$143.5 million, and in Park Ridge by 5.8% to \$170.9 million.

The biggest tax increases on commercial properties occurred in Northlake, where owners of those buildings must pay \$14.2 million more, an increase of 27.9%, while the industrial taxes grew the most in Palatine, where they went up by \$2.5 million, or 27.3%.

And there were five suburbs in which taxes on large apartment complexes grew by more than 22%, with taxes on multifamily properties in Lincolnwood and Franklin Park going up by more than 50%.

South and Southwest Suburbs

South and southwest suburban homeowners, who weathered record property tax increases last year, saw their taxes increase by a relatively modest \$64.4 million, or 2.2%. Their median residential tax bill increased by \$137 to \$6,258.

Business properties will pay nearly \$70 million more than last year, a 4.9% increase. The median bill on businesses increased by \$443 to \$14,832. The amount billed on vacant properties dropped for the second year in a row, with a 1.6% decrease in 2024.

Overall, taxes in this region rose by \$133.7 million to about \$4.5 billion, an increase of 3.1%. That's less than half of the increase that occurred in 2023, when overall taxes in this region increased by 6.8% — with homeowners paying the entire increase amount and then some because of a shifting tax base.

But the experience of taxpayers, depending on where they live or do business, will vary. In East Hazel Crest, taxes increased by a whopping 60.1%, rising to nearly \$8.4 million, with commercial properties paying more than double as much in 2024 than they did in 2023. That commercial increase was largely due to the creation of a new TIF district that billed for the first time, in the amount of \$2.6 million. The total homeowner tab in that village grew by 6.2%.

Overall taxes in more than a dozen suburbs decreased, with Blue Island going down the most with a 4.8% decrease to \$46.3 million.

Taxes on industrial properties grew by more than 96% in three suburbs. Phoenix increased the most, by 272%, to \$763.4 million, with a new TIF district accounting for most of the increase. Oak Forest also substantially increased, by 244% to more than \$3.5 million, with nearly all of the increase being paid by owners of a newly constructed warehouse.

Increases on multifamily properties in the south and southwest suburbs ranged from a fraction of a percentage point to 26%, an increase that occurred in Phoenix. Taxes on that type of property decreased in eight suburbs.

CONCLUSION

For at least the 31st straight year, property taxes have gone up in Cook County. About 76% of homeowners will pay more this year, with those in predominantly minority communities on Chicago's South and West sides facing dramatic increases.

Taxes on homes across Chicago jumped by 11.6%, more than three times the inflation rate. That's largely because home values rose significantly, while commercial property values in the Loop, the city's center of economic activity, plunged.

Also adding to the tax burden was a significant increase in the amount of money Chicago schools sought and a jump in the amount of money being recaptured.

The percentage increase on homeowners in several South and West side communities was much greater than it was for the rest of the city, because the prices of homes in those areas have dramatically increased in recent years.

It was the third straight year that the area of the county that was reassessed faced dramatically higher tax bills, with median tax bills increasing by 15% or more — largely because of the falling values of commercial properties and spike in housing prices since the start of the COVID-19 pandemic.

The total tax increase on Chicago's business properties — commercial, industrial and large multifamily — was much more modest; they grew by just \$39.7 million, or less than 1%. However, the effects on business property owners varied by the specific type of property.

Taxes on commercial properties dropped by \$134.4 million, or 4.3%, while the tax tab on industrial properties jumped by \$73.5 million, or 22.2%, to \$405.3 million — in part because of the reclassification of hundreds of properties. Taxes on multifamily properties jumped 13% to \$875.7 million.

Meanwhile, tax increases in the suburbs tended to be more even across property types, because they were not reassessed for the 2024 tax year. The reassessments of properties in the north and northwest suburbs, and the appeals that ensue, will determine if the shift of tax burden from business to homeowners has run its course.

###