2016 Second Installment Property Tax Bill

Amount Due
Refer to the schedule for the correct amount to pay based on when you mail or submit payment. Your amount due is based on the assessment level of your property as determined by the Cook County Assessor’s Office. Contact the Assessor at 312.443.7550 or visit www.cookcountyassessor.com with any questions regarding your assessment or to appeal your tax amount.

PIN
This 14-digit number represents the property legal description. Verify it on your deed. Pay only on your PIN. Include the PIN on payments and in any email or letter.

Code
This stands for the combination of taxing districts that collect property taxes in the area where the PIN is located.

Classification
Assessment levels are based on property use (residential, commercial, etc.) residential classifications start with "2."

Late Payment Schedule
The late payment area shows the amount to pay after the due date has passed. Pay the one amount that matches the date you mail or submit payment.

Property Location
This is where the PIN is located (Not the Billing Address). This is maintained and can be updated by the Cook County Assessor’s Office.

Mailing Address
If the name and address for this PIN were not updated when the property was sold, you may obtain a Change of Name or Address application within the FORMS section of this website, or check the box on the coupon and complete the form on the back. For the taxpayer’s protection, the forms must be notarized when submitted by mail.

Return Address
Make sure this address appears through the window of the envelope used to mail your payment.

Payment Coupon
Mail this portion with your check. (If paying in person, present the entire bill.)

Important Payment Messages
An important payment message reminds taxpayers to pay only the amount due according to the payment schedule. Payment checks may be reduced by the Treasurer’s Office in order to prevent overpayment.

Certain other tax bills identified to be paid by a bank/mortgage company will have a message on your payment coupon. This message reminds you not to double-pay.

Important Messages
Read any text in the important messages section of your tax bill. Messages include refund notifications, recently sold or forfeited taxes, and prior year delinquent tax notices.
12) Assessed Value (Prior Year)  
This is included for comparison purposes.

13) Property Value  
What the Assessor determined property could sell for on the open market.

14) Assessment Level  
Rate at which property is assessed, based on its classification. Residential properties are assessed at 10% of their market value.

15) Assessed Value (Current Year)  
The taxable portion of your market value.

16) State Equalization Factor  
Factor set by Illinois Department of Revenue to even out or "equalize" differences in assessments from county to county across the state.

17) Equalized Assessed Value  
This is the County’s Assessed value after it has been "equalized" by the state - before exemptions.

18) Local Tax Rate  
This is the total rate for all of the local governments that collect property taxes on this PIN. The Cook County Clerk’s Office calculates the tax rate based on the amount of funds each taxing district requests. To contact the Clerk, call 312.603.5656 or visit www.cookcountyclerk.com.

19) Exemptions  
A dollar amount next to an exemption means that this PIN received this tax reduction. If you are entitled to an exemption you did not receive, contact the Cook County Assessor at 312.443.7550 or visit www.cookcountyassessor.com.

20) Installments  
Show how the total tax was spread between the first (estimated) and second (final) installments.

21) Total Tax  
This is based on the latest assessment and new equalization factor, exemptions and tax rates.