



ESTIMATED EFFECTIVE PROPERTY TAX RATES 2013-2022:

SELECTED MUNICIPALITIES IN NORTHEASTERN ILLINOIS

THE CIVIC FEDERATION

OCTOBER 1, 2024



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 estimates the tax year 2022 (taxes payable in 2023) effective rates for a specific tax code in Chicago and 28 other selected municipalities in northeastern Illinois.¹ Of the municipalities, 12 are in Cook County (including Chicago) and 19 are in 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.²

In Cook County, six of the 12 selected municipalities experienced an effective property tax rate decrease on residential property in tax year 2022 compared to the previous year. All 12 municipalities in Cook County experienced a decrease across commercial properties between tax year 2021 and 2022. Industrial effective property tax rates in the selected Cook County municipalities for which data were available also decreased over the two-year period. There were not enough sales of industrial property in the Chicago assessment triad and South assessment triad³ in tax year 2022 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 2022 estimated effective tax rates for Cook County industrial properties in the North Triad (see Methodology).

In the collar counties, the effective property tax rate for all types of property decreased by between 2.6% and 9.9% across all 19 municipalities between tax years 2021 and 2022. The largest property tax rate decrease over this same period among the collar counties was the selected tax code in Naperville, which decreased by 9.9%.

In the 10-year period between tax years 2013 and 2022, the effective tax rates for residential property decreased in all the selected municipalities in Cook County except for Chicago, which increased by 2.2% but nevertheless had an effective rate of 1.69%, lower than any of the other selected Cook County municipalities. For commercial properties, most of the municipalities' effective tax rates decreased, except for Harvey, Barrington and Chicago, which increased by 4.4%, 4.9% and 11.5%, respectively. There were not enough sales of industrial property in tax years 2013 or 2022 in the South Triad, or in 2022 in Chicago, to calculate an effective tax rate. In

¹ There are many tax codes in a community, so there will be different estimated effective property tax rates throughout a community, depending on school districts and other taxing bodies' different tax rates.

² These overlapping municipalities were chosen to enable the reader to examine differentials in tax rates that occur in one community.

³ Cook County is divided into three districts known as "triads" for the purpose of property assessment: Chicago, North and South. North Avenue serves as the dividing line between the North and South suburban triads, such that all Cook County properties outside the City of Chicago and north of North Avenue are in the North triad, and all other suburban Cook County properties are in the South triad. Each district is reassessed every three years. All other counties in Illinois must reassess property every four years. See Appendix for a map of the Cook County assessment districts.

the collar counties effective tax rates for all types of property declined for all the selected municipalities over the 10-year period examined.

City of Chicago

- The City of Chicago had a residential effective tax rate of 1.69% in 2022, the lowest rate for residential property of the 12 selected Cook County municipalities.⁴ The rate decreased from 1.76% the prior year;
- The City's effective tax rate for commercial properties decreased to 4.29% in 2022 from 4.70% the prior year, the lowest 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 2022;
- Over the 10-year period between 2013 and 2022, the residential effective tax rate in Chicago increased by 2.2%, from 1.66% to 1.69% of full market value; and
- The commercial effective tax rate also increased by 11.5% between 2013 and 2022, from 3.84% to 4.29% of full market value.

Suburban Cook County: Selected Municipalities (11)

- Between 2021 and 2022 five of the 11 selected suburban Cook County municipalities experienced a decline in residential effective property tax rates while the other six saw flat or increased residential effective tax rates over the two-year period examined;
- Two South suburban municipalities had the highest effective rates for Tax Year 2022, a continuation of a long-term trend reflected in the 10-year analysis. Harvey had the highest 2022 effective tax rates among the 11 selected suburban municipalities, at 4.74% for residential property and 17.41% for commercial property, with Chicago Heights effective rates at 3.2% and 12.1%, respectively;
- All of the selected Cook County suburban municipalities experienced decreases in commercial effective tax rates between 2021 and 2022. Elgin had the largest decrease, at 21.9%, followed by Glenview at 16.9% over the two-year period;
- All of the selected suburban Cook County municipalities experienced a reduction in residential effective tax rates over the 10-year period between 2013 and 2022, and all but two experienced decreases in commercial effective tax rates. The exceptions were commercial properties in Harvey and Barrington. As noted above, the Civic Federation was not able to calculate an effective tax rate for industrial properties in the South Triad in 2022. However, for the North Triad properties, every municipality experienced decreased industrial property tax rates over the 10-year period; and
- Among the selected suburban municipalities in the North Triad of Cook County, the City of Elgin had the highest estimated effective industrial tax rate at 5.72% and the Village of Glenview had the lowest at 4.29%.

⁴ 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.

Collar counties: Selected Municipalities (19)

- All 19 selected collar county municipalities experienced decreases in effective property tax rates between 2021 and 2022;
- Buffalo Grove had the highest effective tax rate among the 19 selected collar county municipalities in 2022 at 2.72%, which was a 7.7% decline from the 2021 effective tax rate and a 12.5% decline from the 2013 effective tax rate of 3.11%;
- Oak Brook had the lowest 2022 effective property tax rate among the selected collar county municipalities at 1.09%, compared to 1.14% the prior year; and
- Over the 10-year period from 2013 to 2022, all 19 selected municipalities in the collar counties experienced reductions in effective tax rates. Waukegan saw the largest decline of 53.2%, from 5.60% in 2013 to 2.62% in 2022. Lake Forest saw the smallest decrease over the 10-year period, falling 0.8%, from 1.70% in 2013 to 1.68% in 2022.

PURPOSE

Effective tax rates provide a common denominator for comparing property tax burdens in different jurisdictions over time.⁵

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.)

⁵ Readers unfamiliar with the Cook County property tax system and/or the terminology used in the following sections would benefit from reviewing the Civic Federation's primers on the Cook County Property Tax [Assessment](#) and [Extension](#) processes or the Cook County Clerk's [Cook County Property Tax 101 website](#).

3. The effective tax rate calculations use 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 an increase in their tax bill despite a decreasing effective tax rate. For example, a taxpayer whose property's full market value increased from \$200,000 to \$300,000 but whose effective tax rate declined from 3% to 2.5% would still see an increase in their tax bill from \$6,000 to \$7,500.

Reasons for Change in Effective Tax Rates

The change in effective tax rates over time is due to changing actual composite tax rates, changing median levels of assessment, or both. In Cook County, changes in the equalization factor can also impact effective tax rates.⁶ All of these individual data points are impacted by the taxation choices governments make, changes in the value of property due to the property assessment and appeals processes, real estate market trends and many other factors. The number of variables renders predictions of what will happen to effective tax rates in any one year difficult and therefore these estimates are best evaluated as part of a trend or in comparison to other jurisdictions.⁷

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 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

⁶ 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.

⁷ For more about the difficulty in predicting changes in property tax bills, see [this Civic Federation blog post](#).

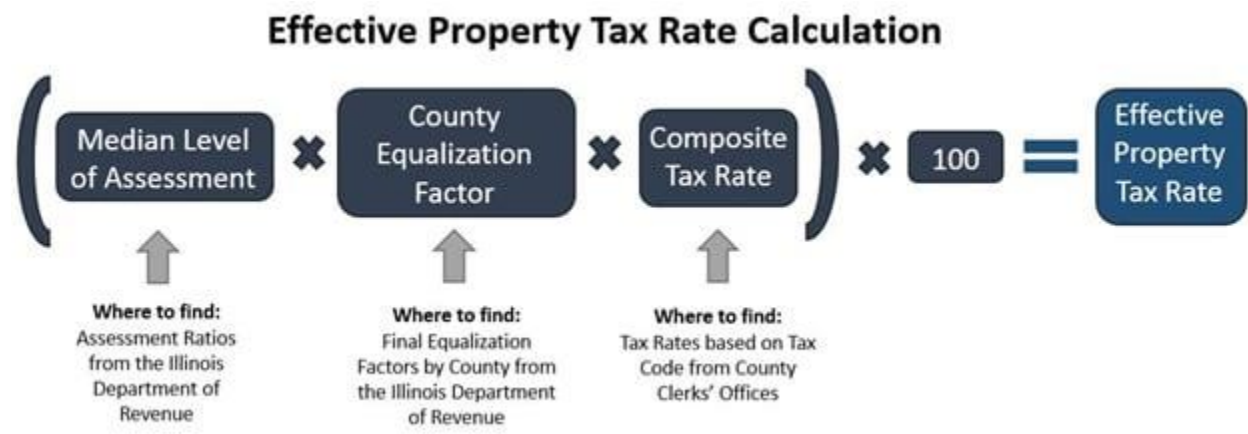
⁸ Median levels of assessment for Cook County are typically released in the spring or summer two years following the assessment year (e.g., the 2022 median levels of assessment for Cook County were released in summer 2023).

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.

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.¹⁰ 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.¹¹

To calculate effective tax rates, the median level of assessment is multiplied by the equalization factor to estimate 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.



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

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

¹⁰ 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](#)".

¹¹ 35 ILCS 200/9-210.

levels of assessment since 2014. In 2013, there were not enough sufficient industrial sales in the South Triad to calculate a median level of assessment. In 2022, there was again a lack of sufficient sales in the Chicago Triad and South Triad to calculate a median level of assessment. As a result of the lack of industrial sales for the Chicago Triad and South Triad, the Civic Federation is unable to make a 10-year comparison for industrial properties. However, the Illinois Department of Revenue was able to calculate industrial median levels of assessment for the North Triad in 2013, 2021 and 2022. As result, the Civic Federation is able to make a two- and 10-year comparison 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 2022 effective tax rate for a Chicago residential property not eligible for exemptions is 1.69% of full market value. The examples below show how that rate will differ for individual exemption-eligible homesteads depending on their 2022 market value and exemption value.¹² 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.¹³

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 **1.46%**.
- **\$300,000** Chicago home receiving a Senior Citizen Exemption (\$8,000) and the maximum \$10,000 Homeowner Exemption: Effective Tax Rate **1.27%**.
- **\$400,000** Chicago home receiving a Senior Citizen Exemption (\$8,000) and the maximum \$10,000 Homeowner Exemption: Effective Tax Rate **1.38%**.
- **\$200,000** Chicago home receiving a Senior Citizen Exemption (\$8,000) and the maximum \$10,000 Homeowner Exemption: Effective Tax Rate **1.06%**.

¹² 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.

¹³ See Taxpayers' Federation of Illinois March 2018 Tax Facts, "[Effective Property Tax Rates for 89 Illinois Municipalities.](#)"

**Effective Property Tax Rates
Tax Year 2022**

| Cook County | | | |
|--------------------|--------------------|-------------------|--------------------|
| | Residential | Commercial | Industrial* |
| Chicago | 1.69% | 4.29% | - |
| Glenview | 1.83% | 4.45% | 4.29% |
| Barrington | 1.85% | 4.63% | 4.46% |
| Orland Park | 2.03% | 6.02% | - |
| Evanston | 2.06% | 4.93% | 4.75% |
| Elk Grove Village | 2.11% | 5.18% | 4.99% |
| Arlington Heights | 2.28% | 5.60% | 5.40% |
| Schaumburg | 2.31% | 5.76% | 5.55% |
| Elgin | 2.36% | 5.93% | 5.72% |
| Oak Park | 2.89% | 7.72% | - |
| Chicago Heights | 3.24% | 12.13% | - |
| Harvey | 4.74% | 17.41% | - |

| DuPage County | |
|------------------------------|-------|
| All Types of Property | |
| Oak Brook | 1.09% |
| Naperville | 1.81% |
| Wheaton | 1.96% |
| Elk Grove Village | 2.38% |

| Kane County | |
|------------------------------|-------|
| All Types of Property | |
| Aurora | 2.25% |
| Geneva | 2.32% |
| Carpentersville | 2.33% |
| Elgin | 2.59% |

| Lake County | |
|------------------------------|-------|
| All Types of Property | |
| Lake Forest | 1.68% |
| Fox Lake | 2.32% |
| Waukegan | 2.62% |
| Buffalo Grove | 2.72% |

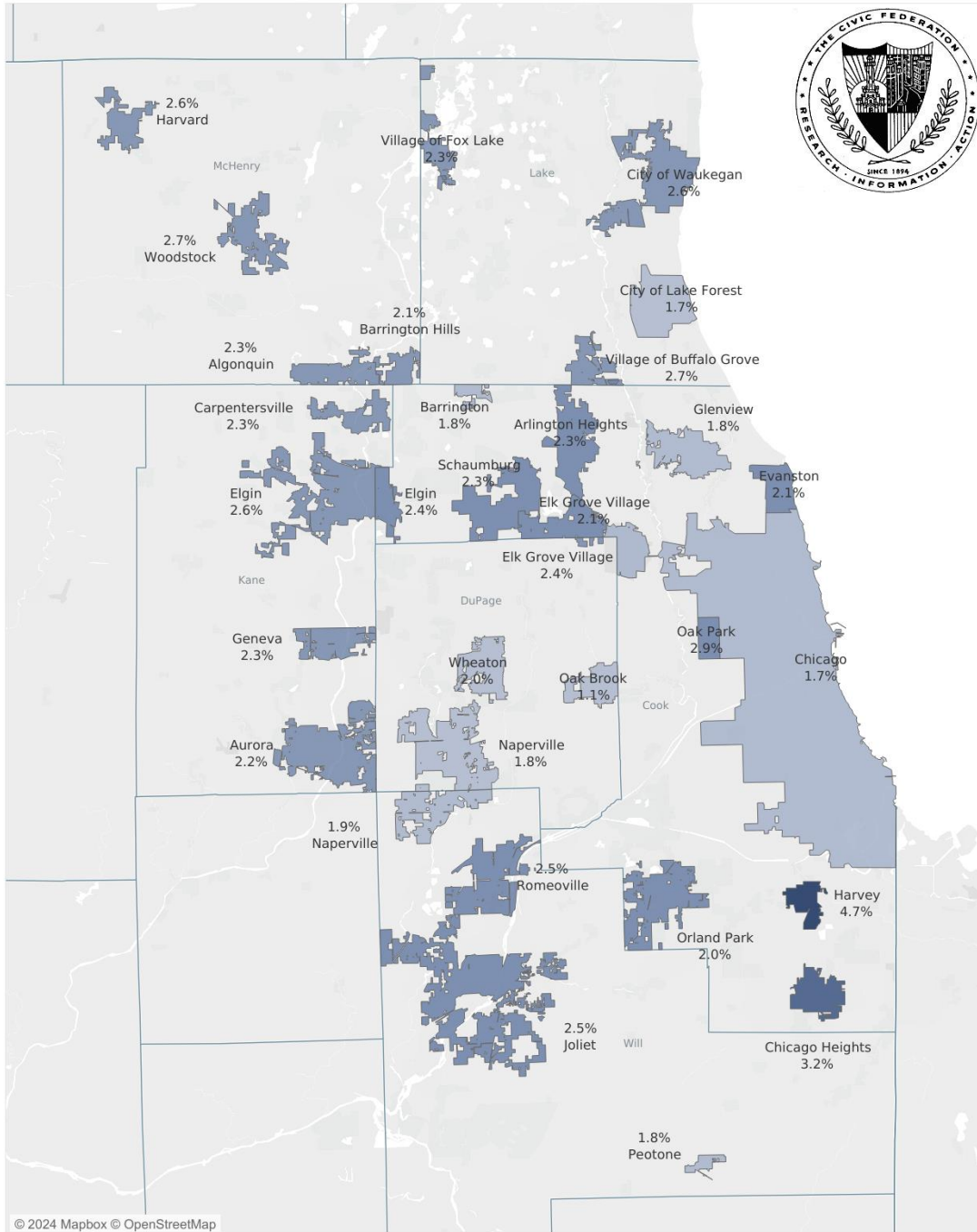
| Will County | |
|------------------------------|-------|
| All Types of Property | |
| Peotone | 1.83% |
| Naperville | 1.90% |
| Romeoville | 2.54% |
| Joliet | 2.54% |

| McHenry County | |
|------------------------------|-------|
| All Types of Property | |
| Barrington Hills | 2.13% |
| Algonquin | 2.27% |
| Harvard | 2.60% |
| Woodstock | 2.67% |

Note: All the effective tax rates in the collar counties include residential, commercial and industrial properties.
*Chicago and South Triad industrial effective tax rates unavailable.
(See Methodology)

Tax Year 2022 Residential Effective Property Tax Rates for Selected Municipalities

Residential

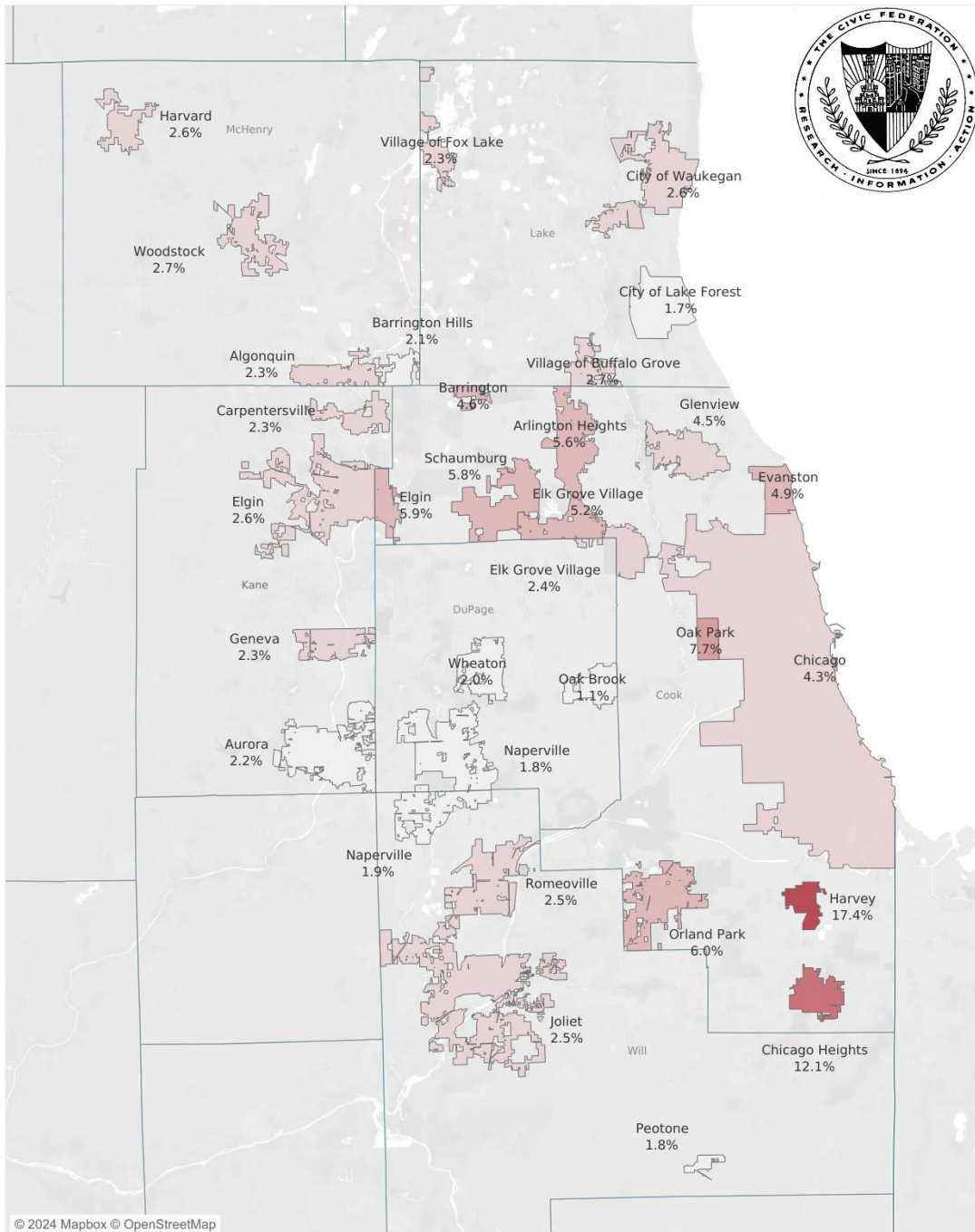


Note: Collar County effective rates apply to all types of property. Only Cook County uses differential assessment and therefore its municipalities have different effective property tax rates for different classes of property such as residential, commercial and industrial. Selected effective tax rates do not apply to an entire community but are instead calculated from an individual tax code.

Sources: Civic Federation calculations based on county clerks' tax rate reports and Illinois Department of Revenue assessment-sales ratio and equalization factor reports.

Tax Year 2022 Commercial Effective Property Tax Rates for Selected Municipalities

Commercial

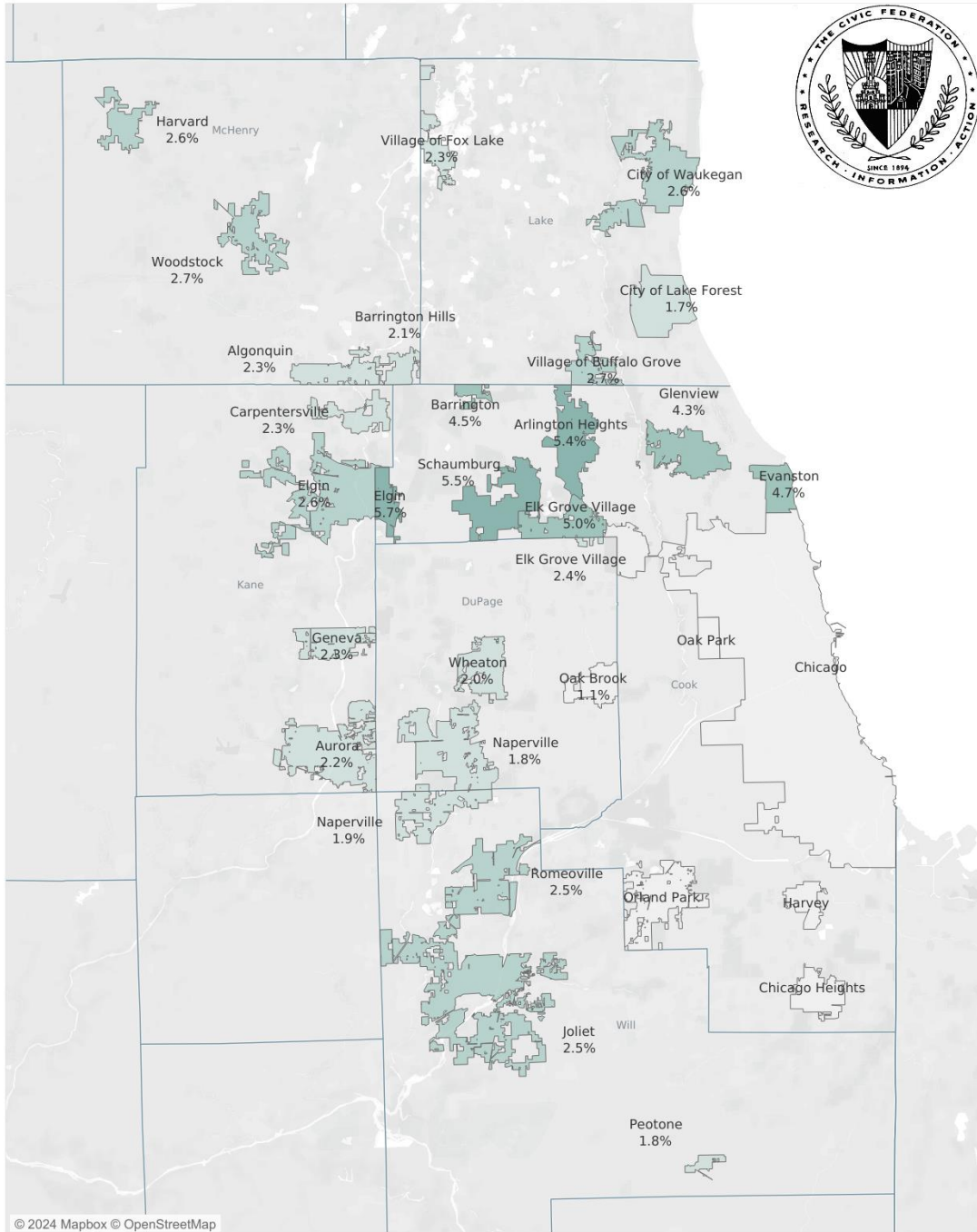


Note: Collar County effective rates apply to all types of property. Only Cook County uses differential assessment and therefore its municipalities have different effective property tax rates for different classes of property such as residential, commercial and industrial. Selected effective tax rates do not apply to an entire community but are instead calculated from an individual tax code.

Sources: Civic Federation calculations based on county clerks' tax rate reports and Illinois Department of Revenue assessment-sales ratio and equalization factor reports.

Tax Year 2022 Industrial Effective Property Tax Rates for Selected Municipalities

Industrial



Note: Collar County effective rates apply to all types of property. Only Cook County uses differential assessment and therefore its municipalities have different effective property tax rates for different classes of property such as residential, commercial and industrial. Selected effective tax rates do not apply to an entire community but are instead calculated from an individual tax code. 2022 Industrial effective tax rates were unavailable in Cook County for the Chicago and South Triads. Sources: Civic Federation calculations based on county clerks' tax rate reports and Illinois Department of Revenue assessment-sales ratio and equalization factor reports.

Effective Property Tax Rates: 2021 vs. 2022
(in rank order by smallest increase)

Cook County

| Residential | | | | Commercial | | | | Industrial | | | |
|----------------------|-------------|-------------|-----------------|---------------------|-------------|-------------|-----------------|---------------------|--------------|---------------|-----------------|
| | 2021 | 2022 | % change | | 2021 | 2022 | % change | | 2021* | 2022** | % change |
| 1 Chicago Heights | 3.81% | 3.24% | -15.0% | 1 Elgin | 7.60% | 5.93% | -21.9% | 1 Elgin | 7.04% | 5.72% | -18.8% |
| 2 Harvey | 5.17% | 4.74% | -8.3% | 2 Glenview | 5.36% | 4.45% | -16.9% | 2 Glenview | 4.96% | 4.29% | -13.5% |
| 3 Orland Park | 2.18% | 2.03% | -6.9% | 3 Evanston | 5.85% | 4.93% | -15.8% | 3 Evanston | 5.42% | 4.75% | -12.4% |
| 4 Chicago | 1.76% | 1.69% | -3.9% | 4 Arlington Heights | 6.65% | 5.60% | -15.8% | 4 Arlington Heights | 6.16% | 5.40% | -12.4% |
| 5 Elgin | 2.42% | 2.36% | -2.8% | 5 Elk Grove Village | 6.12% | 5.18% | -15.3% | 5 Elk Grove Village | 5.67% | 4.99% | -11.9% |
| 6 Barrington | 1.89% | 1.85% | -2.3% | 6 Barrington | 5.44% | 4.63% | -14.9% | 6 Barrington | 5.04% | 4.46% | -11.5% |
| 7 Oak Park | 2.88% | 2.89% | 0.2% | 7 Schaumburg | 6.68% | 5.76% | -13.8% | 7 Schaumburg | 6.19% | 5.55% | -10.3% |
| 8 Evanston | 2.05% | 2.06% | 0.5% | 8 Chicago | 4.70% | 4.29% | -8.7% | 8 Orland Park | 6.57% | -- | -- |
| 9 Schaumburg | 2.24% | 2.31% | 2.8% | 9 Chicago Heights | 12.81% | 12.13% | -5.3% | 9 Oak Park | 8.49% | -- | -- |
| 10 Glenview | 1.77% | 1.83% | 3.6% | 10 Harvey | 17.99% | 17.41% | -3.2% | 10 Chicago Heights | 13.69% | -- | -- |
| 11 Arlington Heights | 2.17% | 2.28% | 4.9% | 11 Oak Park | 7.95% | 7.72% | -2.9% | 11 Harvey | 19.22% | -- | -- |
| 12 Elk Grove Village | 2.00% | 2.11% | 5.4% | 12 Orland Park | 6.14% | 6.02% | -2.0% | 12 Chicago | -- | -- | -- |

DuPage County

Kane County

Lake County

All Types of Property

All Types of Property

All Types of Property

| | 2021 | 2022 | % change | | 2021 | 2022 | % change | | 2021 | 2022 | % change |
|---------------------|-------------|-------------|-----------------|-------------------|-------------|-------------|-----------------|-----------------|-------------|-------------|-----------------|
| 1 Wheaton | 2.17% | 1.96% | -9.7% | 1 Carpentersville | 2.56% | 2.33% | -9.1% | 1 Buffalo Grove | 2.95% | 2.72% | -7.7% |
| 2 Naperville | 1.95% | 1.81% | -7.3% | 2 Elgin | 2.79% | 2.59% | -7.2% | 2 Fox Lake | 2.48% | 2.32% | -6.6% |
| 3 Elk Grove Village | 2.52% | 2.38% | -5.6% | 3 Geneva | 2.50% | 2.32% | -7.1% | 3 Lake Forest | 1.77% | 1.68% | -5.1% |
| 4 Oak Brook | 1.14% | 1.09% | -4.4% | 4 Aurora | 2.40% | 2.25% | -6.4% | 4 Waukegan | 2.69% | 2.62% | -2.6% |

Will County

McHenry County

All Types of Property

All Types of Property

| | 2021 | 2022 | % change | | 2021 | 2022 | % change |
|--------------|-------------|-------------|-----------------|--------------------|-------------|-------------|-----------------|
| 1 Naperville | 2.11% | 1.90% | -9.9% | 1 Woodstock | 2.92% | 2.67% | -8.7% |
| 2 Peotone | 1.97% | 1.83% | -7.2% | 2 Harvard | 2.81% | 2.60% | -7.6% |
| 3 Romeoville | 2.69% | 2.54% | -5.8% | 3 Barrington Hills | 2.28% | 2.13% | -6.8% |
| 4 Joliet | 2.64% | 2.54% | -3.7% | 4 Algonquin | 2.43% | 2.27% | -6.4% |

Note: All the effective tax rates in the collar counties include residential, commercial and industrial properties.

*2021 Chicago Triad industrial effective tax rates unavailable. (See Methodology) **2022 Chicago and South Triad industrial effective tax rates unavailable (See Methodology)

Effective Property Tax Rates: 2013 vs. 2022
(in rank order by smallest increase)

| Cook County | | | | | | | | | | | |
|---------------------|-------------|-------------|-----------------|---------------------|-------------|-------------|-----------------|---------------------|--------------|---------------|-----------------|
| Residential | | | | Commercial | | | | Industrial | | | |
| | 2013 | 2022 | % change | | 2013 | 2022 | % change | | 2013* | 2022** | % change |
| 1 Chicago Heights | 5.63% | 3.24% | -42.5% | 1 Elgin | 6.94% | 5.93% | -14.5% | 1 Elgin | 8.27% | 5.72% | -30.9% |
| 2 Harvey | 8.08% | 4.74% | -41.4% | 2 Orland Park | 6.70% | 6.02% | -10.2% | 2 Evanston | 6.52% | 4.75% | -27.2% |
| 3 Elgin | 3.46% | 2.36% | -31.8% | 3 Evanston | 5.47% | 4.93% | -9.9% | 3 Schaumburg | 7.24% | 5.55% | -23.4% |
| 4 Orland Park | 2.73% | 2.03% | -25.9% | 4 Oak Park | 8.51% | 7.72% | -9.3% | 4 Arlington Heights | 7.04% | 5.40% | -23.3% |
| 5 Arlington Heights | 2.81% | 2.28% | -19.0% | 5 Schaumburg | 6.08% | 5.76% | -5.2% | 5 Elk Grove Village | 6.48% | 4.99% | -23.0% |
| 6 Elk Grove Village | 2.59% | 2.11% | -18.7% | 6 Arlington Heights | 5.91% | 5.60% | -5.1% | 6 Glenview | 5.39% | 4.29% | -20.5% |
| 7 Schaumburg | 2.79% | 2.31% | -17.3% | 7 Elk Grove Village | 5.44% | 5.18% | -4.8% | 7 Barrington | 5.25% | 4.46% | -15.2% |
| 8 Evanston | 2.30% | 2.06% | -10.5% | 8 Chicago Heights | 12.45% | 12.13% | -2.6% | 8 Chicago | 3.62% | -- | -- |
| 9 Barrington | 2.02% | 1.85% | -8.8% | 9 Glenview | 4.52% | 4.45% | -1.6% | 9 Harvey | -- | -- | -- |
| 10 Oak Park | 3.05% | 2.89% | -5.4% | 10 Harvey | 16.67% | 17.41% | 4.4% | 10 Chicago Heights | -- | -- | -- |
| 11 Glenview | 1.86% | 1.83% | -1.6% | 11 Barrington | 4.41% | 4.63% | 4.9% | 11 Orland Park | -- | -- | -- |
| 12 Chicago | 1.66% | 1.69% | 2.2% | 12 Chicago | 3.84% | 4.29% | 11.5% | 12 Oak Park | -- | -- | -- |

| DuPage County | | | | Kane County | | | | Lake County | | | |
|------------------------------|-------------|-------------|-----------------|------------------------------|-------------|-------------|-----------------|------------------------------|-------------|-------------|-----------------|
| All Types of Property | | | | All Types of Property | | | | All Types of Property | | | |
| | 2013 | 2022 | % change | | 2013 | 2022 | % change | | 2013 | 2022 | % change |
| 1 Naperville | 2.33% | 1.81% | -22.3% | 1 Carpentersville | 3.70% | 2.33% | -36.9% | 1 Waukegan | 5.60% | 2.62% | -53.2% |
| 2 Wheaton | 2.51% | 1.96% | -21.9% | 2 Aurora | 3.42% | 2.25% | -34.3% | 2 Fox Lake | 4.15% | 2.32% | -44.1% |
| 3 Elk Grove Village | 2.88% | 2.38% | -17.6% | 3 Elgin | 3.90% | 2.59% | -33.7% | 3 Buffalo Grove | 3.11% | 2.72% | -12.5% |
| 4 Oak Brook | 1.22% | 1.09% | -10.8% | 4 Geneva | 3.07% | 2.32% | -24.4% | 4 Lake Forest | 1.70% | 1.68% | -0.8% |

| Will County | | | | McHenry County | | | |
|------------------------------|-------------|-------------|-----------------|------------------------------|-------------|-------------|-----------------|
| All Types of Property | | | | All Types of Property | | | |
| | 2013 | 2022 | % change | | 2013 | 2022 | % change |
| 1 Peotone | 2.70% | 1.83% | -32.3% | 1 Woodstock | 4.68% | 2.67% | -43.1% |
| 2 Naperville | 2.62% | 1.90% | -27.4% | 2 Algonquin | 3.63% | 2.27% | -37.4% |
| 3 Romeoville | 3.26% | 2.54% | -22.2% | 3 Harvard | 4.09% | 2.60% | -36.5% |
| 4 Joliet | 3.24% | 2.54% | -21.5% | 4 Barrington Hills | 2.60% | 2.13% | -18.3% |

Note: All the effective tax rates in the collar counties include residential, commercial and industrial properties.

* 2013 South Triad industrial effective tax rates unavailable. **2022 Chicago Triad and South Triad industrial effective tax rates unavailable.

Effective Property Tax Rates in Selected Cook County Municipalities: 2013- 2022

| | 2013* | 2014** | 2015** | 2016** | 2017*** | 2018** | 2019** | 2020** | 2021 | 2022*** | % Change 2021-2022 | % Change 2013-2022 |
|--------------------------------|--------|--------|--------|--------|---------|--------|--------|--------|--------|---------|-----------------------|-----------------------|
| Cook County Residential | | | | | | | | | | | | |
| Chicago | 1.66% | 1.56% | 1.66% | 1.69% | 1.74% | 1.76% | 1.77% | 1.72% | 1.76% | 1.69% | -3.91% | 2.17% |
| Elk Grove Village | 2.59% | 2.32% | 2.27% | 2.30% | 2.33% | 2.16% | 2.14% | 2.11% | 2.00% | 2.11% | 5.38% | -18.73% |
| Arlington Heights | 2.81% | 2.52% | 2.51% | 2.44% | 2.47% | 2.31% | 2.31% | 2.32% | 2.17% | 2.28% | 4.85% | -19.04% |
| Glenview | 1.86% | 1.79% | 1.76% | 1.86% | 1.99% | 2.00% | 2.01% | 1.97% | 1.77% | 1.83% | 3.64% | -1.63% |
| Evanston | 2.30% | 2.14% | 2.10% | 2.22% | 2.15% | 2.20% | 2.17% | 2.18% | 2.05% | 2.06% | 0.47% | -10.48% |
| Schaumburg | 2.79% | 2.57% | 2.44% | 2.47% | 2.44% | 2.36% | 2.37% | 2.45% | 2.24% | 2.31% | 2.82% | -17.28% |
| Barrington | 2.02% | 2.00% | 2.07% | 2.09% | 2.00% | 1.99% | 2.06% | 2.08% | 1.89% | 1.85% | -2.30% | -8.76% |
| Elgin | 3.46% | 3.15% | 3.11% | 3.07% | 3.06% | 2.80% | 2.80% | 2.75% | 2.42% | 2.36% | -2.77% | -31.84% |
| Harvey | 8.08% | 7.71% | 6.90% | 6.90% | 7.08% | 6.84% | 6.49% | 6.11% | 5.17% | 4.74% | -8.28% | -41.36% |
| Chicago Heights | 5.63% | 5.59% | 5.42% | 5.20% | 5.01% | 5.38% | 5.43% | 4.35% | 3.81% | 3.24% | -14.99% | -42.50% |
| Orland Park | 2.73% | 2.58% | 2.52% | 2.42% | 2.36% | 2.47% | 2.46% | 2.39% | 2.18% | 2.03% | -6.92% | -25.88% |
| Oak Park | 3.05% | 2.92% | 2.96% | 3.12% | 2.85% | 3.10% | 3.26% | 3.17% | 2.88% | 2.89% | 0.22% | -5.40% |
| Cook County Commercial | | | | | | | | | | | | |
| Chicago | 3.84% | 4.18% | 3.61% | 3.61% | 3.98% | 4.42% | 4.29% | 4.75% | 4.70% | 4.29% | -8.67% | 11.54% |
| Elk Grove Village | 5.44% | 6.51% | 6.26% | 5.40% | 5.69% | 6.08% | 5.81% | 7.54% | 6.12% | 5.18% | -15.34% | -4.76% |
| Arlington Heights | 5.91% | 7.09% | 6.92% | 5.73% | 6.04% | 6.49% | 6.28% | 8.28% | 6.65% | 5.60% | -15.76% | -5.12% |
| Glenview | 4.52% | 5.53% | 5.36% | 4.36% | 4.55% | 4.97% | 5.03% | 6.67% | 5.36% | 4.45% | -16.87% | -1.59% |
| Evanston | 5.47% | 6.55% | 6.27% | 5.37% | 5.58% | 6.07% | 5.60% | 7.38% | 5.85% | 4.93% | -15.80% | -9.93% |
| Schaumburg | 6.08% | 7.30% | 7.00% | 5.86% | 6.17% | 6.65% | 6.40% | 8.39% | 6.68% | 5.76% | -13.79% | -5.20% |
| Barrington | 4.41% | 5.39% | 5.17% | 4.33% | 4.48% | 4.85% | 5.02% | 6.71% | 5.44% | 4.63% | -14.90% | 4.94% |
| Elgin | 6.94% | 8.39% | 8.22% | 6.77% | 7.08% | 7.53% | 7.32% | 9.65% | 7.60% | 5.93% | -21.91% | -14.48% |
| Harvey | 16.67% | 19.20% | 17.84% | 15.44% | 15.49% | 18.10% | 16.74% | 18.77% | 17.99% | 17.41% | -3.20% | 4.44% |
| Chicago Heights | 12.45% | 14.64% | 13.96% | 11.71% | 10.84% | 13.07% | 12.20% | 13.21% | 12.81% | 12.13% | -5.32% | -2.60% |
| Orland Park | 6.70% | 7.56% | 7.09% | 5.96% | 5.23% | 6.15% | 5.67% | 6.36% | 6.14% | 6.02% | -2.01% | -10.20% |
| Oak Park | 8.51% | 9.31% | 9.26% | 8.60% | 7.25% | 8.51% | 7.92% | 8.34% | 7.95% | 7.72% | -2.89% | -9.34% |
| Cook County Industrial | | | | | | | | | | | | |
| Chicago | 3.62% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Elk Grove Village | 6.48% | 6.57% | 5.94% | 6.03% | 5.89% | 5.42% | 6.10% | 6.19% | 5.67% | 4.99% | -11.94% | -23.01% |
| Arlington Heights | 7.04% | 7.15% | 6.57% | 6.40% | 6.26% | 5.78% | 6.59% | 6.80% | 6.16% | 5.40% | -12.38% | -23.31% |
| Glenview | 5.39% | 5.58% | 5.09% | 4.87% | 4.71% | 4.43% | 5.27% | 5.48% | 4.96% | 4.29% | -13.53% | -20.45% |
| Evanston | 6.52% | 6.61% | 5.95% | 6.00% | 5.77% | 5.41% | 5.87% | 6.06% | 5.42% | 4.75% | -12.43% | -27.19% |
| Schaumburg | 7.24% | 7.36% | 6.64% | 6.55% | 6.39% | 5.93% | 6.71% | 6.89% | 6.19% | 5.55% | -10.33% | -23.37% |
| Barrington | 5.25% | 5.44% | 4.90% | 4.84% | 4.64% | 4.33% | 5.27% | 5.51% | 5.04% | 4.46% | -11.49% | -15.18% |
| Elgin | 8.27% | 8.47% | 7.80% | 7.55% | 7.33% | 6.71% | 7.67% | 7.92% | 7.04% | 5.72% | -18.78% | -30.87% |
| Harvey | N/A | N/A | N/A | N/A | 16.24% | N/A | N/A | N/A | 19.22% | N/A | N/A | N/A |
| Chicago Heights | N/A | N/A | N/A | N/A | 11.36% | N/A | N/A | N/A | 13.69% | N/A | N/A | N/A |
| Orland Park | N/A | N/A | N/A | N/A | 5.49% | N/A | N/A | N/A | 6.57% | N/A | N/A | N/A |
| Oak Park | N/A | N/A | N/A | N/A | 7.60% | N/A | N/A | N/A | 8.49% | N/A | N/A | N/A |

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

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

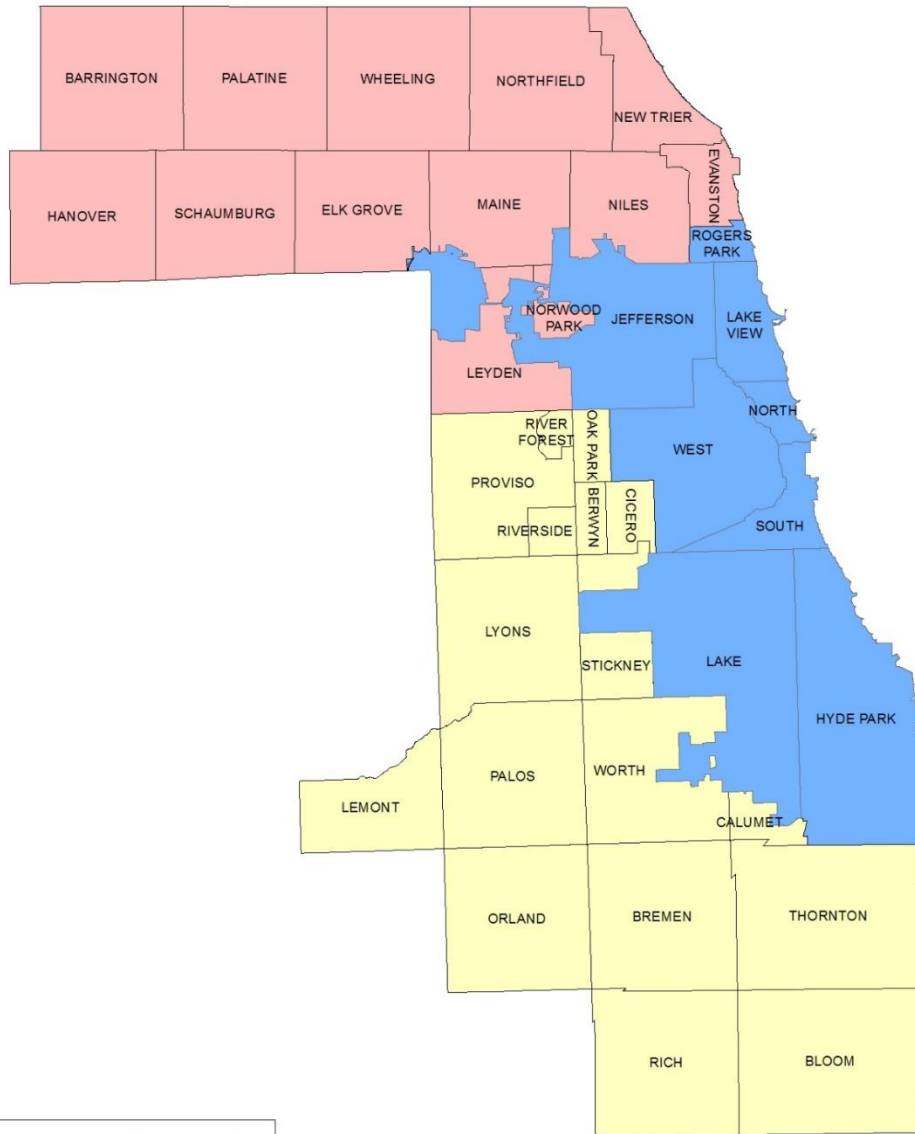
***Chicago industrial effective tax rates not available. See Methodology.

Effective Property Tax Rates in Selected Collar County Municipalities: 2013 - 2022




| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | Change 2021-2022 | Change 2013-2022 |
|--------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------------------|---------------------|
| DuPage County | | | | | | | | | | | | |
| Elk Grove Village | 2.88% | 2.84% | 2.80% | 2.66% | 2.65% | 2.59% | 2.58% | 2.63% | 2.52% | 2.38% | -5.63% | -17.59% |
| Oak Brook | 1.22% | 1.12% | 1.13% | 1.06% | 1.03% | 1.07% | 1.14% | 1.20% | 1.14% | 1.09% | -4.45% | -10.81% |
| Wheaton | 2.51% | 2.46% | 2.45% | 2.35% | 2.29% | 2.25% | 2.32% | 2.35% | 2.17% | 1.96% | -9.67% | -21.89% |
| Naperville | 2.33% | 2.25% | 2.18% | 2.13% | 2.07% | 2.04% | 2.05% | 2.10% | 1.95% | 1.81% | -7.29% | -22.31% |
| Lake County | | | | | | | | | | | | |
| Fox Lake | 4.15% | 3.55% | 3.54% | 3.29% | 2.87% | 2.99% | 2.86% | 2.85% | 2.48% | 2.32% | -6.62% | -44.08% |
| Buffalo Grove | 3.11% | 2.91% | 2.92% | 2.90% | 2.93% | 2.97% | 3.09% | 3.17% | 2.95% | 2.72% | -7.70% | -12.51% |
| Lake Forest | 1.70% | 1.61% | 1.67% | 1.69% | 1.75% | 1.82% | 1.88% | 1.94% | 1.77% | 1.68% | -5.08% | -0.81% |
| Waukegan | 5.60% | 4.83% | 4.38% | 3.88% | 3.73% | 3.57% | 3.50% | 3.25% | 2.69% | 2.62% | -2.63% | -53.19% |
| Will County | | | | | | | | | | | | |
| Romeoville | 3.26% | 3.25% | 3.16% | 3.11% | 3.01% | 2.97% | 3.00% | 3.05% | 2.69% | 2.54% | -5.79% | -22.19% |
| Joliet | 3.24% | 3.17% | 3.15% | 3.10% | 2.97% | 2.93% | 2.94% | 2.93% | 2.64% | 2.54% | -3.67% | -21.50% |
| Peotone | 2.70% | 2.94% | 2.60% | 2.49% | 2.54% | 2.76% | 2.38% | 2.08% | 1.97% | 1.83% | -7.18% | -32.29% |
| Naperville | 2.62% | 2.56% | 2.54% | 2.42% | 2.37% | 2.31% | 2.36% | 2.35% | 2.11% | 1.90% | -9.88% | -27.40% |
| Kane County | | | | | | | | | | | | |
| Aurora | 3.42% | 3.16% | 2.94% | 2.87% | 2.81% | 2.78% | 2.74% | 2.70% | 2.40% | 2.25% | -6.36% | -34.33% |
| Carpentersville | 3.70% | 3.50% | 3.31% | 3.29% | 2.96% | 2.96% | 2.92% | 2.93% | 2.56% | 2.33% | -9.07% | -36.91% |
| Elgin | 3.90% | 3.53% | 3.46% | 3.37% | 3.17% | 3.11% | 3.16% | 3.09% | 2.79% | 2.59% | -7.16% | -33.70% |
| Geneva | 3.07% | 3.02% | 2.87% | 2.82% | 2.79% | 2.72% | 2.79% | 2.76% | 2.50% | 2.32% | -7.12% | -24.43% |
| McHenry County | | | | | | | | | | | | |
| Barrington Hills | 2.60% | 2.82% | 2.46% | 2.40% | 2.36% | 2.35% | 2.40% | 2.74% | 2.28% | 2.13% | -6.84% | -18.33% |
| Algonquin | 3.63% | 3.43% | 3.25% | 3.09% | 2.93% | 2.84% | 2.86% | 2.78% | 2.43% | 2.27% | -6.36% | -37.40% |
| Harvard | 4.09% | 4.43% | 3.83% | 3.47% | 3.27% | 3.17% | 3.25% | 3.09% | 2.81% | 2.60% | -7.57% | -36.52% |
| Woodstock | 4.68% | 4.21% | 4.13% | 3.60% | 3.42% | 3.24% | 3.51% | 3.17% | 2.92% | 2.67% | -8.70% | -43.08% |

APPENDIX

Cook County Assessment Townships



Reassessment Districts

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

