



The Civic Federation

Research * Information * Action * Est. 1894

ESTIMATED FULL VALUE OF REAL PROPERTY IN COOK COUNTY: 2004-2013

December 17, 2015

The Civic Federation • 10 N. Dearborn Street • Chicago, IL 60602 • civicfed.org

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

MAJOR FINDINGS

This report provides an estimate of the full market value of property in Cook County between tax years 2004 and 2013 using data provided by the Cook County Assessor and the Illinois Department of Revenue.

The full market value of real estate in Cook County was approximately \$459.9 billion in tax assessment year 2013. The 2013 total value estimate represents an increase of \$45.5 billion or 11.0% from the 2012 estimated full value. Tax year 2013 is the most recent year for which data are available. The 2013 estimates represent the first time since 2006 that real estate values in Cook County increased after six straight years of decline. Prior to 2007, the estimated full value of real estate in the City of Chicago and suburbs grew every year going back to at least 1995.

In addition to Cook County as a whole, the report estimates the full market value of real estate in the City of Chicago, northwest Cook County suburbs and southwest Cook County suburbs. The estimated full market value of real estate in the City of Chicago increased by 14.4% in tax assessment year 2013 while the northwest and southwest suburbs experienced increases of 10.3% and 3.2%, respectively.

The report also breaks down the estimated full value of property by assessment class for Chicago and the suburbs and for the County as a whole. The estimated full value of residential property in the City of Chicago increased by 4.1% between 2004 and 2013. This was the only major class of property to see overall growth during the ten-year period. Between 2004 and 2013 the estimated full value of all classes of property in Cook County as a whole declined by 15.1%.

METHODOLOGY

The full value of property is estimated using two sources of data: the total assessed value of property as reported by the Cook County Assessor's Office in the Cook County Final Abstract of Assessment and the median¹ level of assessment reported by the Illinois Department of Revenue (IDOR) in the Assessment/Sales Ratio Study.

The Assessment/Sales Ratio Study collects data on property sales and calculates the ratio of assessed values to sales values. A median assessment/sales ratio for the three years preceding an assessment year is computed, as well as an adjusted median ratio if additional data is submitted by the County Assessor after the initial data was collected.² This median ratio is commonly referred to as the "median level of assessment." The Department of Revenue calculates median levels of assessment for Class 1 (vacant land), Class 2 (residential), Class 3 (apartments), Class 5a (commercial) and Class 5b (industrial) properties. County ordinance requires that these

¹ The median is found by ranking the individual assessment ratios in ascending or descending order and counting downward until the middle value is reached. If an even number of ratios is found, the two middle ratios are averaged to calculate the median.

² For more information on assessment/sales ratios, see "Publication 136: Property Assessment and Equalization," Illinois Department of Revenue, January 2010, <http://www.revenue.state.il.us/Publications/Pubs/PUB-136.pdf>.

classes be assessed at the following levels for 2012: Class 1–10%, Class 2–10%, Class 3–10%, Class 5a–25% and Class 5b–25%.³

Special note should be taken that the Department of Revenue’s ratio studies indicate a high coefficient of dispersion for vacant land, commercial and industrial assessments, which means there is likely to be wide variation within these classes from the calculated median for individual properties whose reported sale prices were included in the study. This has implications with regard to the uniformity of assessment for those types of properties, which is important for equitable taxation.⁴

The Civic Federation estimates the full value of property by dividing the median level of assessment (or adjusted median when available) into the total assessed value of a class of property. In those classes for which there is not enough sales data for the Department of Revenue to calculate an adjusted median, the ordinance level or Total County Adjusted Median ratio is used.⁵ The full value estimate does not include state-assessed properties⁶ or properties that are exempt from real estate taxes.

Timing and Limitations

The Cook County Final Abstract of Assessment is typically published in July or August of the year following the assessment year (e.g., the 2013 Final Abstract was published on April 17, 2014). The Assessment/Sales Ratio Study for Cook County is typically released in the spring or summer two years following the assessment year (e.g., the 2013 Assessment/Sales Ratio Study for Cook County was released in summer of 2015).

In years past, the Civic Federation compensated for this two-year delay by using the previous year’s Assessment/Sales Ratio Study (e.g., 2003 assessed values and 2002 median levels). Starting with the 2004 Estimated Full Value of Property in Cook County, the Civic Federation now waits and uses the same-year data when it is available from the Illinois Department of Revenue’s Assessment/Sales Ratio Study in order to provide the most accurate estimates.

Readers should note that the trends identified in this report do not necessarily apply to individual properties. This is because: 1) they are estimates; and 2) they reflect medians, which by their nature do not represent the individual experience of every property.

³ These levels were effective starting with tax year 2009, pursuant to Cook County Ordinance 08-O-51 passed in September 2008. Class 3 declined to 13% in 2010 and 10% in 2011 and thereafter. Previous levels were: Class 1–22%, Class 2–16%, Class 3–26%, Class 5a–38% and Class 5b–36%.

⁴ See Civic Federation, “The Cook County Property Tax System and Fundamental Principles of Taxation,” November 22, 2010, for more information about uniformity of assessment in the Cook County property tax system.

⁵ Previously, the Department of Revenue did not provide assessment/sales ratio statistics for property classes with fewer than 25 usable property transactions. In 2010 the Department of Revenue responded to requests from the public by providing median levels of assessment and other statistics for property classes with low numbers of usable transactions. However, because statistical analysis of a small number of observations produces less reliable results, the Civic Federation continues to use the Total County Adjusted Median ratio to calculate the estimated full value of properties in property classes with small numbers of transactions. For the 2013 Assessment Sales Ratio Study, there was insufficient data to calculate an adjusted median for Class 3 properties in Triads 2 and 3 and Class 5b properties in Triad 3. For more on how small samples make statistical analysis less reliable, see International Association of Assessing Officers, *Standard on Ratio Studies*, (Kansas City, 2007), p. 15.

⁶ The Illinois Department of Revenue assesses pollution control facilities, low sulfur dioxide coal fueled devices, railroad operating property and water treatment facilities.

**Estimated Full Value:
2013 Cook County Property Taxes Payable in 2014*
Prepared by the Civic Federation**

Sources: Cook County Assessor's Office, Illinois Department of Revenue

City of Chicago			
Class	Final Assessment	IDOR (1) A/S Ratio	Full Value
1 Vacant	\$ 177,246,414	0.0634	\$ 2,795,684,763
2 Residential	\$15,440,622,443	0.0911	\$169,490,915,950
3 Apartment	\$ 1,282,342,273	0.0925	\$ 13,863,159,708
4 Non-Profit†	\$ 69,531,976	0.25	\$ 278,127,904
5a Commercial	\$ 9,274,772,055	0.2114	\$ 43,873,093,921
5b Industrial	\$ 863,022,649	0.1993	\$ 4,330,269,187
6 New&Abate Ind†	\$ 43,772,403	0.10	\$ 437,724,030
7 Comm Dev†	\$ 47,319,651	0.10	\$ 473,196,510
8 Incentive†	\$ -	0.10	\$ -
9 Incentive†	\$ 115,330,314	0.10	\$ 1,153,303,140
Total	\$27,313,960,178		\$236,695,475,114

Cook County Suburbs - Southwest			
Class	Final Assessment	IDOR (1) A/S Ratio	Full Value
1 Vacant	\$ 99,573,615	0.0790	\$ 1,260,425,506
2 Residential	\$ 7,497,487,246	0.1118	\$ 67,061,603,274
3 Apartment**	\$ 181,606,682	0.0926	\$ 1,961,195,270
4 Non-Profit†	\$ 24,952,102	0.25	\$ 99,808,408
5a Commercial	\$ 1,993,099,466	0.2616	\$ 7,618,881,751
5b Industrial**	\$ 715,067,090	0.2287	\$ 3,126,659,773
6 New&Abate Ind†	\$ 100,289,133	0.10	\$ 1,002,891,330
7 Comm Dev†	\$ 758,478	0.10	\$ 7,584,780
8 Incentive†	\$ 36,720,653	0.10	\$ 367,206,530
9 Incentive†	\$ 24,366,520	0.10	\$ 243,665,200
Total	\$10,673,920,985		\$ 82,749,921,821

Cook County Suburbs - Northwest			
Class	Final Assessment	IDOR (1) A/S Ratio	Full Value
1 Vacant	\$ 79,930,908	0.0517	\$ 1,546,052,379
2 Residential	\$10,799,858,313	0.0966	\$111,799,775,497
3 Apartment**	\$ 288,316,652	0.0926	\$ 3,113,570,756
4 Non-Profit†	\$ 69,984,640	0.25	\$ 279,938,560
5a Commercial	\$ 3,603,720,705	0.2108	\$ 17,095,449,265
5b Industrial	\$ 1,258,878,697	0.2512	\$ 5,011,459,781
6 New&Abate Ind†	\$ 138,456,755	0.10	\$ 1,384,567,550
7 Comm Dev†	\$ 7,668,886	0.10	\$ 76,688,860
8 Incentive†	\$ -	0.10	\$ -
9 Incentive†	\$ 10,769,709	0.10	\$ 107,697,090
Total	\$16,257,585,265		\$140,415,199,738

Cook County Total			
Class	Final Assessment	IDOR (2) A/S Ratio	Full Value
1 Vacant	\$ 356,750,937		\$ 5,602,162,649
2 Residential	\$33,737,968,002		\$ 348,352,294,720
3 Apartment	\$ 1,752,265,607		\$ 18,937,925,734
4 Non-Profit	\$ 164,468,718		\$ 657,874,872
5a Commercial	\$14,871,592,226		\$ 68,587,424,937
5b Industrial	\$ 2,836,968,436		\$ 12,468,388,741
6 New&Abate Ind	\$ 282,518,291		\$ 2,825,182,910
7 Comm Dev	\$ 55,747,015		\$ 557,470,150
8 Incentive	\$ 36,720,653		\$ 367,206,530
9 Incentive	\$ 150,466,543		\$ 1,504,665,430
Total	\$54,245,466,428		\$ 459,860,596,673

(1) IDoR Assessment/Sales Ratios adjusted through 2012 Board of Review (most recent available).

(2) IDoR Assessment/Sales Ratio from each triad (City of Chicago, Cook County Suburbs - Northwest and Cook County Suburbs - Southwest) used and full values totaled to arrive at County full value.

* Does not include values for Railroad, Pollution Control or the part of O'Hare Airport located in DuPage County.

** Due to insufficient sales data available, uses the Total County Adjusted Median IDOR ratio.

† IDoR does not calculate an assessment ratio for this class, uses ordinance level of assessment.

Estimated Full Value of Property in Cook County: 2004-2013*				
	City of Chicago	Northwest Suburbs	Southwest Suburbs	Total Cook County
2004	\$ 262,080,627,240	\$ 173,316,178,167	\$ 106,545,245,042	\$ 541,942,050,448
2005	\$ 283,137,884,228	\$ 182,916,739,773	\$ 115,316,670,712	\$ 581,371,294,713
2006	\$ 329,770,733,208	\$ 203,954,311,728	\$ 132,498,016,687	\$ 666,223,061,624
2007	\$ 320,503,503,311	\$ 201,865,412,489	\$ 134,105,828,521	\$ 656,474,744,321
2008	\$ 310,888,609,224	\$ 186,884,721,708	\$ 118,390,263,210	\$ 616,163,594,142
2009	\$ 280,288,729,779	\$ 163,177,045,860	\$ 106,669,593,650	\$ 550,135,369,289
2010	\$ 231,986,396,152	\$ 130,893,732,273	\$ 86,931,411,132	\$ 449,811,539,556
2011	\$ 222,856,063,501	\$ 133,402,233,450	\$ 86,529,392,417	\$ 442,787,689,369
2012	\$ 206,915,723,324	\$ 127,312,126,732	\$ 80,154,539,186	\$ 414,382,389,242
2013	\$ 236,695,475,114	\$ 140,415,199,738	\$ 82,749,921,821	\$ 459,860,596,673
10-Year Change	\$ (25,385,152,126)	\$ (32,900,978,429)	\$ (23,795,323,221)	\$ (82,081,453,775)

Note: Minimal differences in totals may occur due to rounding. Figures are calculated by the Civic Federation using the assessed values and assessment/sales ratio medians for each respective year.

* Does not include values for Railroad, Pollution Control or the part of O'Hare Airport located in DuPage County.

Source: Cook County Assessor's Office and Illinois Department of Revenue.

Annual Percent Change in Estimate Full Value of Real Property in Cook County: 2004-2013*				
	City of Chicago	Northwest Suburbs	Southwest Suburbs	Total Cook County
2004	17.2%	12.5%	12.9%	14.8%
2005	8.0%	5.5%	8.2%	7.3%
2006	16.5%	11.5%	14.9%	14.6%
2007	-2.8%	-1.0%	1.2%	-1.5%
2008	-3.0%	-7.4%	-11.7%	-6.1%
2009	-9.8%	-12.7%	-9.9%	-10.7%
2010	-17.2%	-19.8%	-18.5%	-18.2%
2011	-3.9%	1.9%	-0.5%	-1.6%
2012	-7.2%	-4.6%	-7.4%	-6.4%
2013	14.4%	10.3%	3.2%	11.0%
10-Year Change	-9.7%	-19.0%	-22.3%	-15.1%

Note: Minimal differences in totals may occur due to rounding. Figures are calculated by the Civic Federation using the assessed values and assessment/sales ratio medians for each respective year.

* Does not include values for Railroad, Pollution Control or the part of O'Hare Airport located in DuPage County.

Source: Cook County Assessor's Office and Illinois Department of Revenue.

**Ten-Year Percent Change in Estimated Full Value of Real Property by Class:
Cook County 2004-2013***

	City of Chicago	Northwest Suburbs	Southwest Suburbs	Total Cook County
Class 2 (Residential)	4.1%	-15.8%	-20.5%	-8.3%
Class 5a (Commercial)	-34.5%	-27.4%	-37.1%	-33.2%
Class 5b (Industrial)	-53.2%	-38.7%	-34.8%	-43.9%
All Other Classes	-17.6%	-25.4%	-5.9%	-17.8%
Total All Classes	-9.7%	-19.0%	-22.3%	-15.1%

Note: Minimal differences in totals may occur due to rounding. Figures are calculated by the Civic Federation using the assessed values and assessment/sales ratio medians for each respective year.

* Does not include values for Railroad, Pollution Control or the part of O'Hare Airport located in DuPage County.

Source: Cook County Assessor's Office and Illinois Department of Revenue.

**Three-Year Percent Change in Estimated Full Value of Real Property by Class:
Cook County 2004-2006***

	City of Chicago	Northwest Suburbs	Southwest Suburbs	Total Cook County
Class 2 (Residential)	26.2%	19.2%	26.5%	23.8%
Class 5a (Commercial)	25.0%	23.1%	19.0%	23.9%
Class 5b (Industrial)	52.8%	5.3%	-4.0%	23.1%
All Other Classes	15.1%	-8.6%	27.8%	11.3%
Total All Classes	25.8%	17.7%	24.4%	22.9%

Note: Minimal differences in totals may occur due to rounding. Figures are calculated by the Civic Federation using the assessed values and assessment/sales ratio medians for each respective year.

* Does not include values for Railroad, Pollution Control or the part of O'Hare Airport located in DuPage County. Timeframe chosen to show increase to peak full value.

Source: Cook County Assessor's Office and Illinois Department of Revenue.

**Seven-Year Percent Change in Estimated Full Value of Real Property by Class:
Cook County 2006-2013***

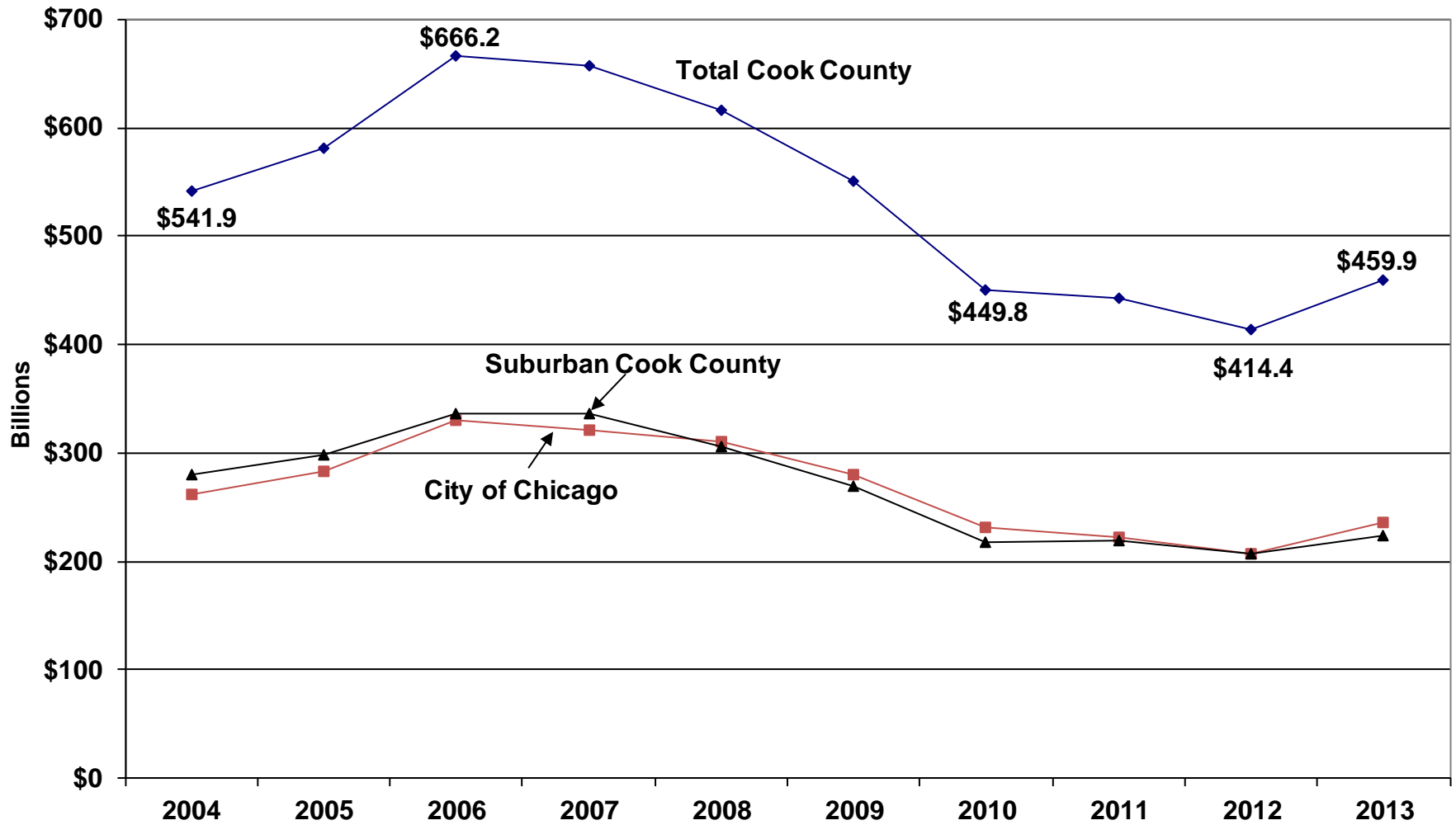
	City of Chicago	Northwest Suburbs	Southwest Suburbs	Total Cook County
Class 2 (Residential)	-17.5%	-29.4%	-37.2%	-26.0%
Class 5a (Commercial)	-47.6%	-41.0%	-47.1%	-46.1%
Class 5b (Industrial)	-69.3%	-41.8%	-32.1%	-54.4%
All Other Classes	-28.4%	-18.4%	-26.3%	-26.1%
Total All Classes	-28.2%	-31.2%	-37.5%	-31.0%

Note: Minimal differences in totals may occur due to rounding. Figures are calculated by the Civic Federation using the assessed values and assessment/sales ratio medians for each respective year.

* Does not include values for Railroad, Pollution Control or the part of O'Hare Airport located in DuPage County. Timeframe chosen to show decrease from peak full value.

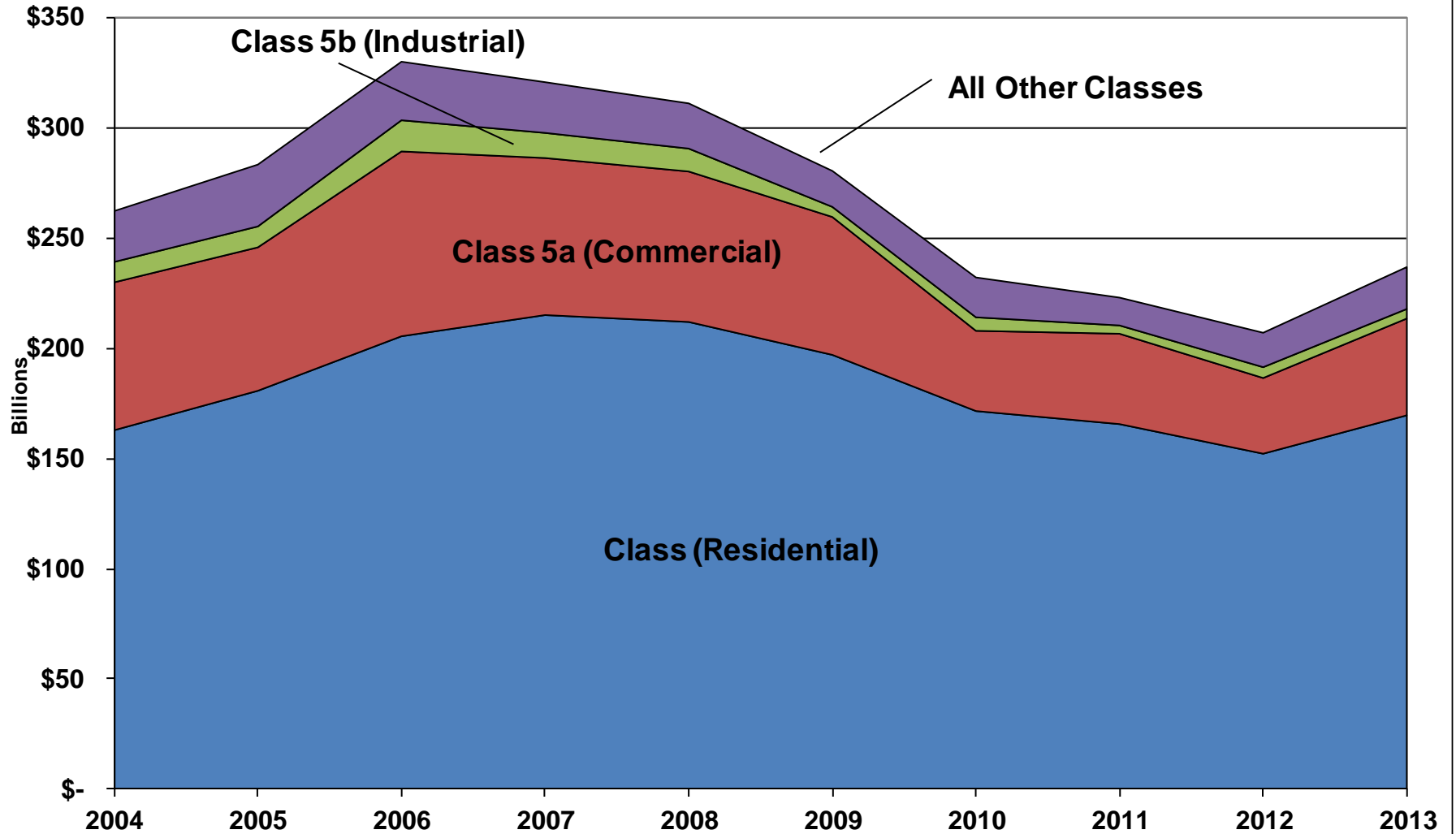
Source: Cook County Assessor's Office and Illinois Department of Revenue.

Estimated Full Value of Cook County Real Property: 2004-2013



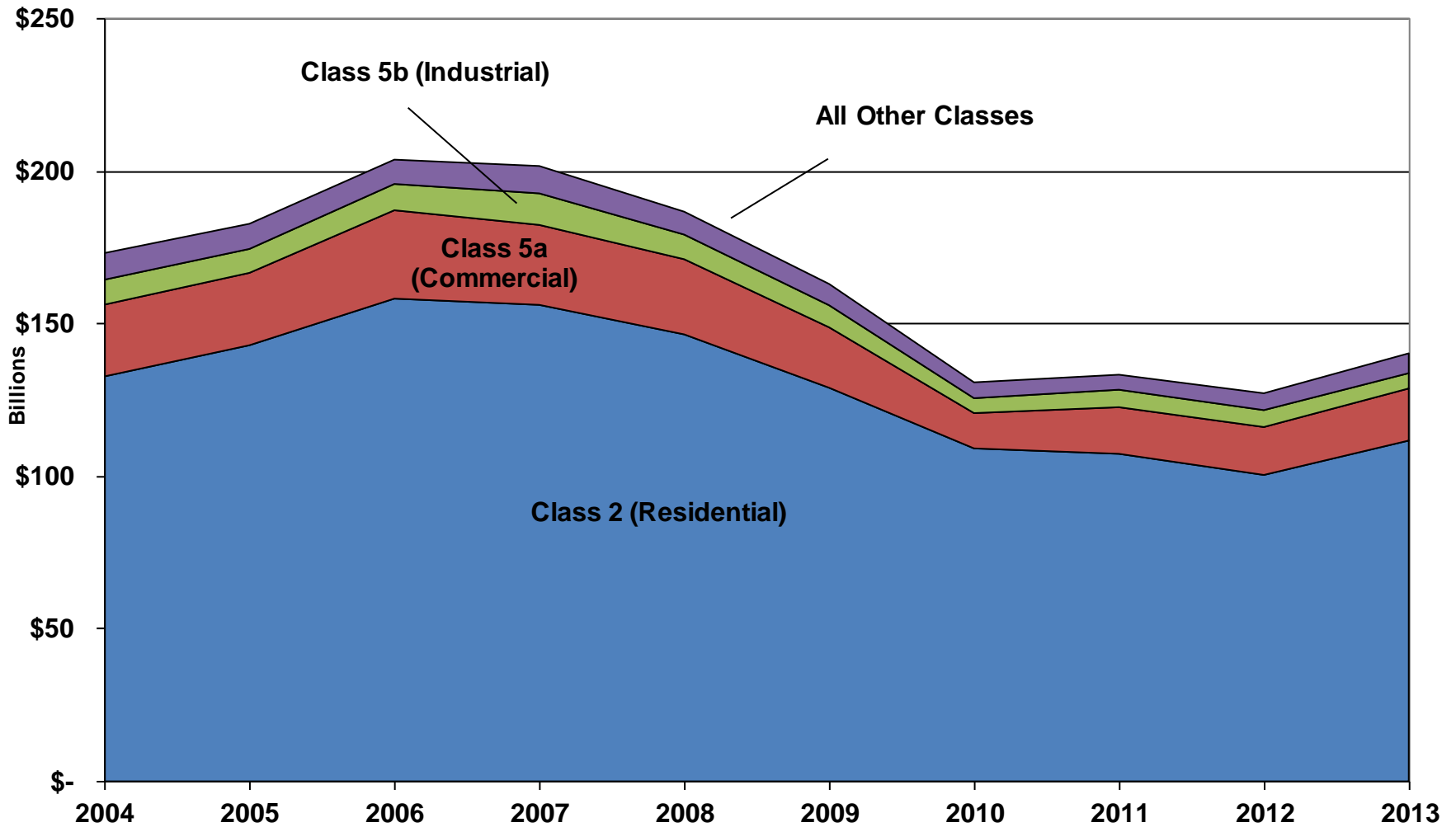
Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

City of Chicago Triad Estimated Full Value: 2004-2013



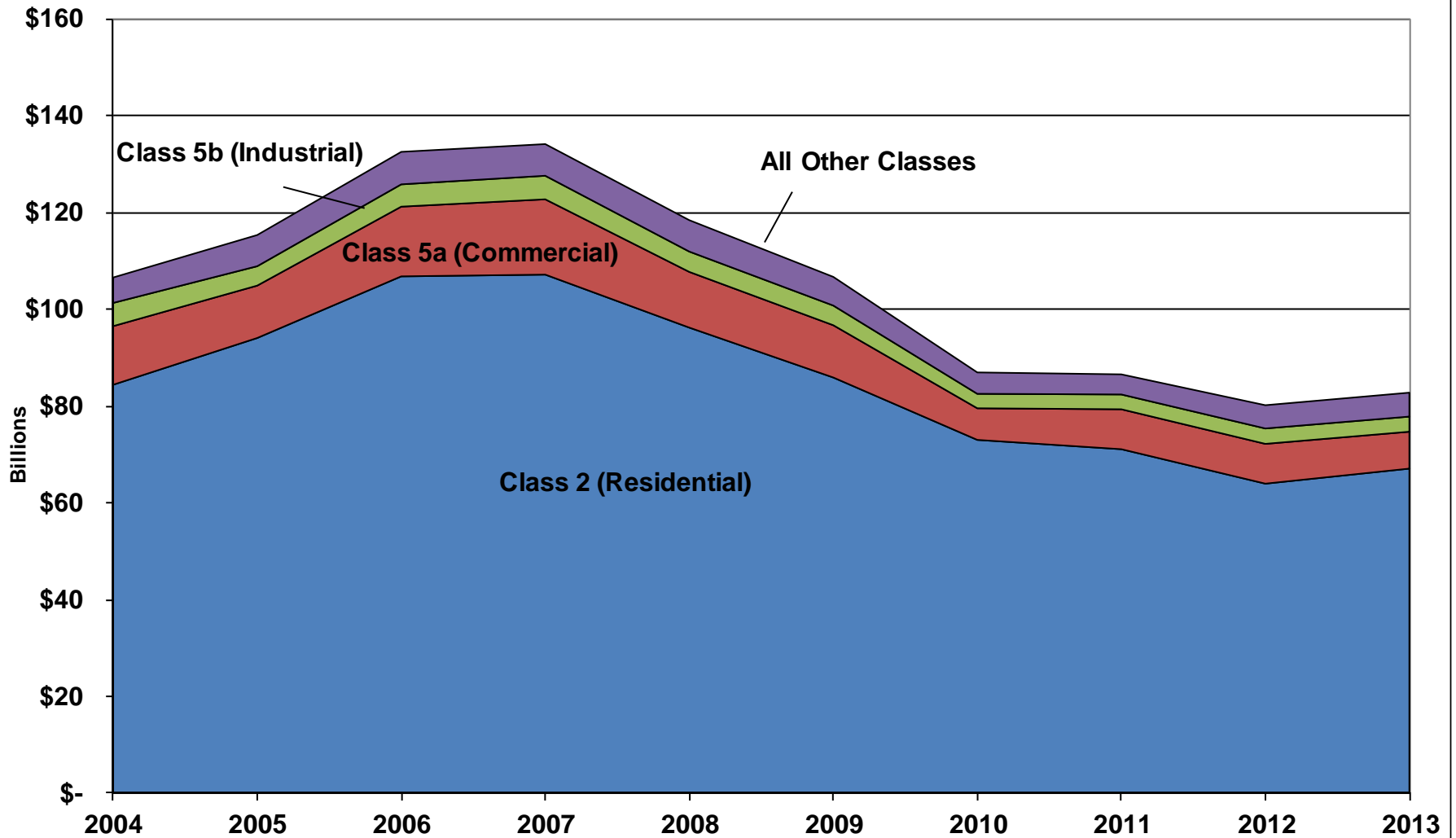
Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

Northwest Suburbs Triad Estimated Full Value: 2004-2013



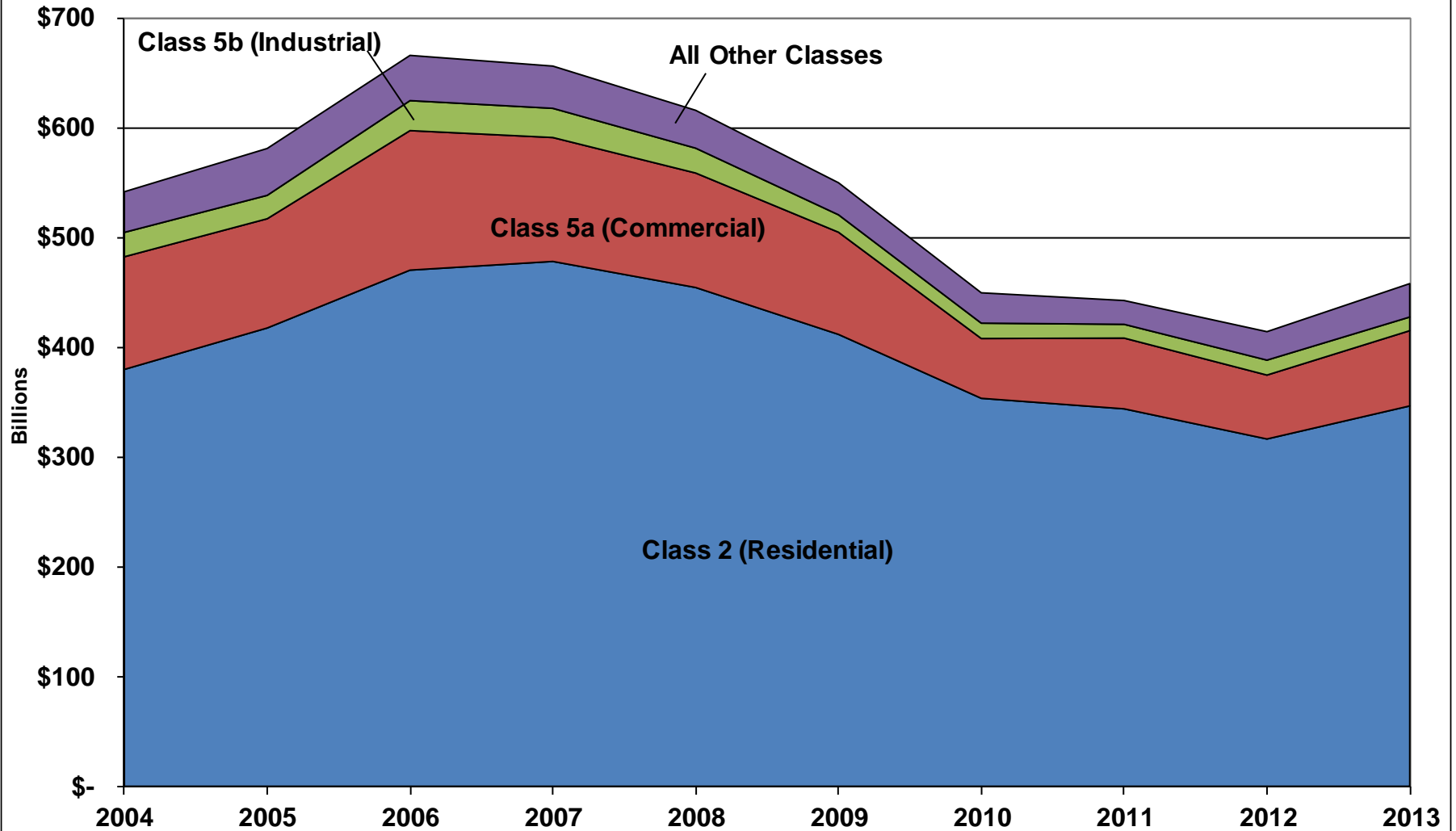
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Southwest Suburbs Triad Estimated Full Value: 2004-2013



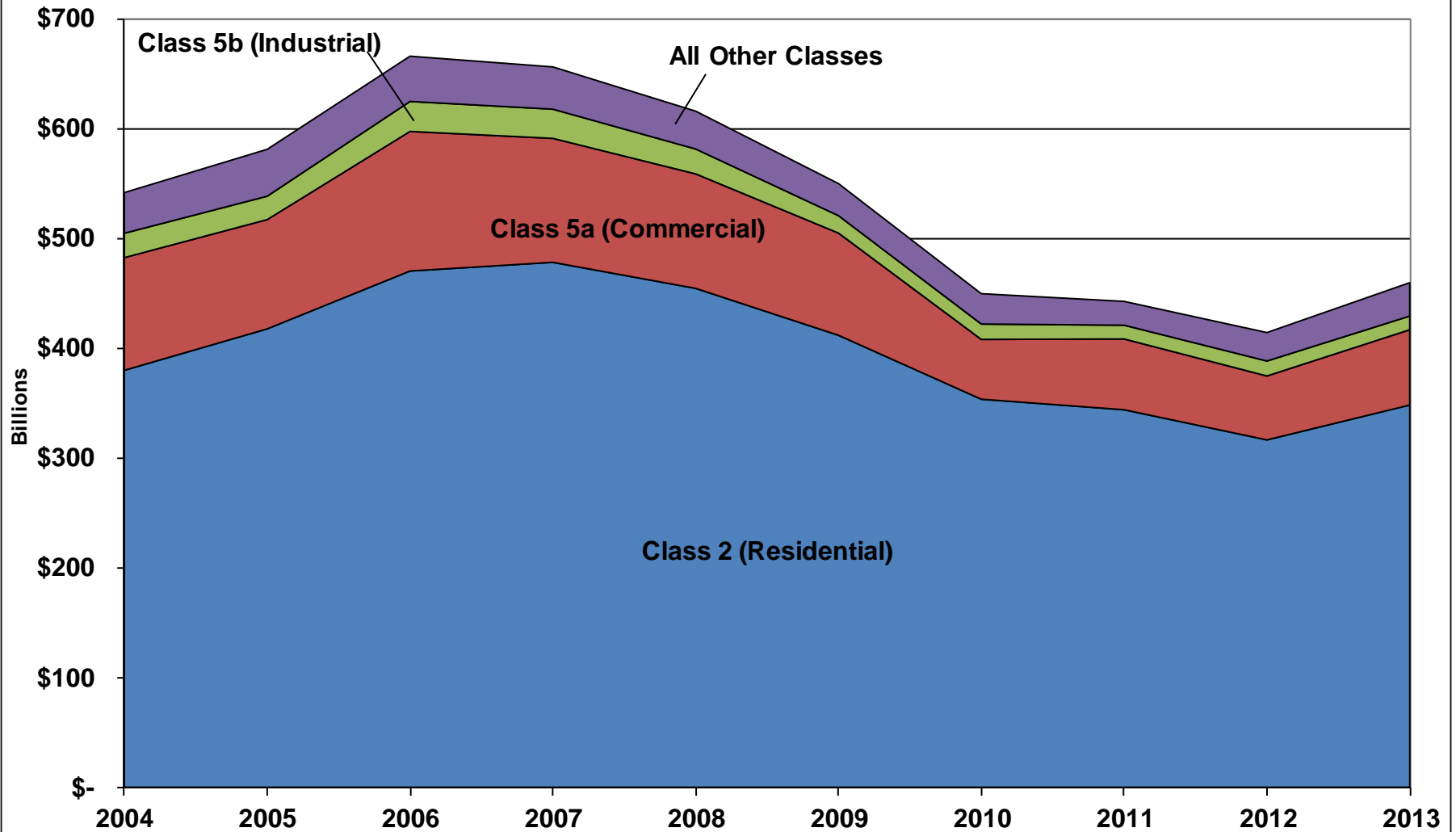
Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

Total Cook County Estimated Full Value: 2004-2013



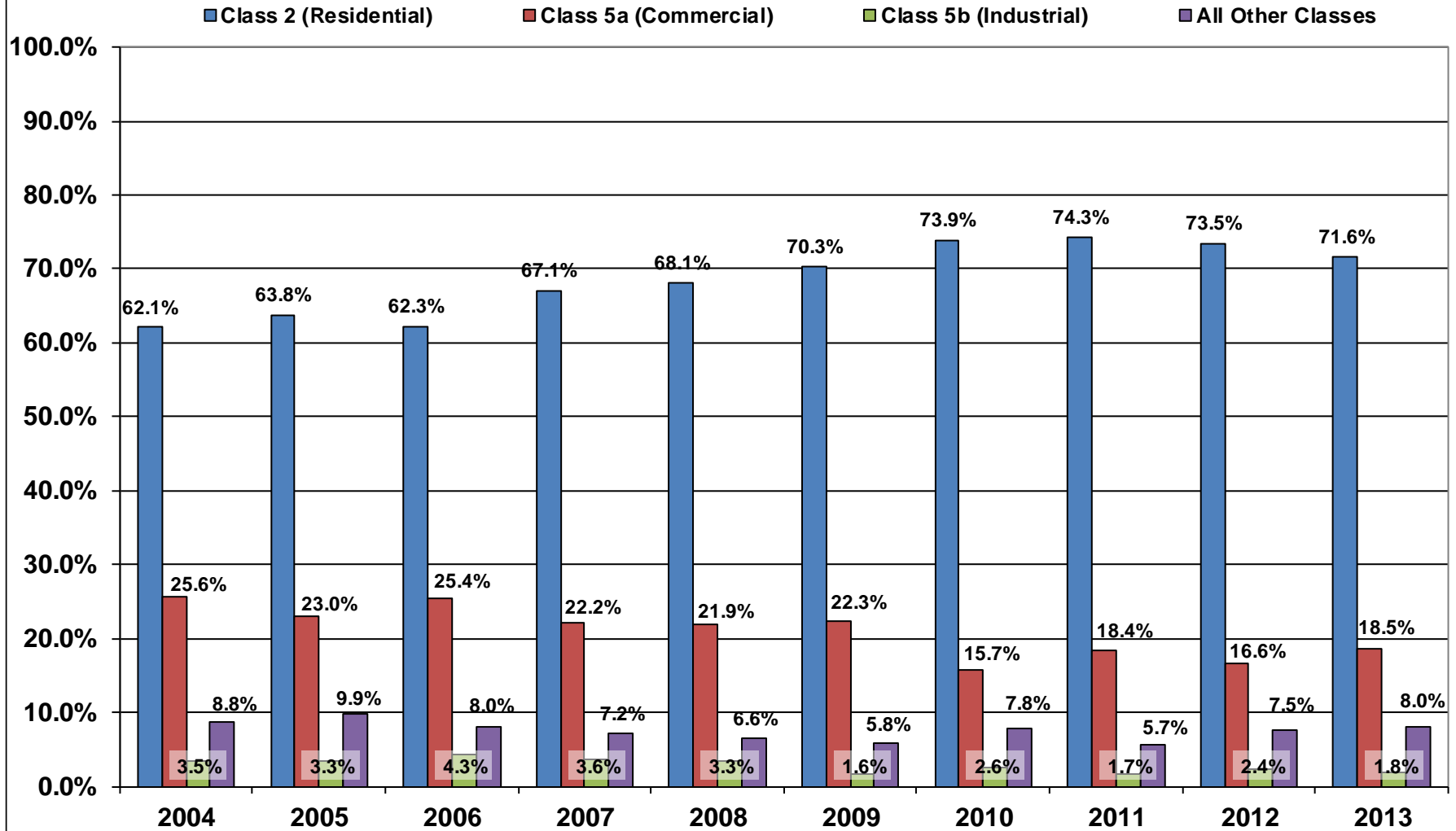
Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

Total Cook County Estimated Full Value: 2004-2013



Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

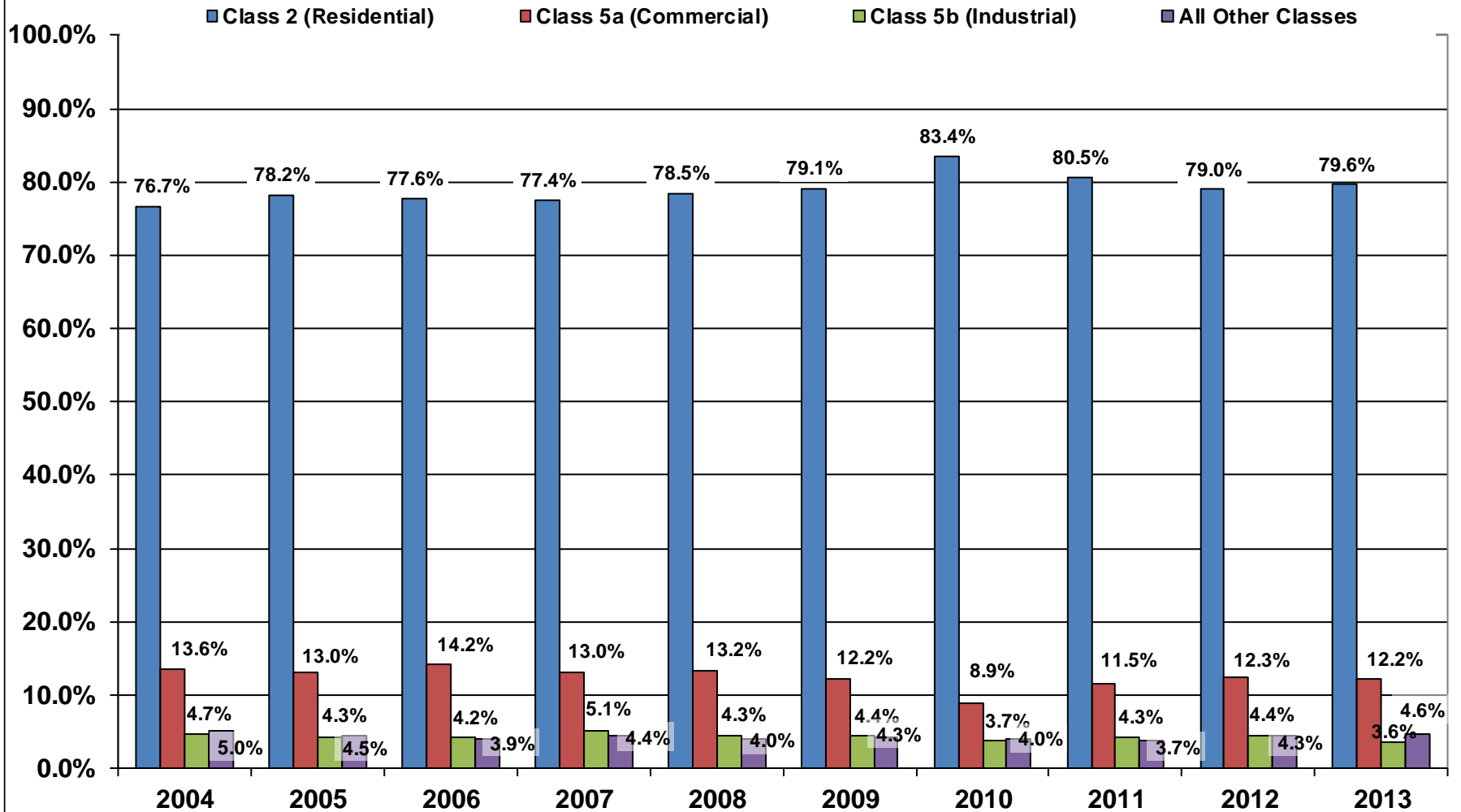
City of Chicago Triad Estimated Full Value by Class as % of Total: 2004-2013



Note: Minimal differences in totals may occur due to rounding.

Sources: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

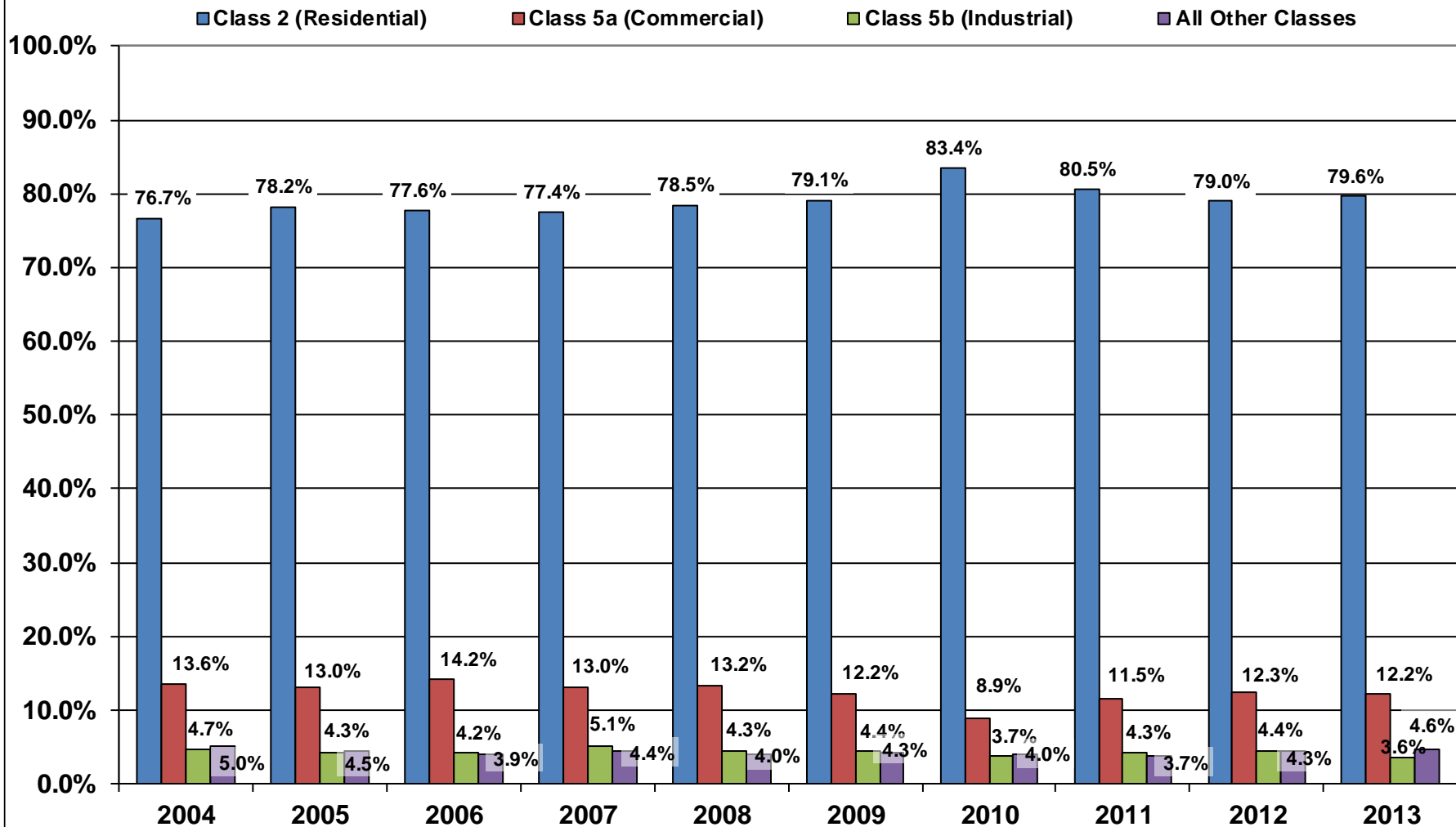
Northwest Suburbs Triad Estimated Full Value by Class as % of Total: 2004-2013



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Sources: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

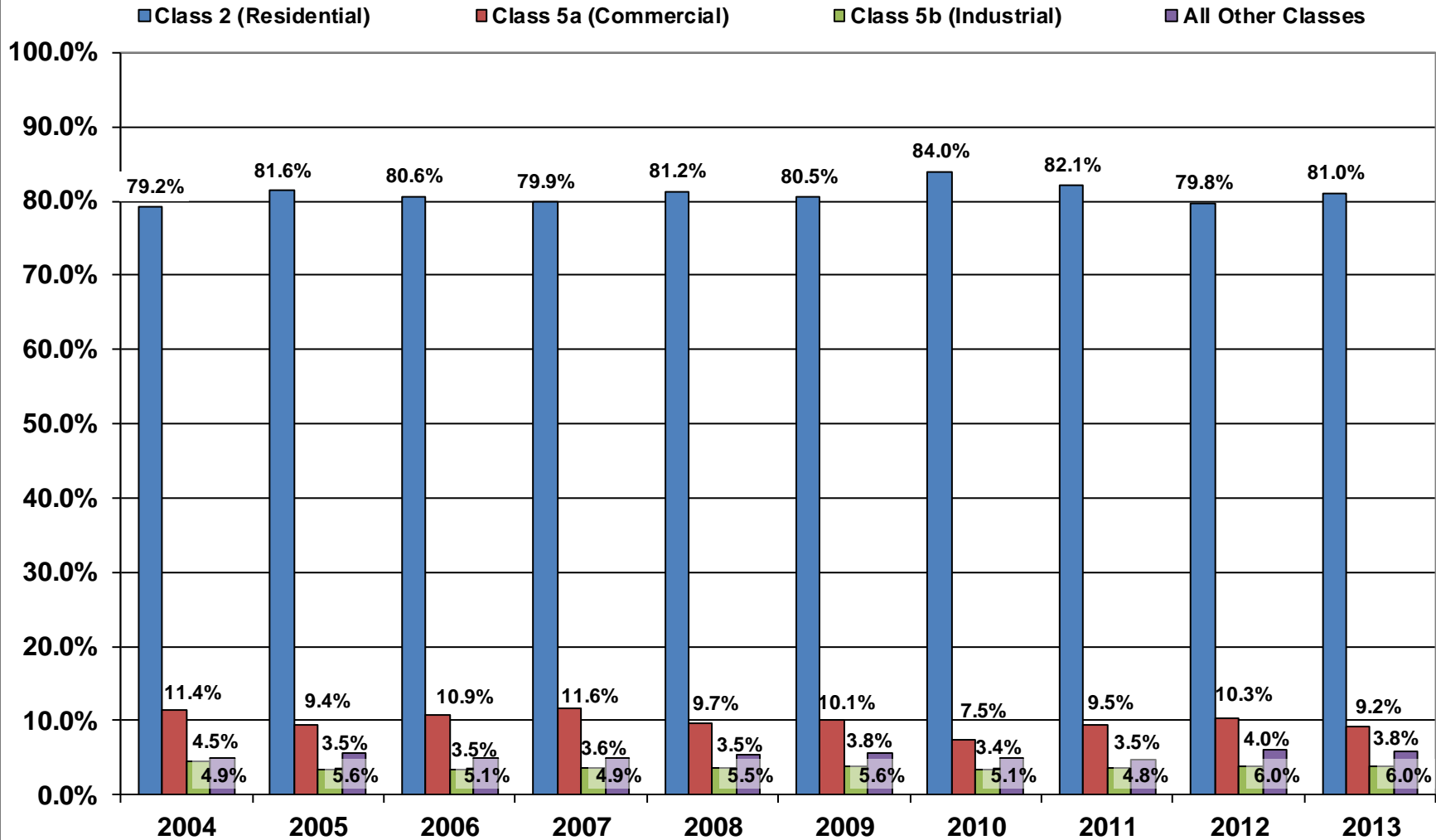
Northwest Suburbs Triad Estimated Full Value by Class as % of Total: 2004-2013



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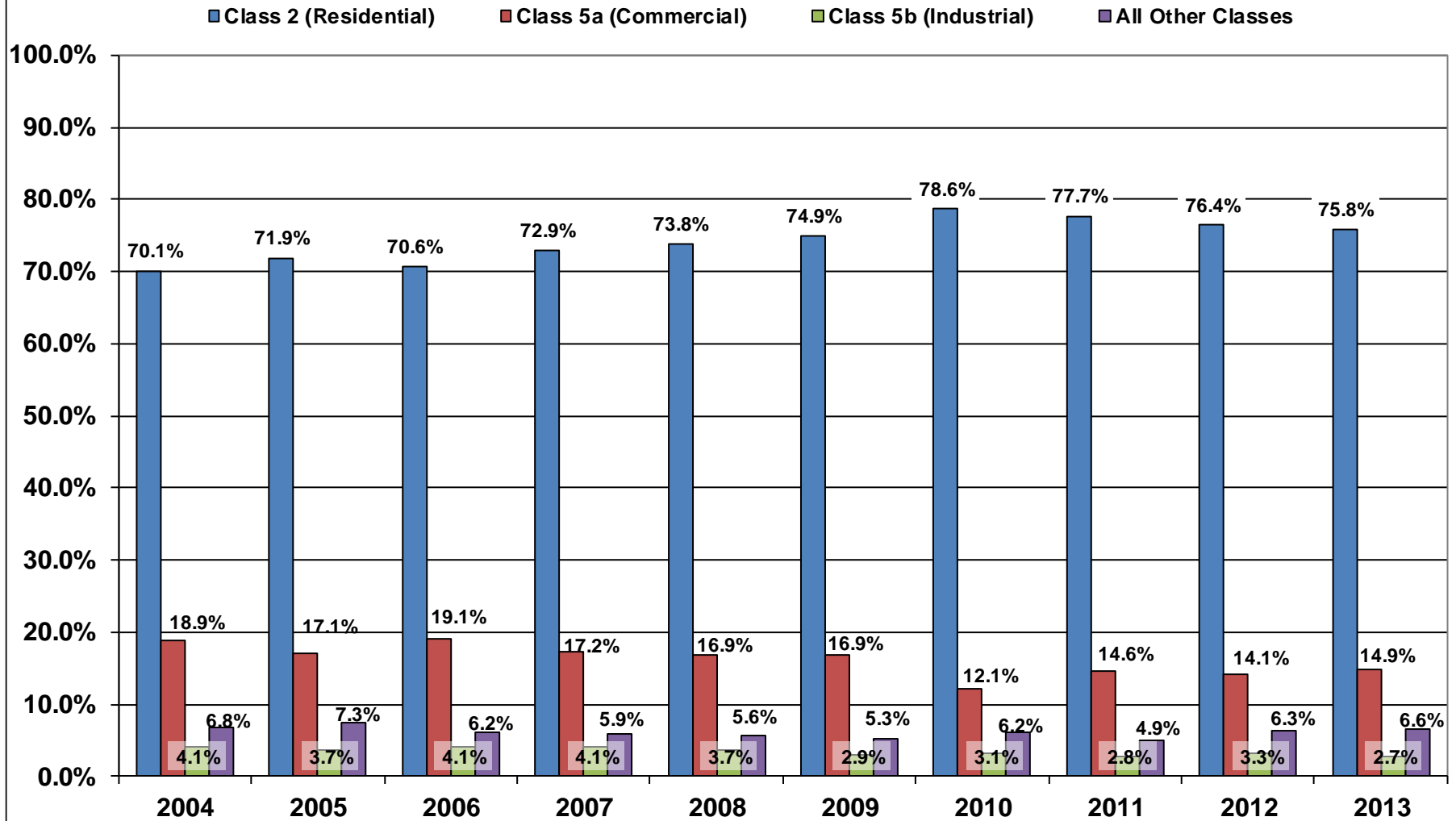
Southwest Suburbs Triad Estimated Full Value by Class as % of Total: 2004-2013



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Sources: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

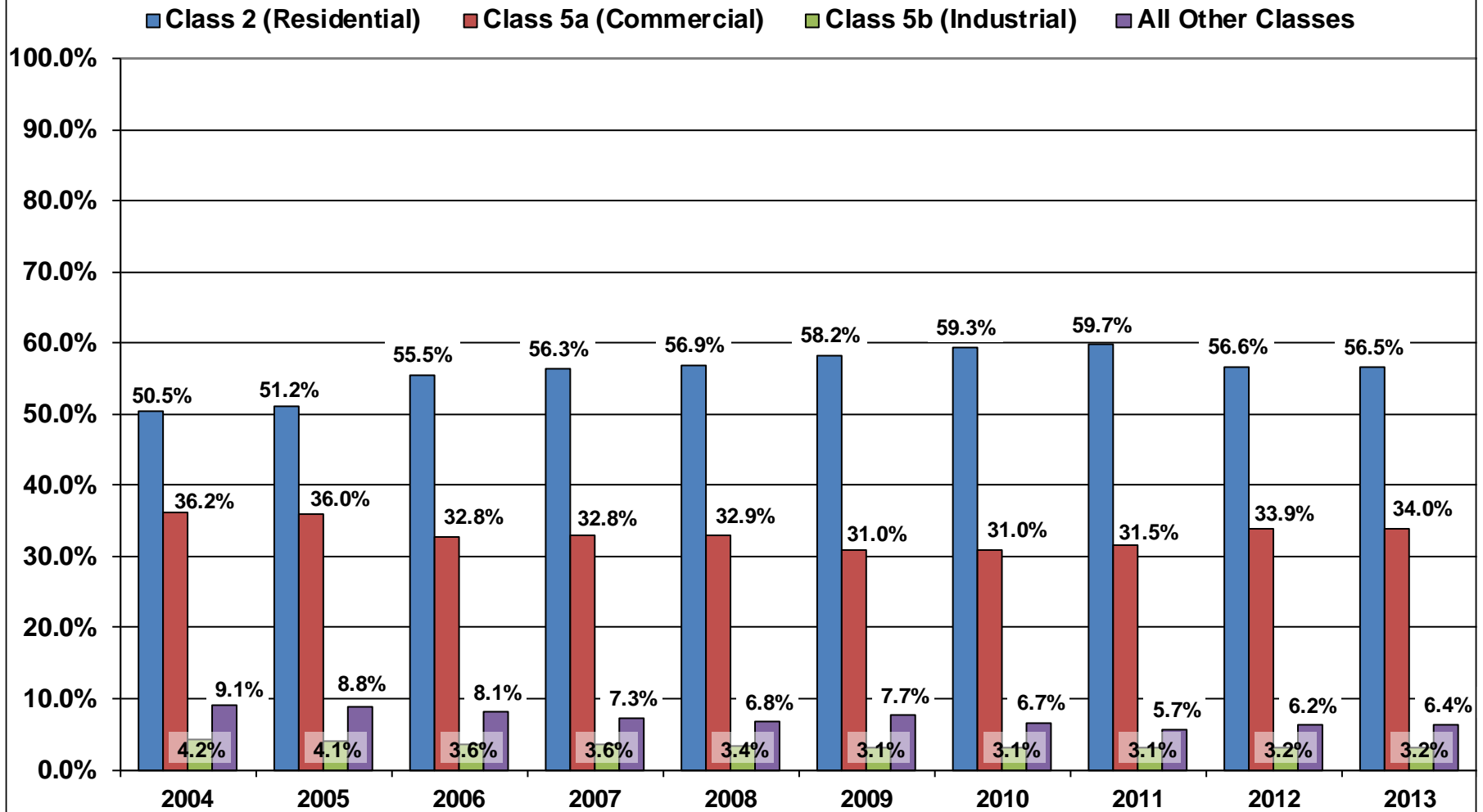
Cook County Total Estimated Full Value by Class as % of Total: 2004-2013



Note: Minimal differences in totals may occur due to rounding.

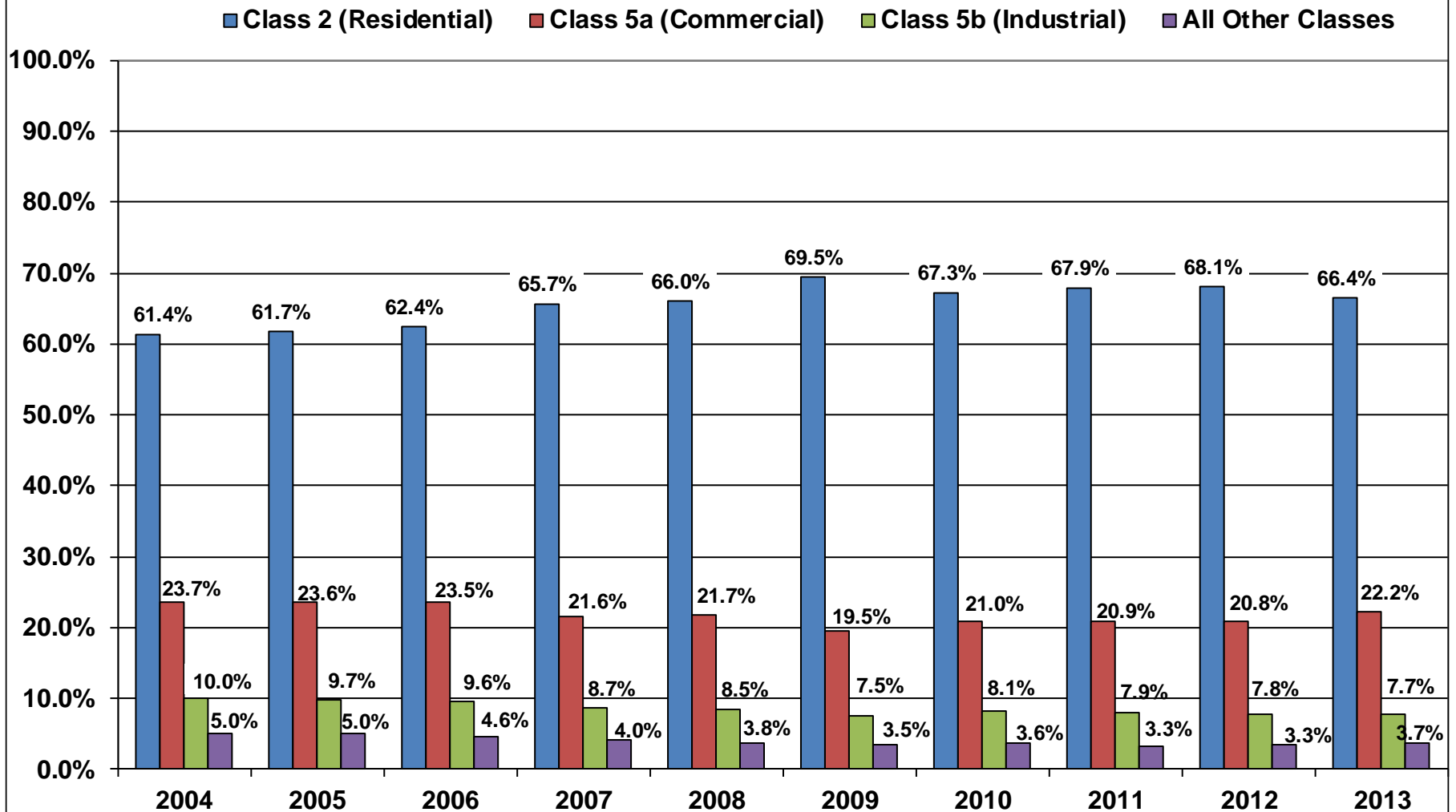
Sources: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year.

City of Chicago Triad Assessed Value By Class as % of Total: 2004-2013



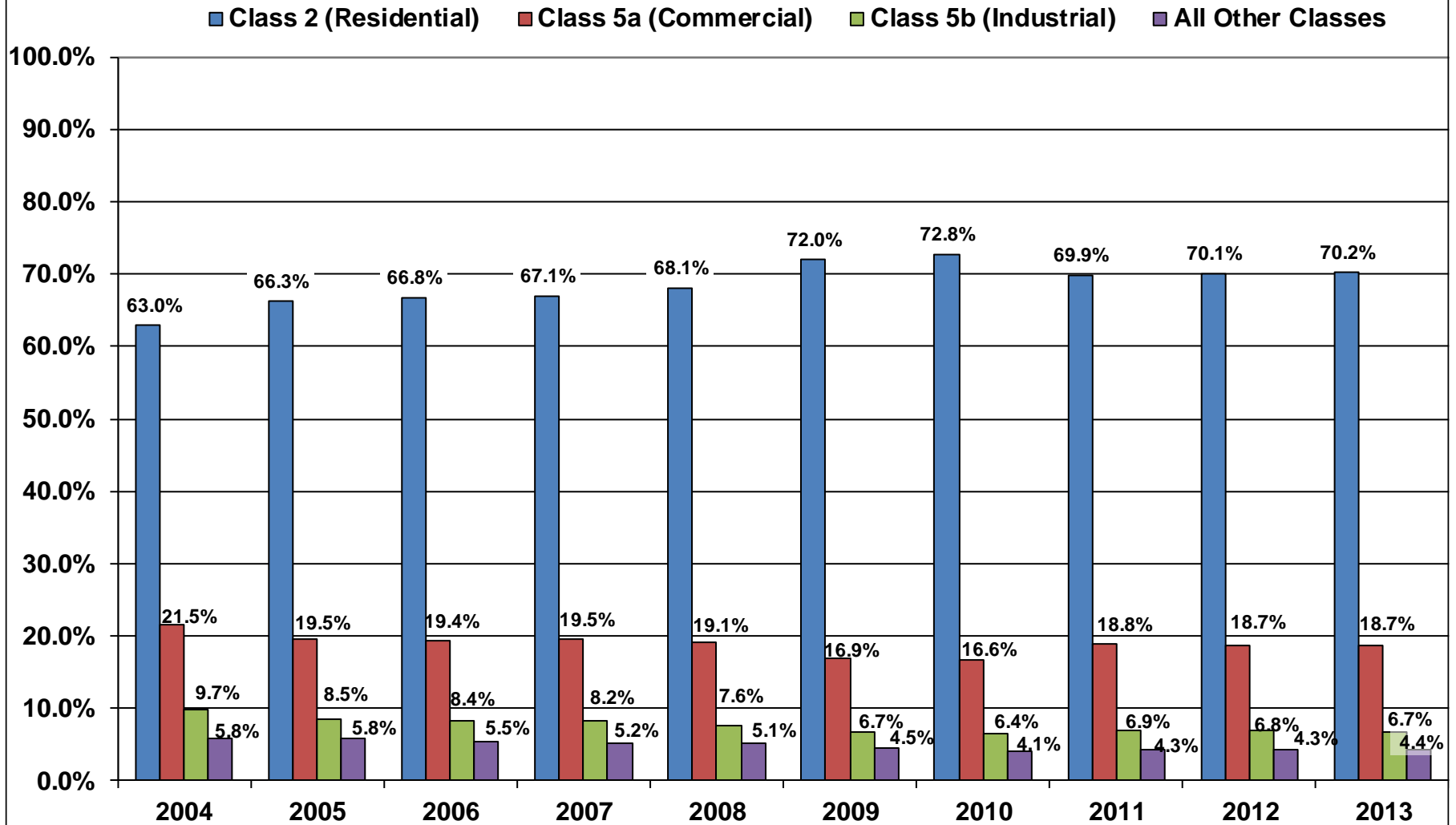
Note: Minimal differences in totals may occur due to rounding.
 Sources: Assessed Value (Cook County Assessor's Office).

Northwest Suburbs Triad Assessed Value By Class as % of Total: 2004-2013



Note: Minimal differences in totals may occur due to rounding.
 Sources: Assessed Value (Cook County Assessor's Office).

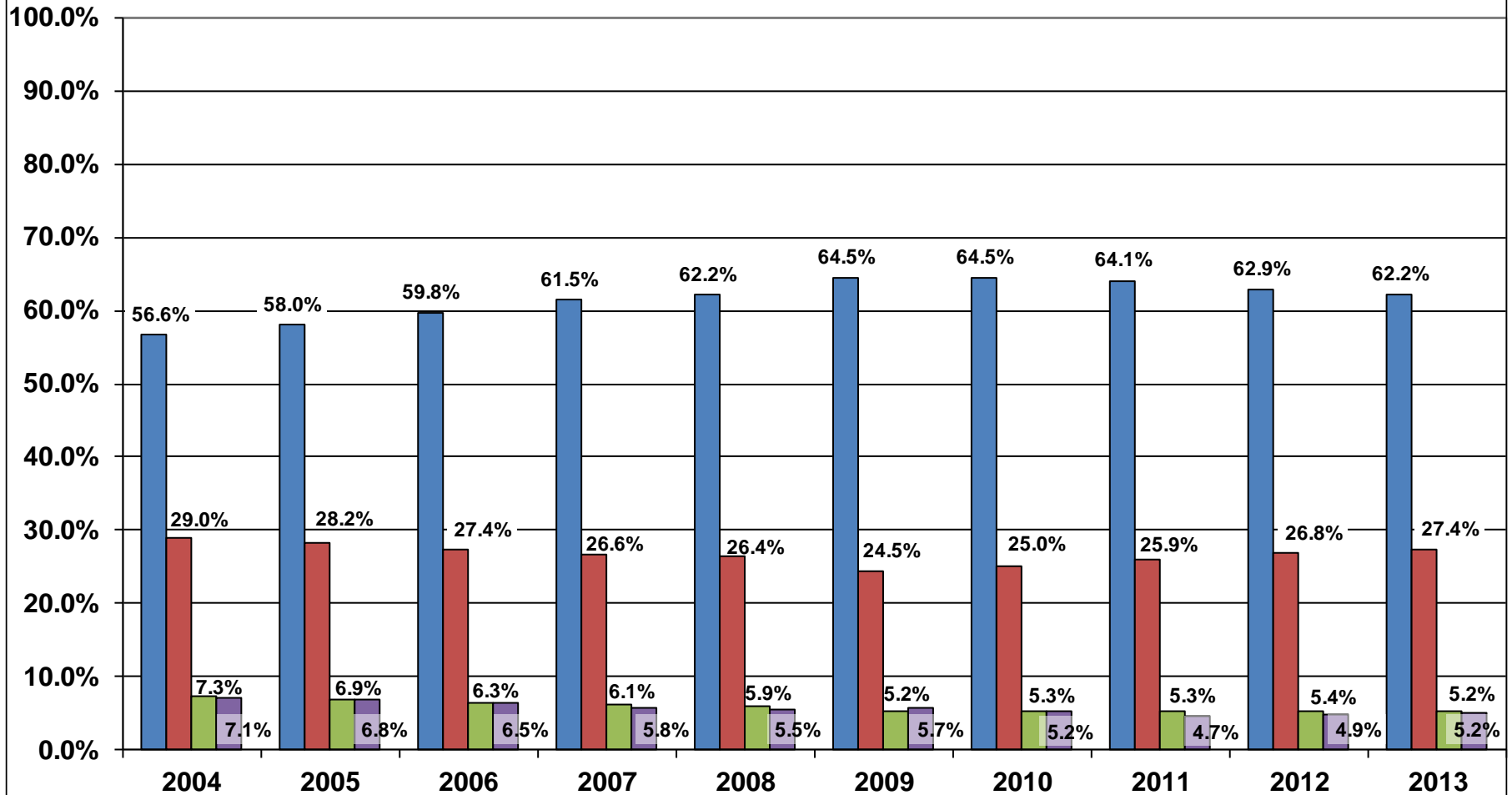
Southwest Suburbs Triad Assessed Value By Class as % of Total: 2004-2013



Note: Minimal differences in totals may occur due to rounding.
 Sources: Assessed Value (Cook County Assessor's Office).

Cook County Total Assessed Value By Class as % of Total: 2004-2013

■ Class 2 (Residential) ■ Class 5a (Commercial) ■ Class 5b (Industrial) ■ All Other Classes



Note: Minimal differences in totals may occur due to rounding.
 Sources: Assessed Value (Cook County Assessor's Office).