COOK COUNTY
ASSESSOR'S OFFICE
Fritz Kaegi, Assessor

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**Assessor Kaegi releases "Keeping Our Promises," a report on the accomplishments of the Cook County Assessor's Office since 2018**

The Cook County Assessor's Office released a comprehensive report of the office's accomplishments since 2018 under the leadership of **Assessor Fritz Kaegi**.

"Keeping Our Promises" details the successful effort to make residential assessments fairer for homeowners, the extensive progress on bringing the Assessor and Board of Review into greater agreement over commercial valuation practices, and overall improvements to the operations of the office.

"This report showcases the many ways that our reforms of the Assessor's Office have come to fruition: more savings and better service for homeowners, alignment in valuation practices across the property tax system, and a workplace that hires the best available talent and makes them feel valued," said Assessor Kaegi.

Before 2018, homeowners with the most valuable homes were frequently underassessed. Between 2010 and 2018, the owners of high-priced homes paid $1.7 billion less in property taxes than they should have, according to independent research. Those who owned less valuable homes made up the difference.

Since 2018, the Assessor's Office has corrected this problem and made residential assessments much fairer. As a result, those who own homes in the bottom 70% of the price spectrum have saved $1.9 billion they would otherwise have paid in property taxes.

In addition, efforts by the Assessor's Office in tandem with the Cook County Property Tax Reform Group have led to more agreement over valuation practices. A landmark study in December 2024 showed that commercial properties were usually underassessed after appeals finished at the Cook County Board of Review, which can change assessments certified by the Assessor's Office.

Following this study, the Assessor's Office and Board of Review began sharing data and adopted a joint methodology for estimating tax expenses, a crucial component of commercial valuations.

In the 2025 reassessment cycle, less of the property tax burden was shifted onto homeowners because of Board of Review appeal cuts to commercial property.

"There's still more to be done to ensure that commercial property owners are consistently assessed at market value, but we've made significant strides toward assessment fairness across property types," said Assessor Kaegi.

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Other accomplishments detailed in the report include:

- Expanded access to property tax savings, particularly for vulnerable groups like low-income seniors, veterans with disabilities, and persons with disabilities.
- Affordable housing legislation that helped preserve 16,000 units of affordable housing and enable new multifamily construction.
- Creation of plain language materials for understanding assessments and appeals in multiple languages, including Spanish, Polish, and Simplified Chinese.
- Improvements to property characteristic data and release of permits dataset.
- Reduced time-to-hiring after release from Shakman compliance and new employee satisfaction initiatives.

Read the full report here.

This report is part of the Assessor's Office 2024 strategic plan initiative. Read about the strategic plan here.