CURRENT APPEAL WINDOWS

Cook County property tax appeal guide *for HOA and condo residents.*

A one-page reference your association can share with owners. No vendor agreement, no referral structure, no call to schedule. Forward, print, or paste into your owner newsletter.

Refreshed monthly · latest version at **overtaxed-il.com/hoa**

HOW IT WORKS

Three owner steps.

01 **Check your township's appeal window.** Cook County reassesses on a 3-year rotation; each township opens a short filing window once per cycle.

02 **Compare your assessment** to similar units in the building and nearby properties.

03 **Decide whether to act** before the deadline. The check is free; filing is a separate owner decision.

WHAT THIS IS

A shareable resident resource.

01 **Forward or post** the resident notice if it's useful.

02 **No vendor agreement** with the association is involved or requested.

03 **No referral fee, kickback, or pricing arrangement.** Owners deal with us directly.

WHAT THIS IS NOT

No board commitment.

— **Not legal advice.** Not a substitute for an attorney.

— **Not a guaranteed-savings claim.** Outcomes depend on township, comparables, and the Board's decision.

— **Not an association-level appeal.** This is for individual owners; common-area assessments are separate.

✂ **RESIDENT NOTICE — COPY THIS INTO YOUR OWNER NEWSLETTER** ~110 words · plain language

Cook County property tax appeals — 2026 window

As an owner in Cook County, you can appeal your property's assessed value during your township's appeal window. Windows are short and open once during each township's three-year reassessment cycle.

Most Cook County township appeal windows are short. **If you miss yours, you may have to wait until the next appeal cycle to challenge your assessment.**

A free check at **overtaxed-il.com/check** compares your unit to similar units nearby using public Assessor records, and tells you whether an appeal is worth exploring. The check is free; filing is a separate decision you make on your own.

The association is not party to any appeal. No vendor agreement, no referral structure. Owners proceed on their own behalf.

TOWNSHIP DEADLINES
overtaxed-il.com/deadlines
Lookup table of all 38 Cook County townships, with open and close dates for the 2026 cycle.

FREE ASSESSMENT CHECK
overtaxed-il.com/check
Owners enter an address or PIN and get a comparison summary built from public Assessor records.

SOURCE RECORDS
cookcountyassessor.com
Every comparable used in a check is verifiable on the official Cook County Assessor site.