

FIRST INSTALLMENT TAX BILLS ARE DUE MARCH 1

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First installment property tax bills for tax year 2023 were mailed at the end of January, 2024, according to Oak Park Township Assessor Ali ElSaffar. “Property taxes are paid in two installments. The first installment is fifty-five percent (55%) of a property's total tax bill for the previous year, and will be due on March 1, 2024,” ElSaffar said.

Taxpayers looking at this year’s first installment bills should note that they do not reflect homeowner, senior citizen or other exemptions, nor do reflect the impact of reassessments or successful assessment appeals from tax year 2023. Exemptions, reassessments, and successful appeals will instead impact second installment bills, as will the effect of changes in the tax levies of local governments. Second installment bills will likely be due in the summer or fall of 2024.

Details about Paying Taxes. Property owners who *do not* have mortgage companies paying their taxes can make tax payments in person, by mail, or online at the Cook County Treasurer’s web site, www.cookcountytreasurer.com. Those wishing to pay in person can do so at the Cook County Treasurer’s downtown office at 118 N. Clark Street and at any Chase Bank in the Chicago area. Chase branches most convenient to Oak Park residents are located at 800 Madison Street and 1048 Lake Street in Oak Park.

If money for property taxes is paid into an escrow account with a taxpayer’s mortgage company, the financial institution should receive the tax bill electronically, even if the taxpayer also receives a copy of the bill. Assessor ElSaffar advises taxpayers with property tax escrows held by their mortgage companies not to pay property taxes on their own, as this may result in a double payment of taxes. But taxpayers with mortgage escrows should check the Cook County Treasurer's website to verify that their mortgage companies have paid the taxes.

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