

2024 TAX APPEAL PERIOD OPENS FOR OAK PARK

Contact person: Ali ElSaffar
(708) 383-8005

The Cook County Assessor's office has announced that it will be accepting appeals of the assessed valuations of Oak Park properties between March 26 and April 29, 2024. According to Oak Park Township Assessor Ali ElSaffar, individuals looking for assistance in filing appeals should feel free to contact his office at (708) 383-8005 to set up appointments during the appeal period.

"All Oak Park properties were reassessed in 2023, and most of the values set in 2023 will remain unchanged until Oak Park's next reassessment in 2026," ElSaffar said. "Because the 2023 reassessment was such an important part of the tax process, many people believe that assessed values can only be appealed during a reassessment year. But since property values can change from year to year, assessed values can be appealed in any year, including 2024."

Although ElSaffar expects to see fewer appeals in 2024 compared to 2023, there are some circumstances where taxpayers may want to appeal this year. One such situation arises when the county assessor sends notices of reassessment for properties that have had significant changes in the last year, such as the construction of a new building or an addition to an existing building. The 2024 appeal period also allows taxpayers to bring attention to changes in the value of their properties over the last year. Finally, taxpayers who missed the deadline for appealing their 2023 assessed values can contest their values for the 2024 tax year.

In most cases, those who are filing 2024 appeals because they missed deadlines from prior years will not be able to do anything about their assessments from prior years. Indeed, since Cook County tax bills always arrive one year late, property owners should be aware that the money-saving effects of successful 2024 appeals will not appear on tax bills until the summer of calendar year 2025.

"The biggest point of contact between most citizens and their government arises through the payment of taxes," ElSaffar said. "Oak Park residents with concerns about the fairness of this important point of contact should know that the Township is available to help residents redress tax inequities."

Release date: March 27, 2024