



# Illinois Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Illinois lets you appeal. Use this checklist to file correctly and on time.

## Illinois at a glance

|                           |                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------|
| <b>Appeal deadline</b>    | 30 days from PUBLICATION of the assessment list outside Cook County; per-township dates in Cook |
| <b>Effective tax rate</b> | 1.88% (about \$5,298/yr on a \$263,300 home)                                                    |
| <b>Assessment basis</b>   | 33.33% of market value (Cook County varies)                                                     |
| <b>Appeals heard by</b>   | County Board of Review !' Property Tax Appeal Board (PTAB) !' Circuit Court                     |

Outside Cook County the 30 days runs from publication of the assessment list (35 ILCS 200/16-55), not from the postmark on your notice — counting from the notice can file you late. In Cook County the deadline is set township by township and printed on the Board of Review notice; check the Assessor's township schedule. Deadlines and forms vary by county — always confirm with your local township/county assessor before filing.

## Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at [propertytaxedge.com](https://propertytaxedge.com).
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice from township assessor
- ☐ File appeal with the County Board of Review within 30 days of PUBLICATION of the assessment list (Cook County uses per-township dates printed on your notice)
- ☐ Attend Board hearing
- ☐ Appeal to the Property Tax Appeal Board (PTAB) within 30 days of Board decision
- ☐ Or file a tax objection complaint in Circuit Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

## Exemptions that may lower your bill

- **Homestead:** General Homestead Exemption: \$10,000 EAV reduction (Cook); \$6,000 downstate
- **Senior / other relief:** Senior Citizens Homestead Exemption: \$8,000 EAV reduction (Cook); \$5,000 downstate

## Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

### Free tools at [propertytaxedge.com](https://propertytaxedge.com)

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local township/county assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.