

**Cook County Median Levels of Assessment, per Illinois Department of Revenue Assessment/Sales Ratio Studies: 1991-2009**

Cook County Total																			
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Class 1 Vacant	0.1515	0.1629	0.1513	0.1214	0.1197	0.1092	0.1011	0.1157	0.1038	0.1011	0.0887	0.0833	0.0983	0.0742	0.0740	0.0596	0.0796	0.0991	0.0789
Class 2 Residential	0.0968	0.0961	0.094	0.0946	0.0948	0.0938	0.095	0.0931	0.0888	0.0905	0.0843	0.0810	0.0838	0.0831	0.0815	0.0851	0.0904	0.0980	0.1047
Class 3 Apartment	0.2048	0.2087	0.2179	0.2331	0.2164	0.2169	0.2202	0.2071	0.1909	0.1899	0.1648	0.1408	0.1430	0.1169	0.0876	0.1059	0.1086	0.1073	0.1022
Class 5a Commercial	0.2847	0.2802	0.2902	0.2952	0.3018	0.2815	0.2811	0.2677	0.2674	0.2499	0.2222	0.2188	0.2267	0.1659	0.1734	0.1571	0.1653	0.1874	0.1882
Class 5b Industrial	0.3237	0.3446	0.3390	0.3347	0.3329	0.3162	0.3201	0.3087	0.3004	0.2635	0.2576	0.2380	0.2298	0.1890	0.2133	0.1806	0.1799	0.2003	0.2143
City of Chicago Assessment Triad																			
	1991*	1992	1993	1994*	1995	1996	1997*	1998	1999	2000*	2001	2002	2003*	2004	2005	2006*	2007	2008	2009*
Class 1 Vacant	0.0973	0.1210	0.0920	0.0797	0.0772	0.0627	0.0600	0.0614	0.0467	0.0401	0.0626	0.0623	0.0880	0.0444	0.0481	0.0659	0.0784	0.0972	0.0983
Class 2 Residential	0.0994	0.0924	0.0900	0.0977	0.0933	0.0896	0.0953	0.0869	0.0784	0.0849	0.0754	0.0706	0.0876	0.0798	0.0743	0.0902	0.0881	0.0913	0.0930
Class 3 Apartment	0.1994	0.2037	0.2053	0.2199	0.2033	0.1987	0.2155	0.1950	0.1761	0.1652	0.1569	0.1260	0.1387	0.1183	0.0853	0.1069	0.1074	0.1078	0.1679
Class 5a Commercial	0.2173	0.2549	0.2592	0.2658	0.2799	0.2556	0.2602	0.2410	0.2399	0.2238	0.1754	0.1822	0.1905	0.1390	0.1451	0.1306	0.1552	0.1641	0.1558
Class 5b Industrial	0.2977	0.2525	0.3074	0.3395	0.3177	0.2608	0.2675	0.2450	0.2259	0.1678	0.1660	0.1139	0.1110	0.1174	0.1129	0.0861	0.1048	0.1125	0.2143
Northwest Suburbs Assessment Triad																			
	1991	1992*	1993	1994	1995*	1996	1997	1998*	1999	2000	2001*	2002	2003	2004*	2005	2006	2007*	2008	2009
Class 1 Vacant	0.1202	0.1474	0.1488	0.1274	0.1213	0.0992	0.0913	0.1319	0.1004	0.0772	0.0851	0.0830	0.0856	0.1059	0.0852	0.0794	0.0707	0.0991	0.0789
Class 2 Residential	0.0897	0.1003	0.0950	0.0920	0.0988	0.0946	0.0930	0.0978	0.0909	0.0871	0.0915	0.0820	0.0750	0.0898	0.0844	0.0774	0.1000	0.1065	0.1106
Class 3 Apartment	0.2048	0.2087	0.2647	0.2318	0.2369	0.2676	0.2146	0.2342	0.2148	0.1874	0.1623	0.1398	0.1379	0.1010	0.1203	0.1127	0.1086	0.1073	0.1022
Class 5a Commercial	0.3194	0.2802	0.3334	0.3056	0.2974	0.3545	0.3122	0.2932	0.3071	0.2660	0.2665	0.2548	0.2407	0.1953	0.1941	0.1592	0.1961	0.2087	0.2020
Class 5b Industrial	0.3242	0.3446	0.3426	0.3244	0.3460	0.3416	0.3433	0.3435	0.3248	0.2912	0.2950	0.2662	0.2652	0.2365	0.2430	0.2179	0.1990	0.2488	0.2143
Southwest Suburbs Assessment Triad																			
	1991	1992	1993*	1994	1995	1996*	1997	1998	1999*	2000	2001	2002*	2003	2004	2005*	2006	2007	2008*	2009
Class 1 Vacant	0.1651	0.164	0.1733	0.1339	0.1296	0.1322	0.1312	0.1288	0.1347	0.1225	0.1122	0.1205	0.1114	0.1004	0.1320	0.0882	0.0788	0.0991	0.0789
Class 2 Residential	0.0997	0.0951	0.0968	0.0931	0.0907	0.0971	0.0960	0.0943	0.0972	0.0936	0.0869	0.0966	0.0866	0.0792	0.0918	0.0816	0.0820	0.1048	0.1091
Class 3 Apartment	0.2571	0.2182	0.2602	0.2475	0.2495	0.2477	0.2523	0.2333	0.2498	0.2304	0.1824	0.1952	0.1697	0.1118	0.0941	0.1012	0.1041	0.1073	0.1022
Class 5a Commercial	0.3057	0.3167	0.3436	0.3314	0.3205	0.3021	0.3096	0.2853	0.3054	0.2762	0.2501	0.2564	0.2296	0.1885	0.2341	0.1752	0.1644	0.2455	0.2032
Class 5b Industrial	0.3237	0.3446	0.3390	0.3364	0.3236	0.3319	0.3224	0.3062	0.3265	0.2801	0.2576	0.3086	0.2665	0.2156	0.2753	0.2366	0.2212	0.2680	0.2143

Note: Adjusted medians are used when available. Instances where insufficient sales (less than 25) occurred in a triad and countywide adjusted medians were used instead are indicated in *italics*.

\*= reassessment year

Source: Illinois Department of Revenue, Table 1 Assessment Ratio Levels, <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>

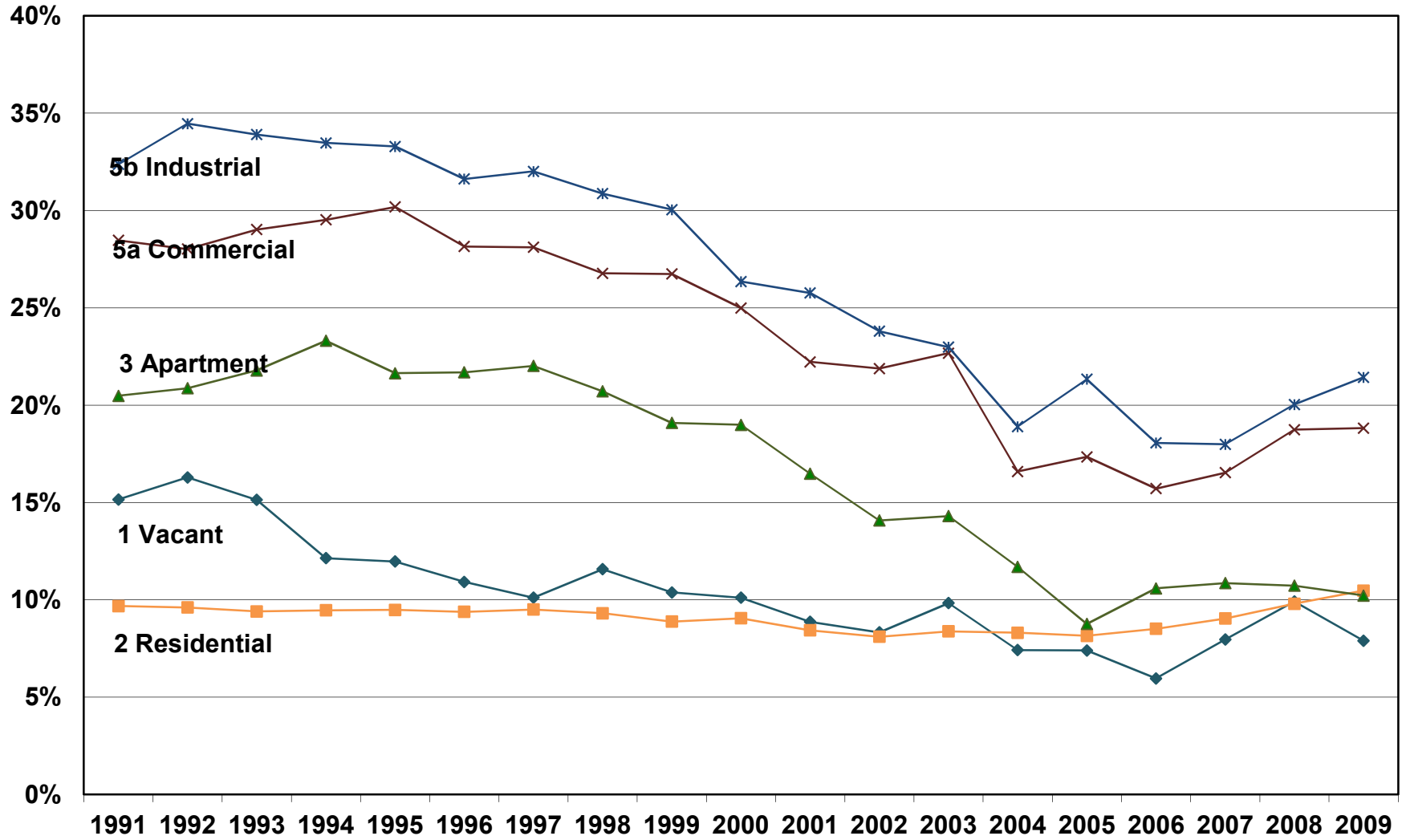
**Ratio of Class 5a to Class 2 Median Level of Assessment**

Cook County Total																			
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Ratio	2.94	2.92	3.09	3.12	3.18	3.00	2.96	2.88	3.01	2.76	2.64	2.70	2.71	2.00	2.13	1.85	1.83	1.91	1.80
City of Chicago Assessment Triad																			
	1991*	1992	1993	1994*	1995	1996	1997*	1998	1999	2000*	2001	2002	2003*	2004	2005	2006*	2007	2008	2009*
Ratio	2.19	2.76	2.88	2.72	3.00	2.85	2.73	2.77	3.06	2.64	2.33	2.58	2.17	1.74	1.95	1.45	1.76	1.80	1.68
Northwest Suburbs Assessment Triad																			
	1991	1992*	1993	1994	1995*	1996	1997	1998*	1999	2000	2001*	2002	2003	2004*	2005	2006	2007*	2008	2009
Ratio	3.56	2.79	3.51	3.32	3.01	3.75	3.36	3.00	3.38	3.05	2.91	3.11	3.21	2.17	2.30	2.06	1.96	1.96	1.83
Southwest Suburbs Assessment Triad																			
	1991	1992	1993*	1994	1995	1996*	1997	1998	1999*	2000	2001	2002*	2003	2004	2005*	2006	2007	2008*	2009
Ratio	3.07	3.33	3.55	3.56	3.53	3.11	3.23	3.03	3.14	2.95	2.88	2.65	2.65	2.38	2.55	2.15	2.00	2.34	1.86

\*= reassessment year

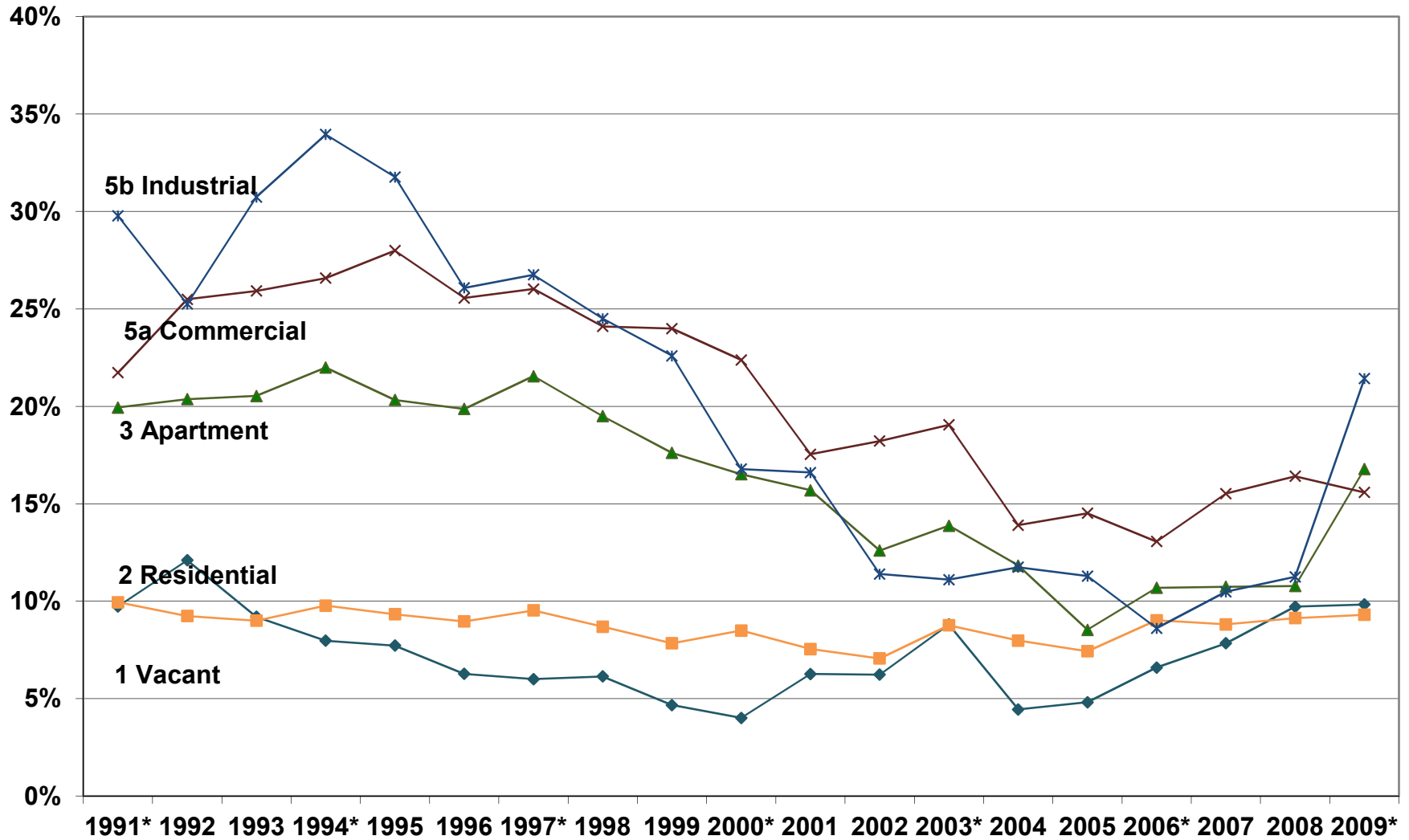
Source: Calculated from Illinois Department of Revenue, Table 1 Assessment Ratio Levels, <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>

### Total Cook County Median Levels of Assessment 1991-2009



Note: Median level is computed by comparing a sample of sales to the assessed values of the same parcels for the year prior to the sale.  
 Source: Illinois Department of Revenue, Table 1 Assessment Ratio Levels, <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>

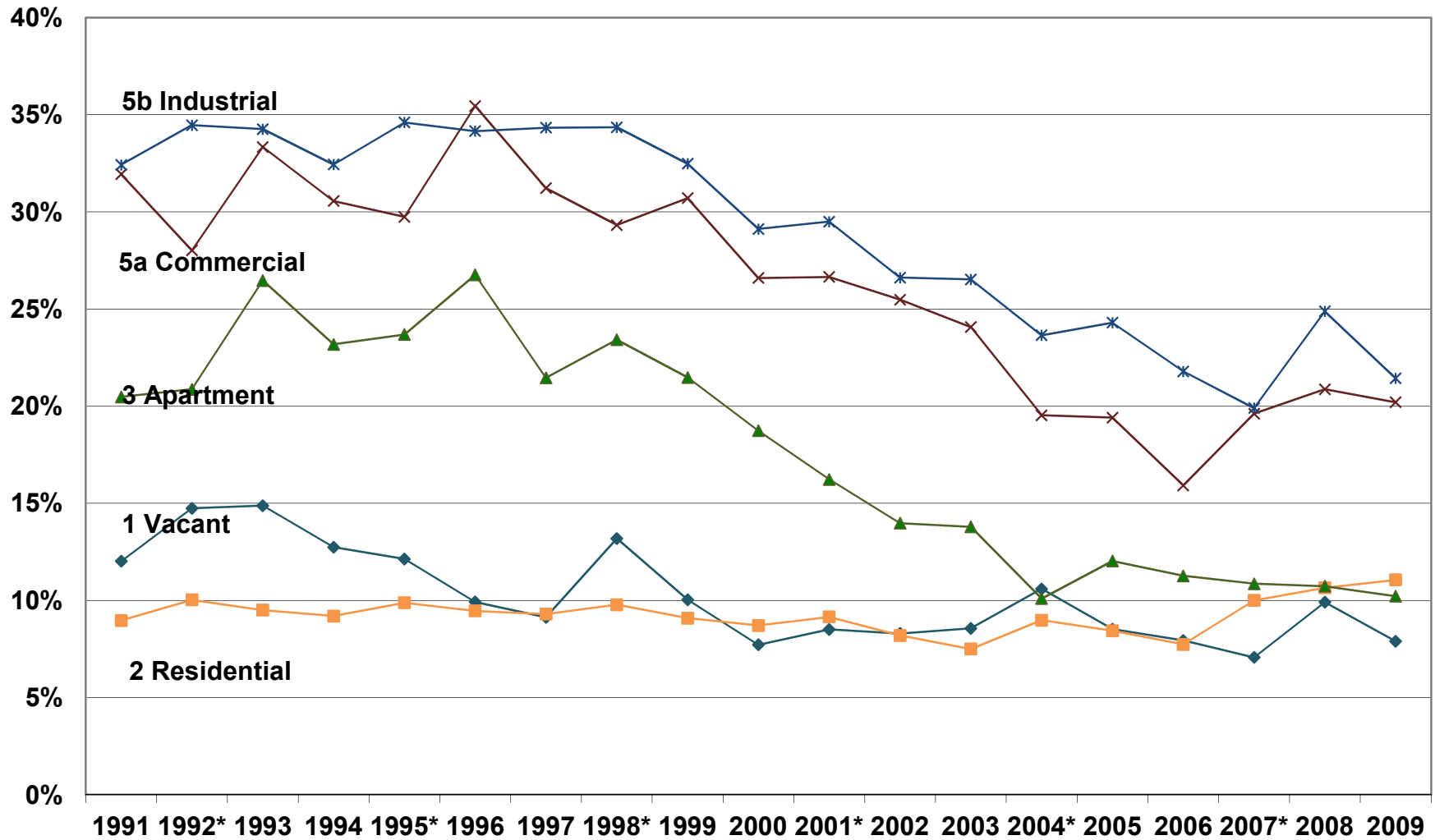
### City of Chicago Triad Median Levels of Assessment 1991-2009



\*=reassessment year

Source: Illinois Department of Revenue, Table 1 Assessment Ratio Levels, <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>

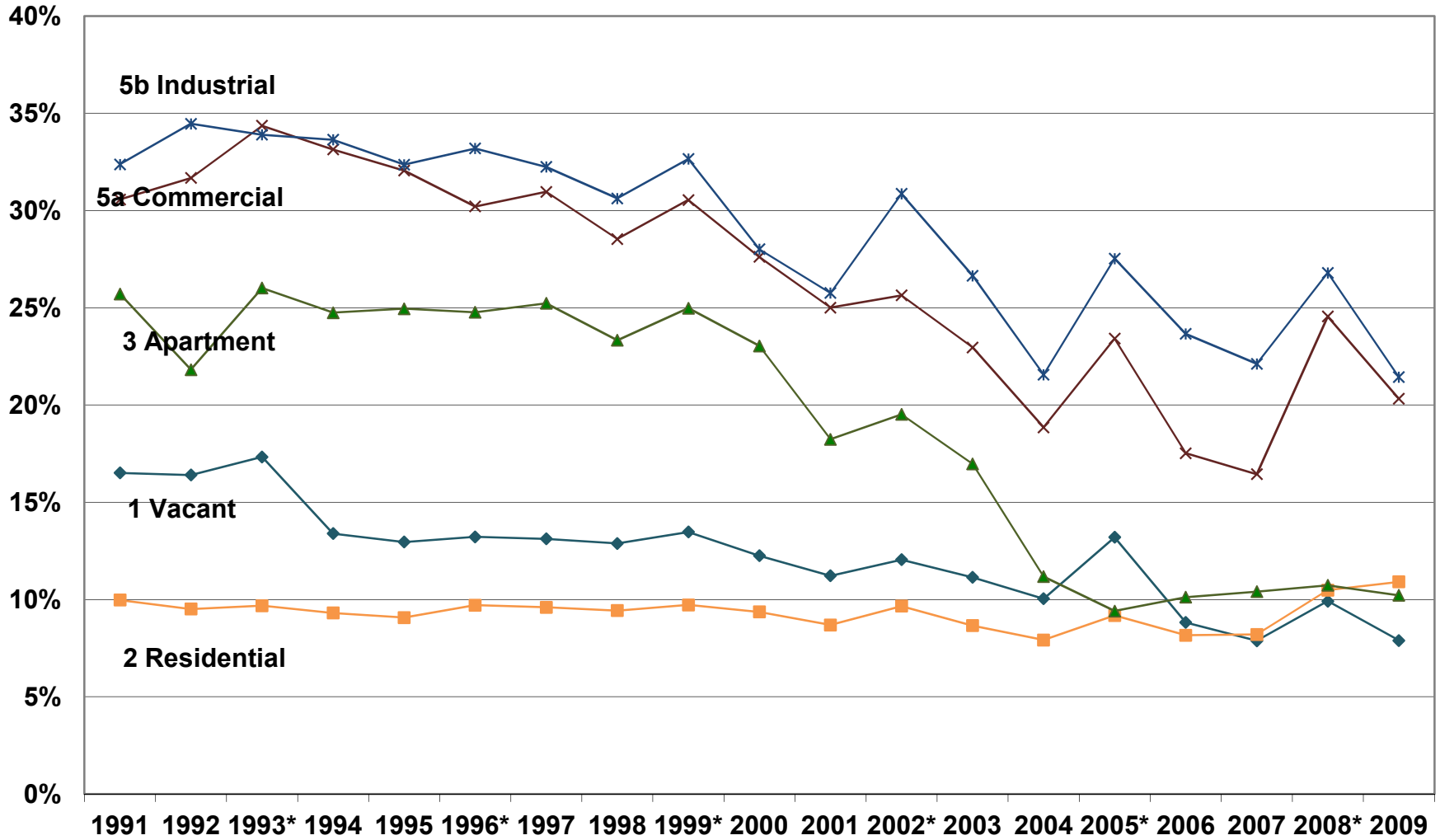
### Northwest Triad Median Levels of Assessment 1991-2009



\*=reassessment year

Source: Illinois Department of Revenue, Table 1 Assessment Ratio Levels, <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>

### Southwest Triad Median Levels of Assessment 1991-2009



\*=reassessment year

Source: Illinois Department of Revenue, Table 1 Assessment Ratio Levels, <http://www.revenue.state.il.us/AboutIdor/TaxStats/index.htm>