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FOR IMMEDIATE RELEASE MONDAY, SEPTEMBER 8, 2008

For more information, contact Laurence Msall at 312-201-9044



COOK COUNTY REAL ESTATE VALUE MORE THAN DOUBLED BETWEEN 1997 AND 2006

CHICAGO – The full market value of real estate in Cook County reached \$666.2 billion in tax year 2006 according to an annual estimate released today by the Civic Federation. This total value represents an increase of 146% from \$271.2 billion a decade ago. Tax year 2006 is the most recent year for which data is available.

“The figures in the Federation’s analysis are from 2006, which was before the real estate market in Cook County took a hit from the sub-prime mortgage crisis,” noted Civic Federation President Laurence Msall. “The estimates do reveal that the fastest property value growth continued in the City of Chicago, which nearly tripled in ten years, while the growth of real estate value in the suburbs only doubled.”

The estimated value of property in Cook County also rose at a faster pace in 2006 than the year before, increasing by 14.6%, compared to a 7.3% increase in 2005 over tax year 2004.

Within the City of Chicago, the combined property value was estimated at \$329.8 billion – 49.5% of Cook County’s total value. The full real estate value of the north and northwest suburbs reached a total of \$203.1 billion or 30.6% of the County’s total value. The south and southwest suburbs totaled \$132.5 billion or 19.9%.

Ten years ago, the estimated full value of property in Chicago represented only 41% of the Cook County total and the suburbs represented 59%. In 2006, Chicago’s share had grown to 49% with the suburbs representing 51%.

The Civic Federation estimates the full market value of privately owned Cook County real estate using two data sources: the total assessed value of property as reported by the Cook County Assessor’s Office and the median level of assessment reported by the Illinois Department of Revenue. The estimate does not include railroad properties or properties that are exempt from real estate taxes.

The Illinois Department of Revenue collects data on property sales and calculates the ratio of assessed values to sales values. That data is used to compute the mean assessment-to-sales ratio, or the median level of assessment. The Department of Revenue figures for 2006 were released on August 21, 2008.

The Civic Federation estimates the full value of property by dividing the median level of assessment into the total assessed value of each class of property in Cook County. For those classes for which the Department of Revenue does not calculate a median level of assessment, the level set by County ordinance is used.

The full value estimate is available at the Civic Federation website, www.civiced.org.

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The Civic Federation is an independent, non-partisan government research organization founded in 1894. The Federation's membership includes business and professional leaders from a wide range of Chicago-area corporations, professional service firms and institutions.



**ESTIMATED FULL VALUE OF REAL PROPERTY
IN COOK COUNTY: 1997-2006**

**Prepared by:
The Civic Federation**

September 8, 2008

ESTIMATED FULL VALUE OF PROPERTY IN COOK COUNTY: Civic Federation Methodology

Calculation of Estimated Full Value

The full value of property is estimated using two sources of data: the total assessed value of property as reported by the Cook County Assessor's Office in the Cook County Final Abstract of Assessment and the median level of assessment reported by the Illinois Department of Revenue in the Assessment/Sales Ratio Study.

The Assessment/Sales Ratio Study collects data on property sales and calculates the ratio of assessed values to sales values. A median assessment/sales ratio for the three years preceding an assessment year is computed, as well as an adjusted median ratio if additional data is submitted by the County Assessor after the initial data was collected.¹ This median ratio is commonly referred to as the "median level of assessment." The Department of Revenue calculates median levels of assessment for Class 1 (vacant land), Class 2 (residential), Class 3 (apartments), Class 5a (commercial), and Class 5b (industrial) properties. County ordinance specifies that these classes should be assessed at the following levels for 2006: Class 1–22%, Class 2–16%, Class 3–26%, Class 5a–38%, and Class 5b–36%. The assessment/sales ratios for these classes diverge significantly from the ordinance levels due to historic underassessment.

Special note should be taken that the Department of Revenue's ratio studies indicate a high coefficient of dispersion for vacant land, commercial, and industrial assessments, which means there is likely to be wide variation within these classes from the calculated median for individual properties whose reported sale prices were included in the study.

The Civic Federation estimates the full value of property by dividing the median level of assessment (or adjusted median when available) into the total assessed value of a class of property. For those classes for which the Department of Revenue does not calculate a median level of assessment, the ordinance level is used. The full value estimate does not include railroad properties or properties that are exempt from real estate taxes.

Timing and Limitations

The Cook County Final Abstract of Assessment is typically published in July or August of the year following the assessment year (e.g., the 2006 Final Abstract was published on July 13, 2007). The Assessment/Sales Ratio Study for Cook County is typically released in the summer two years following the assessment year (e.g., the 2006 Assessment/Sales Ratio for Cook County was released on August 21, 2008).

In the past, the Civic Federation compensated for this two-year delay by using the previous year's Assessment/Sales Ratio Study (e.g., 2003 assessed values and 2002 median levels). Starting with the 2004 Estimated Full Value of Property in Cook County, the Civic Federation now waits and uses the same-year data when it is available from the Illinois Department of Revenue's Assessment/Sales Ratio Study in order to provide the most accurate estimates. The Civic Federation has recalculated ten years of full value estimates in this way to provide consistent trend data.

¹ For more information on assessment/sales ratios, see the "Findings of the 1998 Assessment/Sales Ratio Study," Illinois Department of Revenue, <http://www.revenue.state.il.us/Publications/LocalGovernment/ptax1007.pdf>.

**ESTIMATED FULL VALUE:
2006 COOK COUNTY PROPERTY TAXES PAYABLE IN 2007 *
PREPARED BY THE CIVIC FEDERATION**

Sources: Cook County Assessor's Office, Illinois Department of Revenue

CITY OF CHICAGO			
CLASS	FINAL ASSESSMENT	IDOR (1) A/S RATIO	FULL VALUE
1 Vacant	\$ 415,639,835	0.0659	\$ 6,307,129,514
2 Residential	\$ 18,521,873,454	0.0902	\$ 205,342,277,761
3 Apartment	\$ 2,006,898,081	0.1069	\$ 18,773,602,254
4 Non-Profit	\$ 89,049,825	0.3	\$ 296,832,750
5a Commercial	\$ 10,940,796,497	0.1306	\$ 83,773,326,930
5b Industrial	\$ 1,216,352,569	0.0861	\$ 14,127,207,538
6a NewInd	\$ 259,016	0.3	\$ 863,387
6b IndAbate	\$ 62,764,291	0.16	\$ 392,276,819
7 Comm Dev	\$ 9,035,110	0.16	\$ 56,469,438
8 Incentive	\$ 53,278	0.16	\$ 332,988
9 Incentive	\$ 112,066,213	0.16	\$ 700,413,831
TOTAL	\$ 33,374,788,169		\$ 329,770,733,208

COOK COUNTY TOTAL			
CLASS	FINAL ASSESSMENT	IDOR (2) A/S RATIO	FULL VALUE
1 Vacant	\$ 864,138,667		\$ 11,645,092,734
2 Residential	\$ 39,491,832,739		\$ 470,477,990,953
3 Apartment	\$ 2,806,587,568		\$ 26,170,716,544
4 Non-Profit	\$ 193,576,091		\$ 645,253,637
5a Commercial	\$ 18,081,666,969		\$ 127,180,010,377
5b Industrial	\$ 4,184,026,859		\$ 27,351,295,733
6a NewInd	\$ 950,868		\$ 3,169,560
6b IndAbate	\$ 266,545,844		\$ 1,665,911,525
7 Comm Dev	\$ 9,891,659		\$ 61,822,869
8 Incentive	\$ 15,432,741		\$ 96,454,631
9 Incentive	\$ 148,054,890		\$ 925,343,063
TOTAL	\$ 66,062,704,895		\$ 666,223,061,624

COOK COUNTY SUBURBS - Northwest			
CLASS	FINAL ASSESSMENT	IDOR (1) A/S RATIO	FULL VALUE
1 Vacant	\$ 201,292,750	0.0794	\$ 2,535,173,174
2 Residential	\$ 12,257,117,655	0.0774	\$ 158,360,693,217
3 Apartment	\$ 500,794,905	0.1127	\$ 4,443,610,515
4 Non-Profit	\$ 74,263,639	0.3	\$ 247,545,463
5a Commercial	\$ 4,616,605,656	0.1592	\$ 28,998,779,246
5b Industrial	\$ 1,877,726,763	0.2179	\$ 8,617,378,444
6a NewInd	\$ 117,197	0.3	\$ 390,657
6b IndAbate	\$ 110,463,225	0.16	\$ 690,395,156
7 Comm Dev	\$ 241,120	0.16	\$ 1,507,000
8 Incentive	\$ -	0.16	\$ -
9 Incentive	\$ 9,414,217	0.16	\$ 58,838,856
TOTAL	\$ 19,648,037,127		\$ 203,954,311,728

COOK COUNTY SUBURBS - Southwest			
CLASS	FINAL ASSESSMENT	IDOR (1) A/S RATIO	FULL VALUE
1 Vacant	\$ 247,206,082	0.0882	\$ 2,802,790,045
2 Residential	\$ 8,712,841,630	0.0816	\$ 106,775,019,975
3 Apartment	\$ 298,894,582	0.1012	\$ 2,953,503,775
4 Non-Profit	\$ 30,262,627	0.3	\$ 100,875,423
5a Commercial	\$ 2,524,264,816	0.1752	\$ 14,407,904,201
5b Industrial	\$ 1,089,947,527	0.2366	\$ 4,606,709,751
6a NewInd	\$ 574,655	0.3	\$ 1,915,517
6b IndAbate	\$ 93,318,328	0.16	\$ 583,239,550
7 Comm Dev	\$ 615,429	0.16	\$ 3,846,431
8 Incentive	\$ 15,379,463	0.16	\$ 96,121,644
9 Incentive	\$ 26,574,460	0.16	\$ 166,090,375
TOTAL	\$ 13,039,879,599		\$ 132,498,016,687

(1) IDoR Assessment/Sales Ratios adjusted through 2006 Board of Review (most recent available)

(2) IDoR Assessment/Sales Ratio from each triad used and full values totaled to arrive at County full value

* Does not include values for Railroad, Pollution Control, or that part of O'Hare Airport in DuPage County

**ESTIMATED FULL VALUE OF REAL PROPERTY:
COOK COUNTY 1997-2006***

Sources: Cook County Assessor's Office, Illinois Department of Revenue

	City of Chicago	Northwest Suburbs	Southwest Suburbs	TOTAL Cook County
1997	\$ 111,679,905,641	\$ 95,529,054,845	\$ 63,984,032,576	\$ 271,192,993,061
1998	\$ 122,726,445,917	\$ 98,711,939,727	\$ 66,324,460,070	\$ 287,762,845,714
1999	\$ 135,522,332,920	\$ 105,588,255,462	\$ 68,322,621,958	\$ 309,433,210,340
2000	\$ 162,593,364,370	\$ 113,745,567,630	\$ 72,627,323,103	\$ 348,966,255,104
2001	\$ 185,912,245,582	\$ 127,963,370,085	\$ 78,331,193,397	\$ 392,206,809,064
2002	\$ 201,938,231,141	\$ 142,071,986,168	\$ 84,095,690,547	\$ 428,105,907,855
2003	\$ 223,572,427,499	\$ 154,035,874,160	\$ 94,363,367,276	\$ 471,971,668,935
2004	\$ 262,080,627,240	\$ 173,316,178,167	\$ 106,545,245,042	\$ 541,942,050,448
2005	\$ 283,137,884,228	\$ 182,916,739,773	\$ 115,316,670,712	\$ 581,371,294,713
2006	\$ 329,770,733,208	\$ 203,954,311,728	\$ 132,498,016,687	\$ 666,223,061,624
10-Year Change	\$ 218,090,827,568	\$ 108,425,256,884	\$ 68,513,984,111	\$ 395,030,068,562

* Does not include values for Railroad, Pollution Control, or that part of O'Hare Airport in DuPage County

Figures are calculated by the Civic Federation using the assessed values and assessment/sales ratio medians for each respective year.

**ANNUAL % CHANGE IN ESTIMATED FULL VALUE OF REAL PROPERTY:
COOK COUNTY 1997-2006***

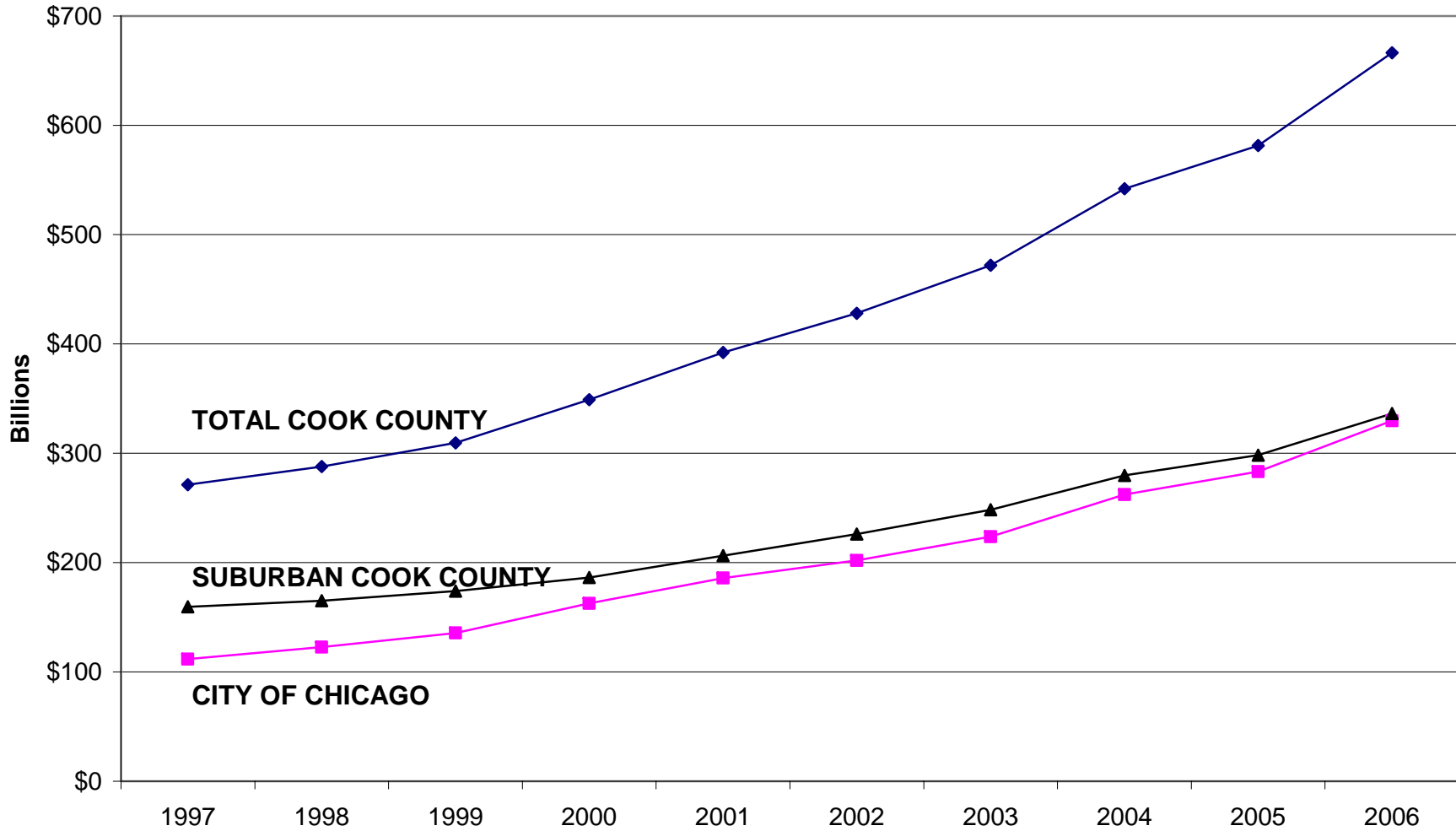
Sources: Cook County Assessor's Office, Illinois Department of Revenue

	City of Chicago	Northwest Suburbs	Southwest Suburbs	TOTAL Cook County
1997	--	--	--	--
1998	9.9%	3.3%	3.7%	6.1%
1999	10.4%	7.0%	3.0%	7.5%
2000	20.0%	7.7%	6.3%	12.8%
2001	14.3%	12.5%	7.9%	12.4%
2002	8.6%	11.0%	7.4%	9.2%
2003	10.7%	8.4%	12.2%	10.2%
2004	17.2%	12.5%	12.9%	14.8%
2005	8.0%	5.5%	8.2%	7.3%
2006	16.5%	11.5%	14.9%	14.6%
10-Year Change	195.3%	113.5%	107.1%	145.7%

* Does not include values for Railroad, Pollution Control, or that part of O'Hare Airport in DuPage County

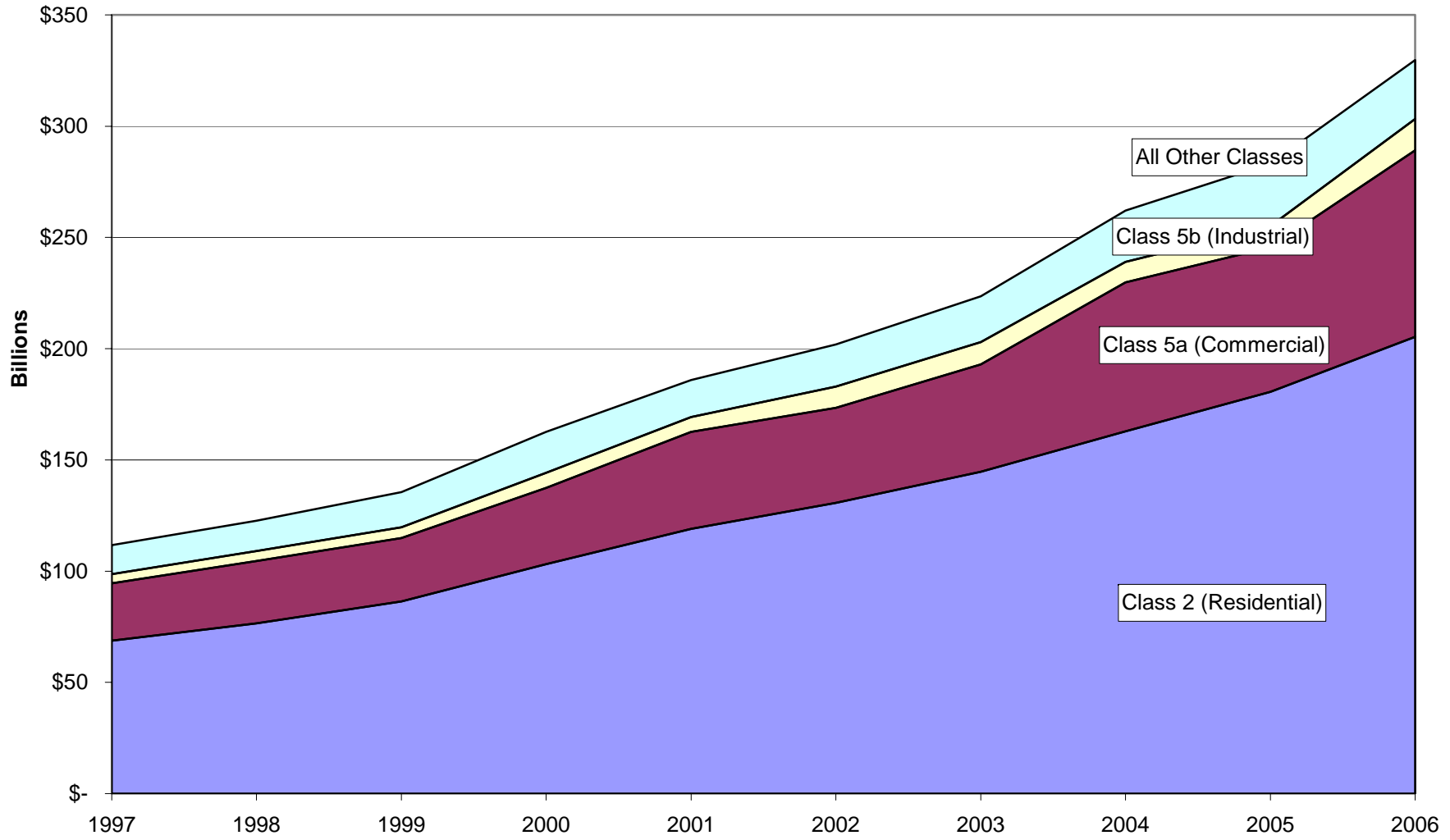
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Estimated Full Value of Cook County Real Property: 1997-2006



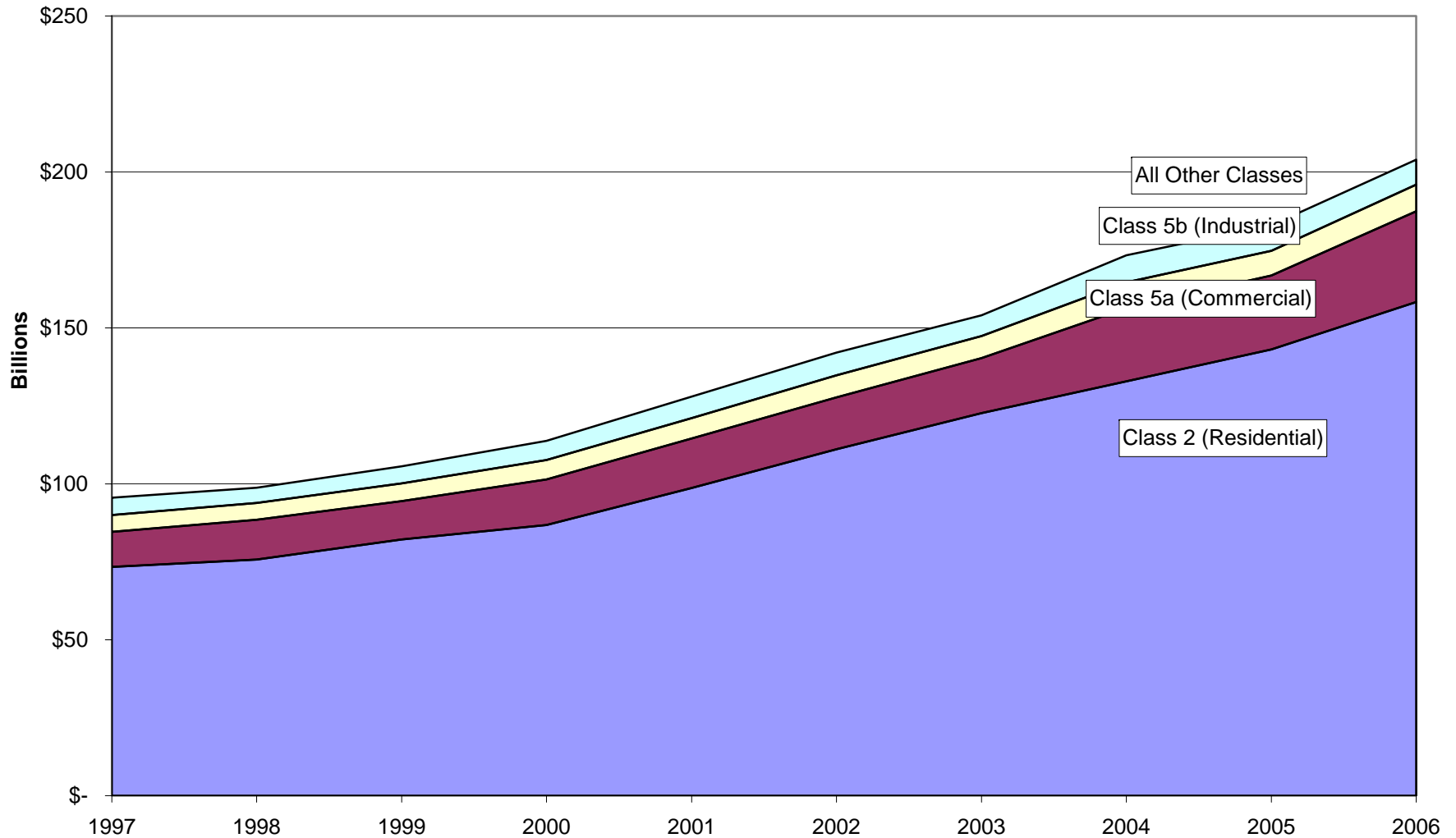
Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

City of Chicago Triad Estimated Full Value: 1997-2006



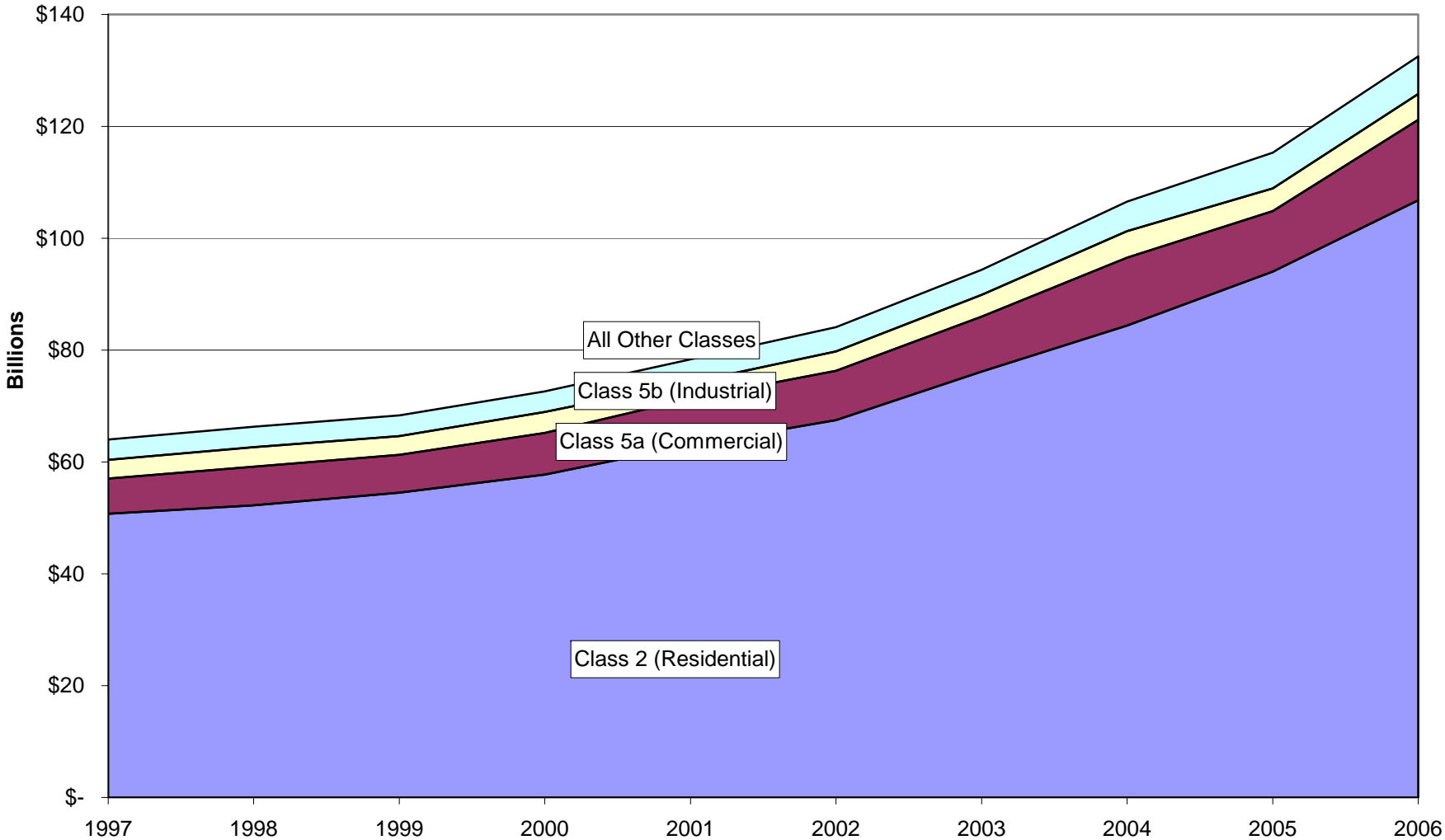
Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

Northwest Suburbs Triad Estimated Full Value: 1997-2006



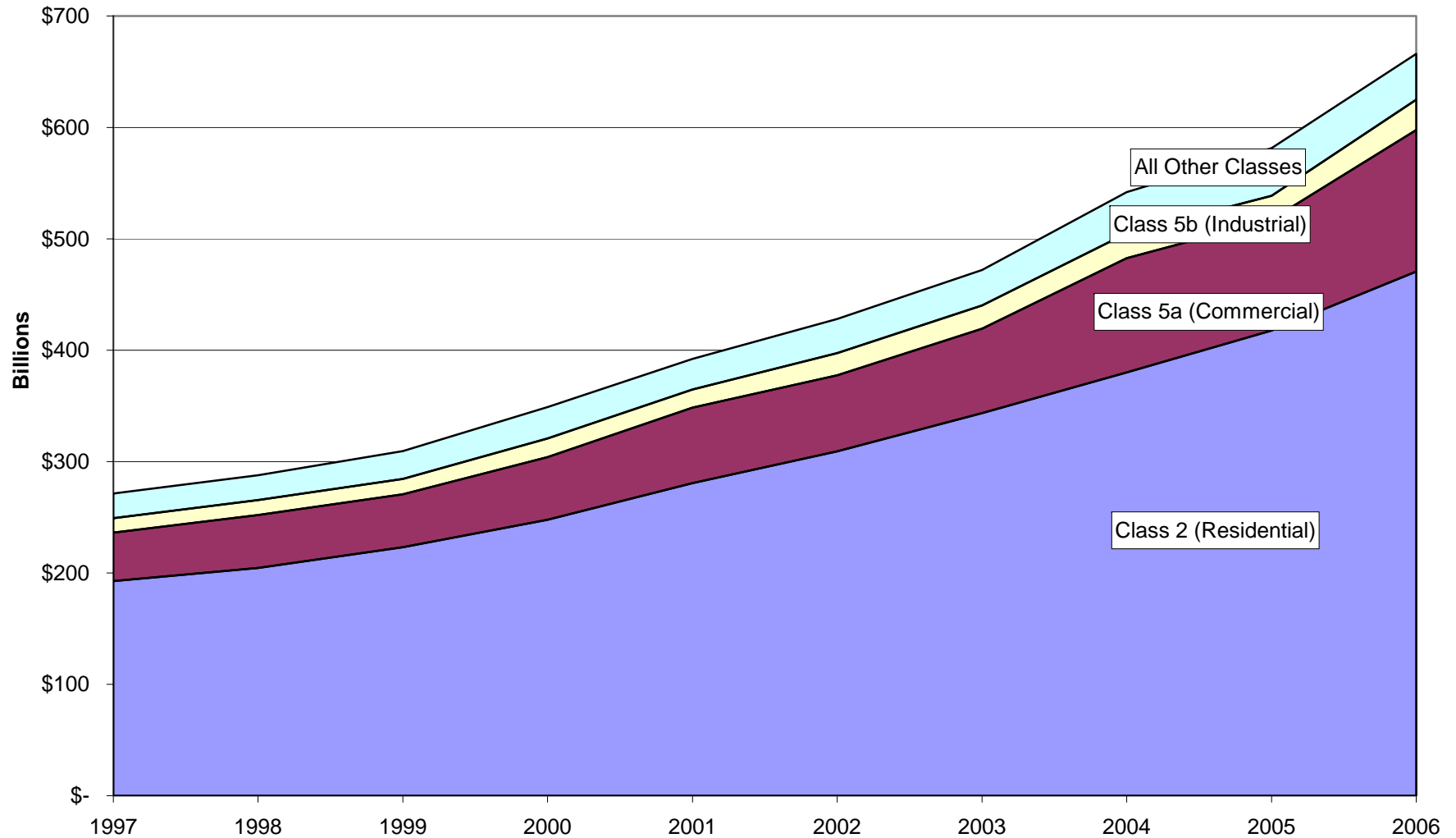
Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

Southwest Suburbs Triad Estimated Full Value: 1997-2006



Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

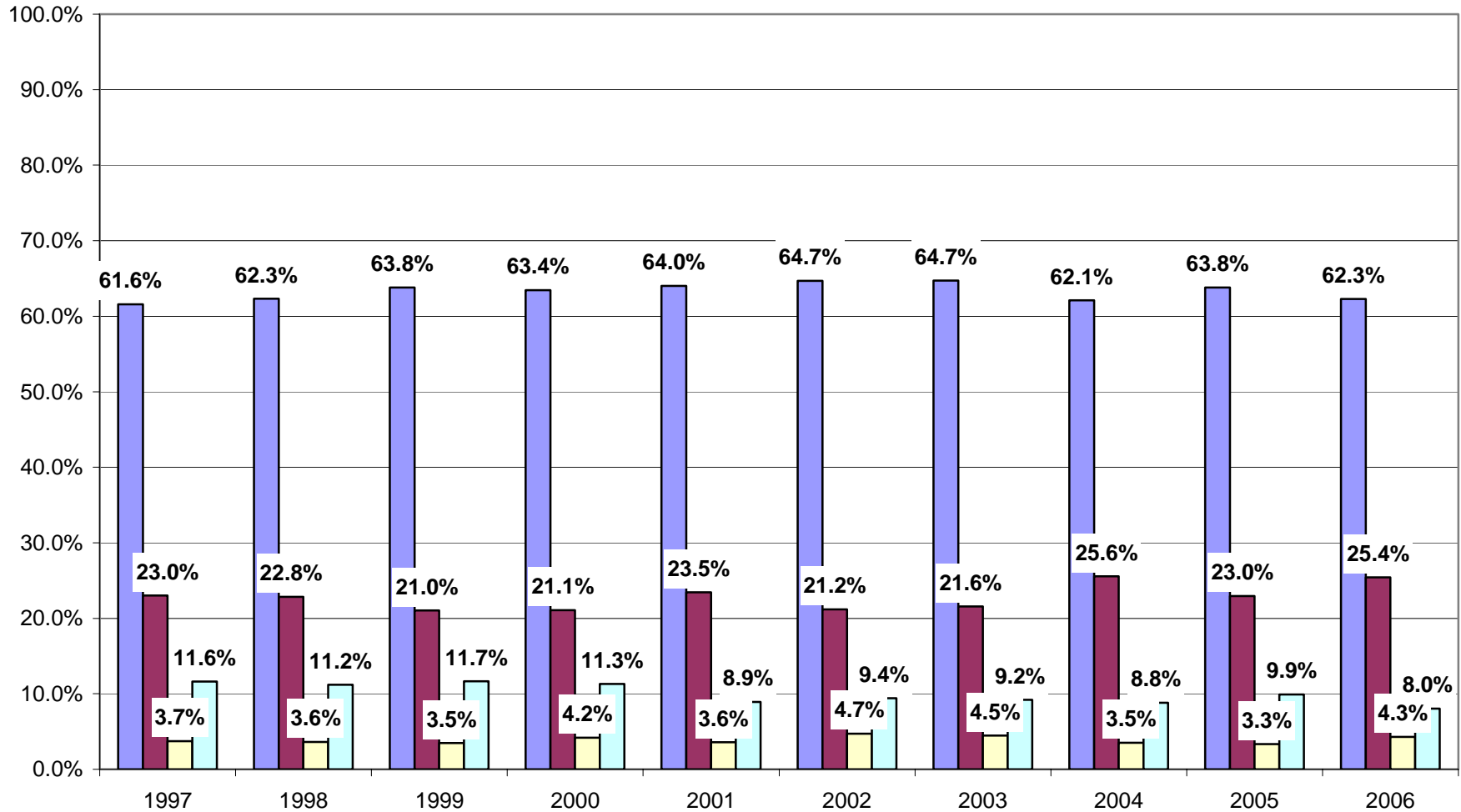
Total Cook County Estimated Full Value: 1997-2006



Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

City of Chicago Triad Estimated Full Value by Class As % of Total: 1997-2006

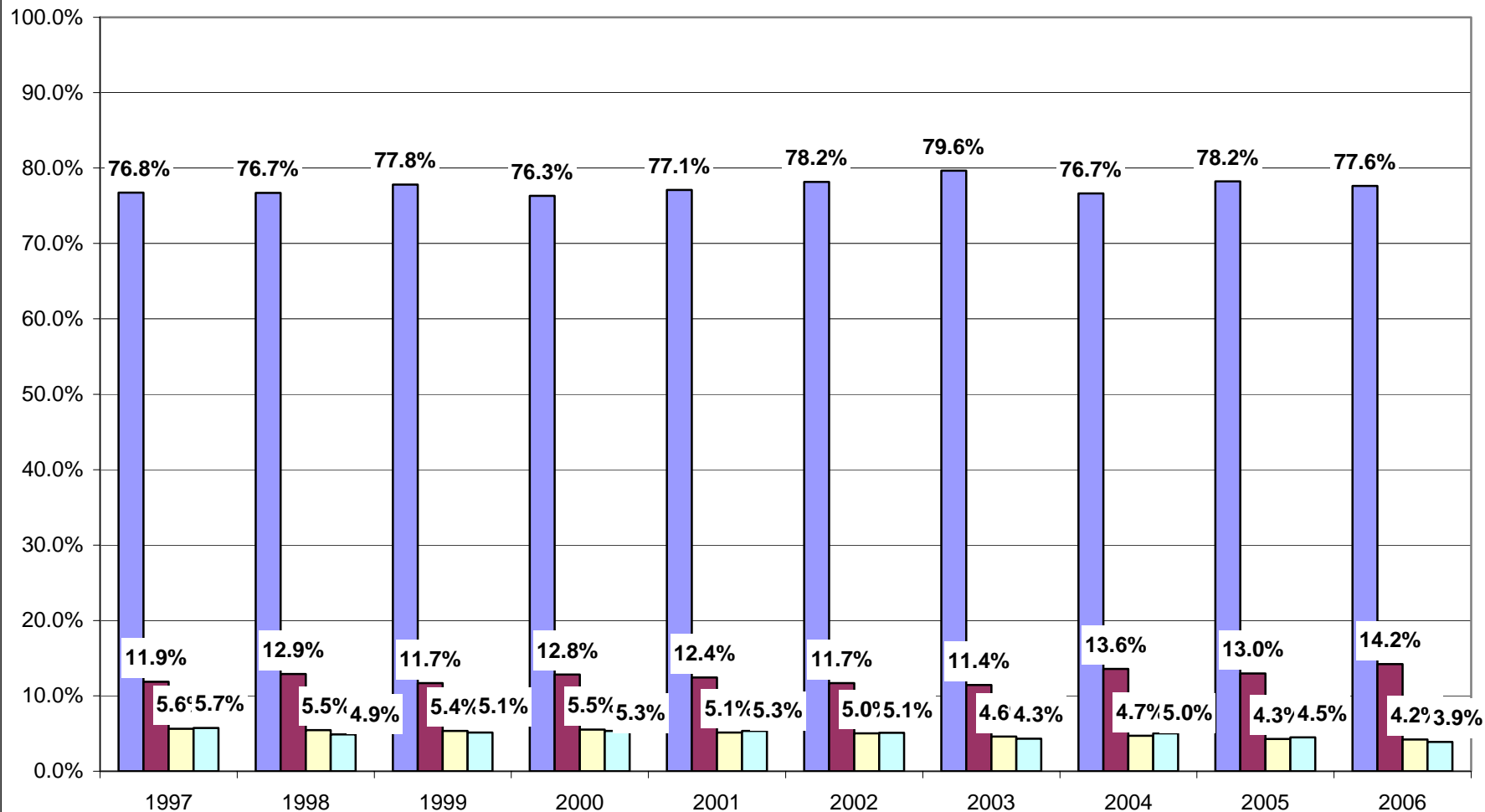
■ Class 2 (Residential)
 ■ Class 5a (Commercial)
 ■ Class 5b (Industrial)
 ■ All Other Classes



Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

Northwest Suburbs Triad Estimated Full Value by Class As % of Total: 1997-2006

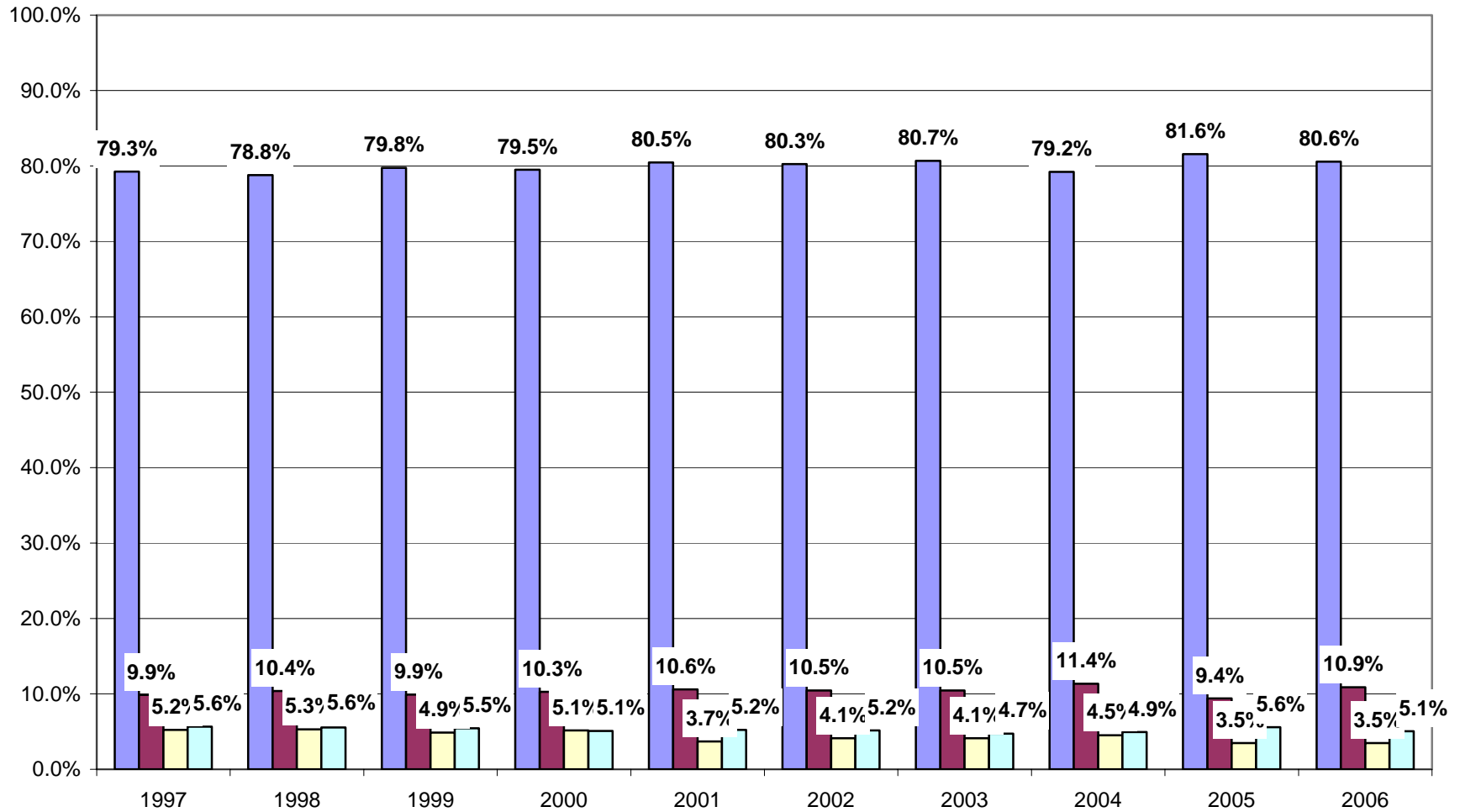
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Southwest Suburbs Triad Estimated Full Value by Class As % of Total: 1997-2006

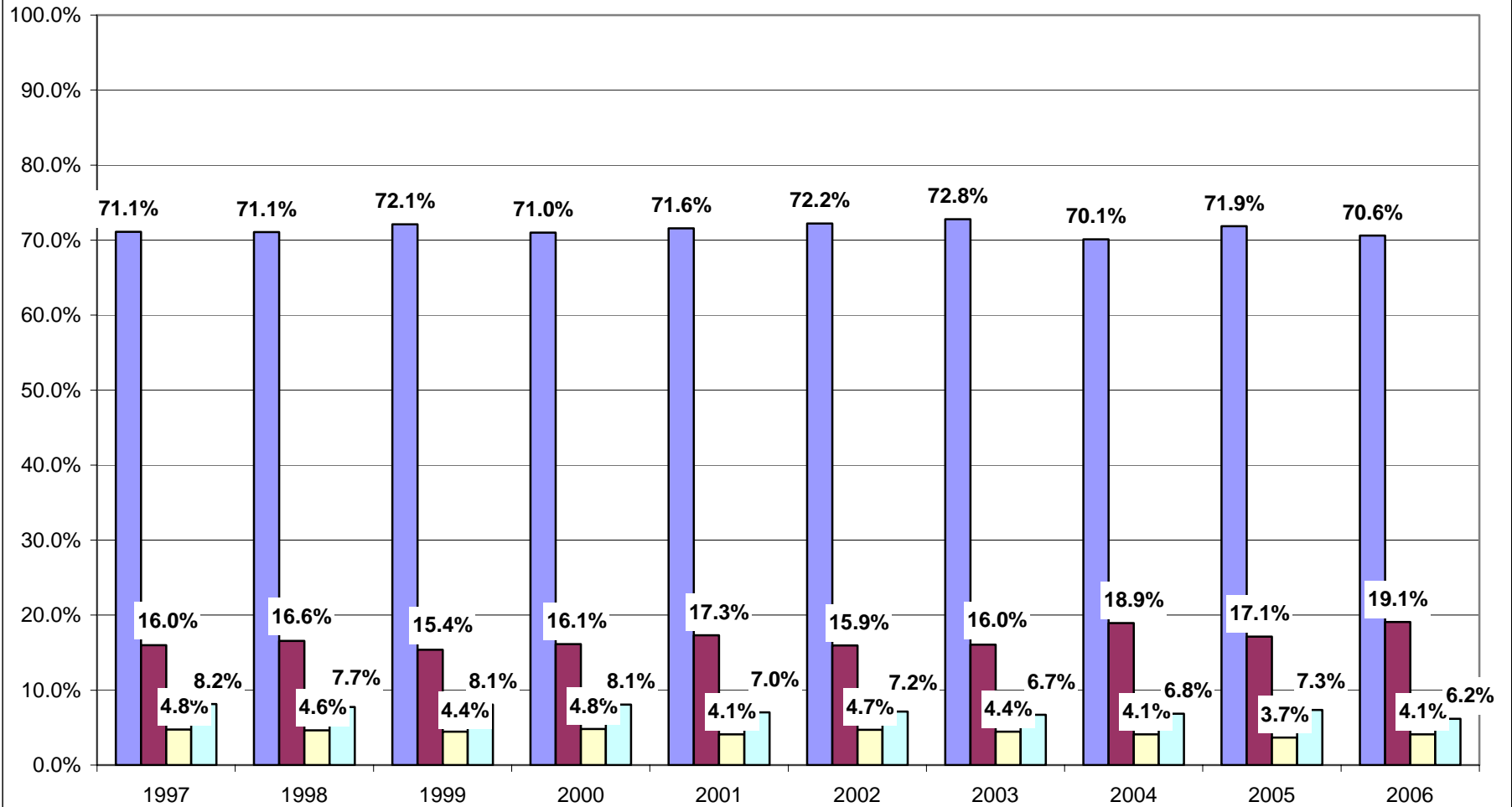
■ Class 2 (Residential)
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Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

Cook County Total Estimated Full Value by Class As % of Total: 1997-2006

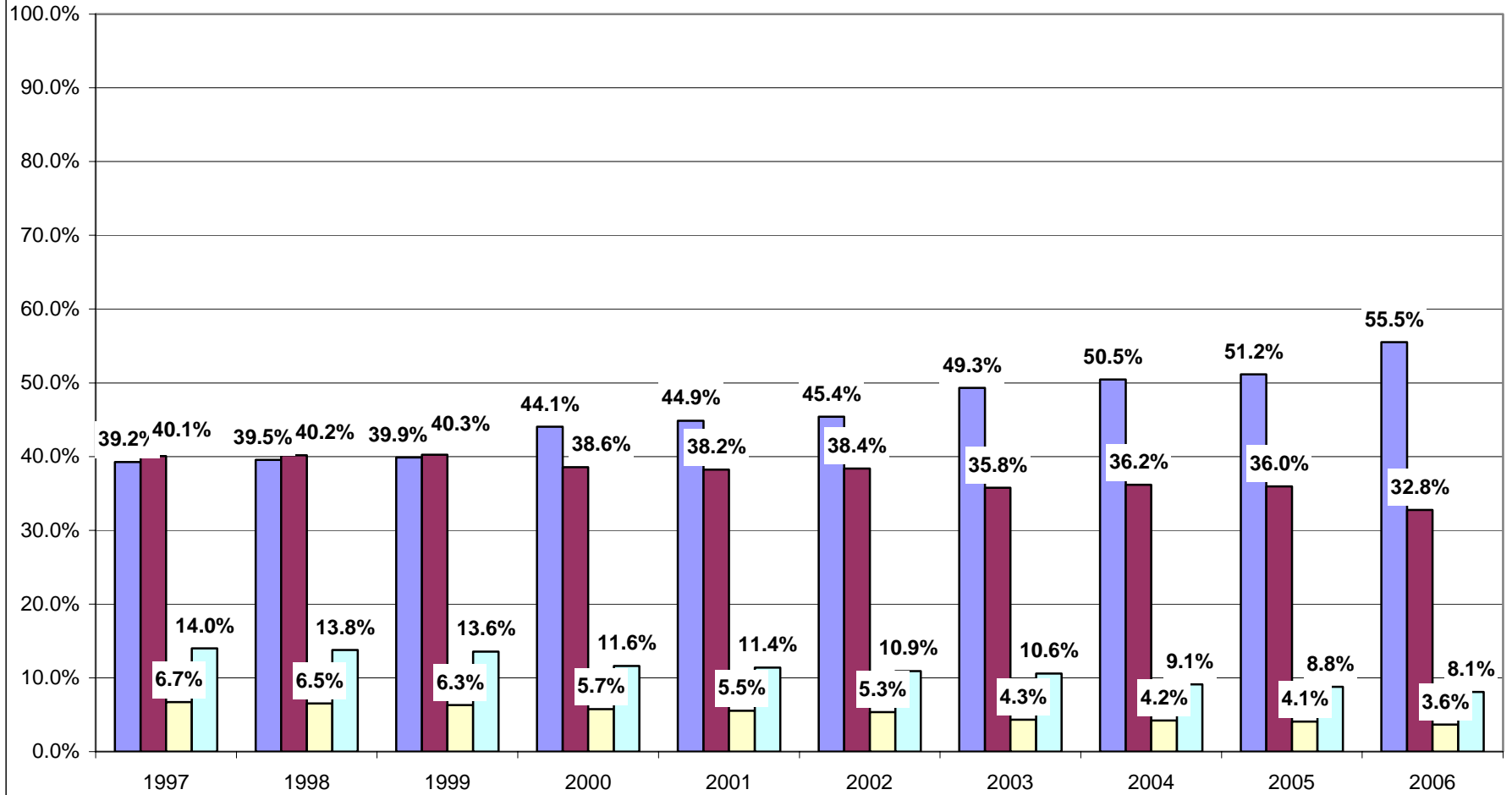
■ Class 2 (Residential)
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 ■ All Other Classes



Source: Assessed Value (Cook County Assessor's Office) and Assessment Sales/Ratio Studies (Illinois Department of Revenue) data from the same year

City of Chicago Triad Assessed Value By Class As % of Total: 1997-2006

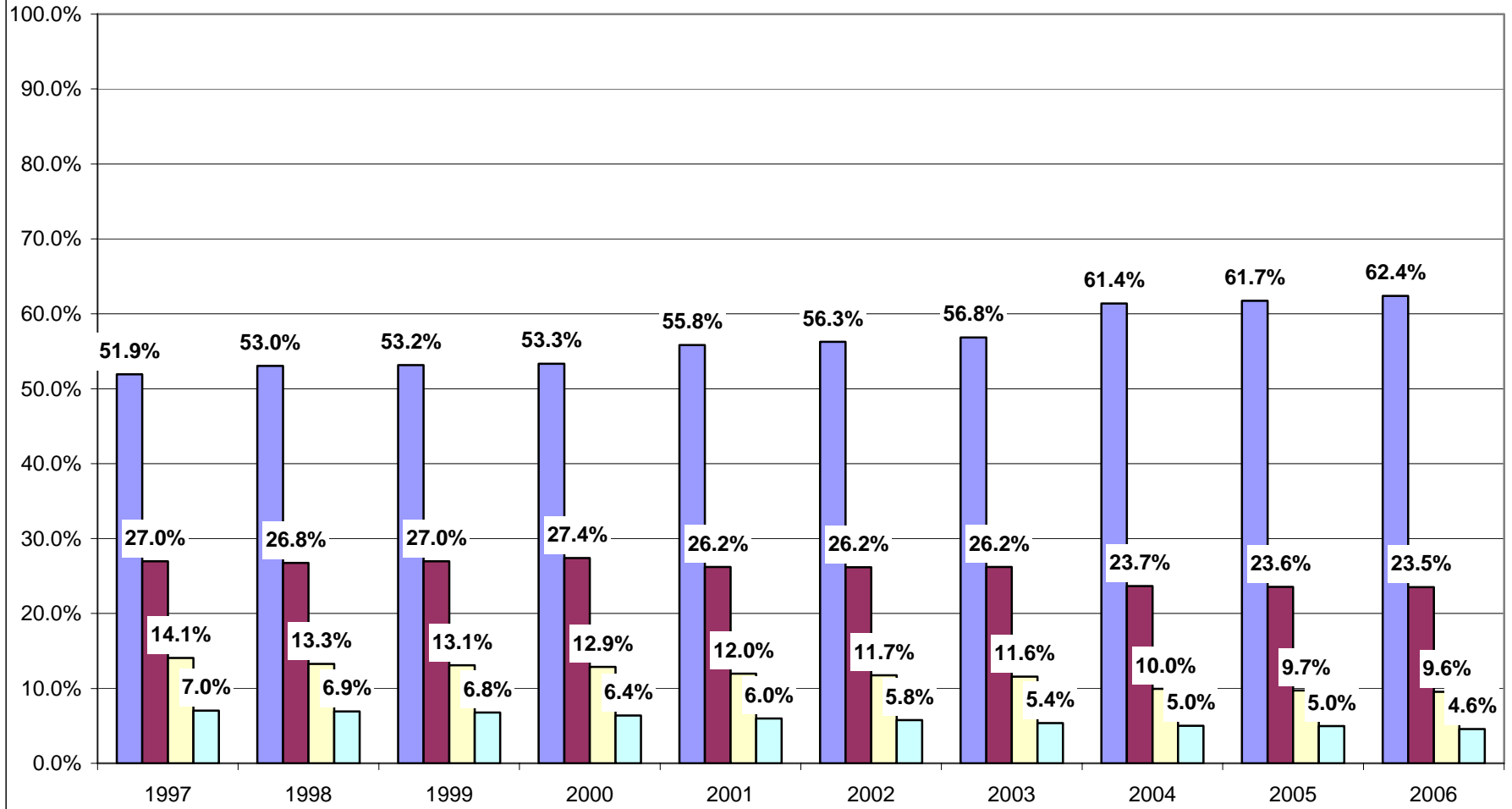
■ Class 2 (Residential)
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Source: Assessed Value (Cook County Assessor's Office)

Northwest Suburbs Triad Assessed Value By Class As % of Total: 1997-2006

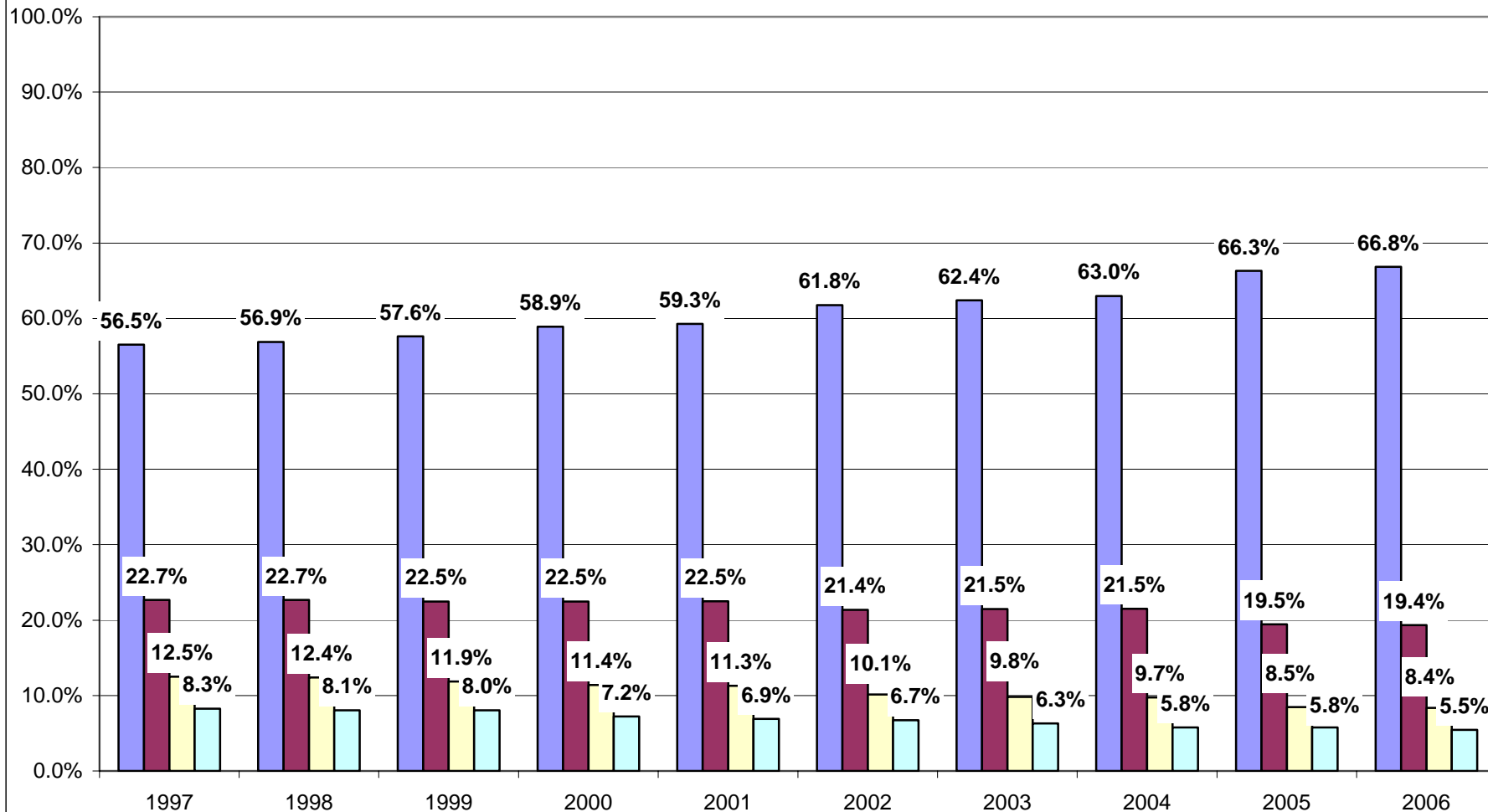
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Source: Assessed Value (Cook County Assessor's Office)

Southwest Suburbs Triad Assessed Value By Class As % of Total: 1997-2006

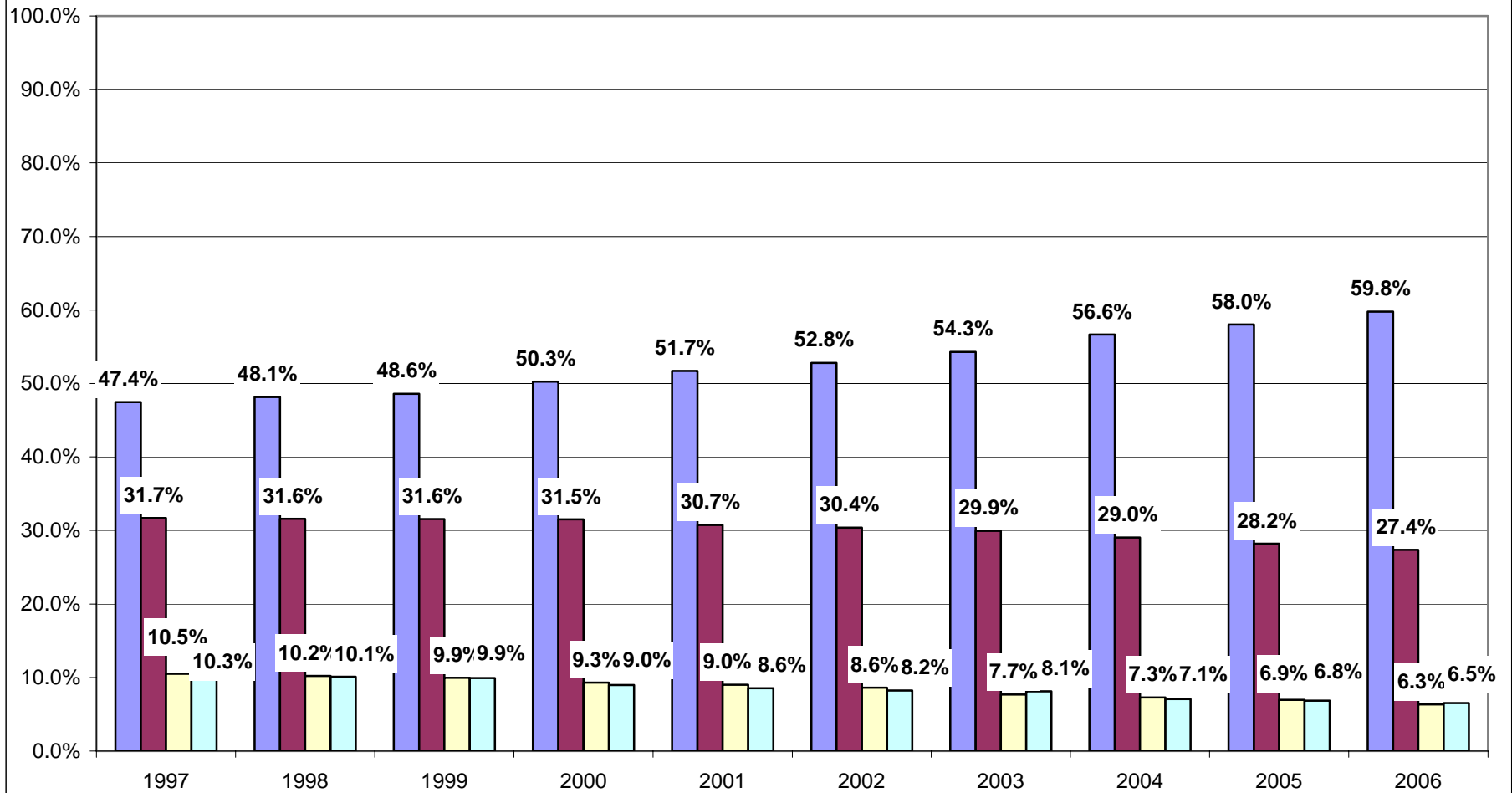
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Source: Assessed Value (Cook County Assessor's Office)

Cook County Total Assessed Value By Class As % of Total: 1997-2006

■ Class 2 (Residential)
 ■ Class 5a (Commercial)
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Source: Assessed Value (Cook County Assessor's Office)