



2012 ASSESSOR REASON CODES

Decrease Reason Codes 1-15 & 37*

1. This is the result of an analysis of comparable properties.
2. This is the result of an analysis of comparable properties. The decrease includes an update of your properties characteristics.
3. This is the result of a factual change in your properties records.
4. This is the result of a factual change in your property records and a review of the income and/or market approaches to value using current appraisal theory.
5. This is the result of the partial occupancy of your property to be issued for 1 year.
6. This is the result of the partial occupancy of your property and a review of the income and/or market approaches to value using current appraisal theory to be issued for 1 year.
7. This is the result of the total vacancy of your property to be issued for 1 year.
8. This is the result of the total vacancy of your property and a review of the income and/or market approaches to value using current appraisal theory to be issued for 1 year.
9. This is the result of a sale analysis of your property.
10. This is the result of a development incentive grant including an income, market or cost analysis.
11. This is the result of a review of the income and/or market approaches to value using current appraisal theory.
12. This is the result in a change in classification
13. This is the result of a change in classification and a review of the income and/or market approaches to value using current appraisal theory.
14. This is the result of a change in classification including total or partial occupancy.
15. This is the result of a Property Tax Appeal Board decision.
37. This is the result of a review of the income and/or market approaches to value using current appraisal theory in support of a decrease and in the absence of compliance of incentive eligibility requirements.

No Change Reason Codes 16-36, 38-42

16. This is due to your property's uniformity with comparable properties.
17. This is due to your property's uniformity with comparable properties. The analysis included and update of your property's characteristics.
18. This is due to a lack of data having been submitted for our review. Please refer to the rules for filing at www.cookcountyassessor.com.

19. This is due to incomplete data having been submitted for our review. Please refer to the rules for filing at www.cookcountyassessor.com.
20. This is due to the absence of or an incomplete Owner/Lessee Verification form.
21. This is due to the sale of a property not being disclosed or incomplete sale data submitted. (i.e. closing statement, deed)
22. This is the result of a review of the income and/or market approaches to value using current appraisal theory supporting the current assessment.
23. This is due to conflict between data submitted and our recent field inspection or permit.
24. This is due to the absence of or an incomplete Property Summary Sheet.
25. This is due to the lack of new evidence being submitted.
26. This is due to a development incentive grant.
27. This is due to the fact that the actual sale of your property supports the current assessment.
28. This is due to a Board of Review decision.
29. This is due to a factual change in your property characteristics and a valuation analysis.
30. This increase is due to a valuation analysis. (Letter/Unique Property)
31. This is due to an initial valuation. (Letter/Unique Property)
32. This is due to the absence of a new appraisal, income statement and/or a rent roll.
33. This is due to the absence of a vacancy affidavit and/or current year income in support of that vacancy affidavit.
34. Insufficient or no data was provided to substantiate a field check at the time the appeal was filed. Please refer to the rules for filing at www.cookcountyassessor.com.
35. This is the result of a Property Tax Freeze Program for Historic Residences.
36. This code is no longer in use.
37. *
38. This code is no longer in use.
39. Re-review denied due to failure to submit data within Assessor's Office posted deadlines.
40. This appeal has been withdrawn due to a petitioner request.
41. This appeal has been terminated because the property is exempt. If you have any questions, please contact our Exempt Department at (312) 603-7567.
42. The Assessment reflects a previously granted reduction. Amendments to the Classification Ordinance (10% & 25%) do not warrant additional relief.
43. Incentive improvements were not assessed for the current year.
44. The Filing Fee, the Municipal Resolution and/or the Living Wage Affidavit were not submitted.
45. The substantial rehabilitation did not yield any incremental value for incentive action.
46. The property is railroad operational.
47. The property is currently partially exempt.