



A Message From Commissioner Cardenas



Commissioner's Message:

On April 25th, Countryside Mayor Sean R. McDermott was kind enough to invite Cook County Board of Review District 1 to his Coffee with the Mayor. After I presented relevant information to approximately 50 taxpayers, we had an informative question and answer session. As Countryside is in Cook County's Lyons Township, it will be assessed for tax purposes later this year. Working with Mayor McDermott, Cook County Board of Review District 1 is looking forward to assisting Countryside taxpayers when Lyons Township opens for appeals later this year.

In terms of the Northwestern part of District 1, given that the Board of Review has finished its appeal deadlines and hearings, we are in the middle of deciding valuations. For Tax Year 2025, Cook County Board of Review District 1 conducted 49 outreaches and helped taxpayers, the majority being residential homeowners, at those outreaches to file more than 8,000 appeals. In this newsletter, data on appeals for residents in Elk Grove Township will be discussed. As the Board of Review certifies more results, we will publish more real-time data.

In 2026, Southern and Southwestern Cook County (Tri-3) will be assessed for tax purposes. As of this newsletter, the Cook County Assessor's Office has mailed Riverside and River Forest. According to the Cook County Assessor's Office website, Oak Park assessments will be mailed soon, followed by Berwyn, Palos, Cicero, Stickney, and Lyons. As of now, the Board of Review is scheduled to open for appeals in July 2026. Taxpayers who have questions before then are encouraged to contact us by phone or e-mail.

Mensaje del comisionado:

El 25 de abril, el alcalde de Countryside, Sean R. McDermott, tuvo la amabilidad de invitar al Distrito 1 de la Junta de Revisión del Condado de Cook a su Café con el Alcalde. Después de presentar información relevante a aproximadamente 50 contribuyentes, tuvimos una sesión informativa de preguntas y respuestas. Como Countryside pertenece al municipio de Lyons, en el condado de Cook, se evaluará a efectos fiscales más adelante este año. Trabajando con el alcalde McDermott, el Distrito 1 de la Junta de Revisión del Condado de Cook espera poder ayudar a los contribuyentes del Campo cuando el municipio de Lyons abra las apelaciones a finales de este año.

En cuanto a la parte noroeste del Distrito 1, dado que la Junta de Revisión ha terminado sus plazos de apelación y audiencias, estamos en medio de decidir las valoraciones. Para el año fiscal 2025, el Distrito 1 de la Junta de Revisión del Condado de Cook realizó 49 actividades de divulgación y ayudó a los contribuyentes, la mayoría propietarios de viviendas residenciales, a presentar más de 8.000 apelaciones. En este boletín se discutirán datos sobre apelaciones para residentes del municipio de Elk Grove. A medida que la Junta de Revisión certifique más resultados, publicaremos más datos en tiempo real.

En 2026, se evaluará el sur y suroeste del condado de Cook (Tri-3) a efectos fiscales. A partir de este boletín, la Oficina del Tasador del Condado de Cook ha enviado por correo a Riverside y River Forest. Según la página web de la Oficina del Tasador del Condado de Cook, las evaluaciones de Oak Park se enviarán pronto por correo, seguidas por Berwyn, Palos, Cicero, Stickney y Lyons. Por ahora, la Junta de Revisión tiene previsto abrir apelaciones en julio de 2026. Se anima a los contribuyentes que tengan preguntas antes de esa fecha a contactarnos por teléfono o correo electrónico utilizando la información de contacto.

George A. Cardenas

Cook County Board of Review, District One

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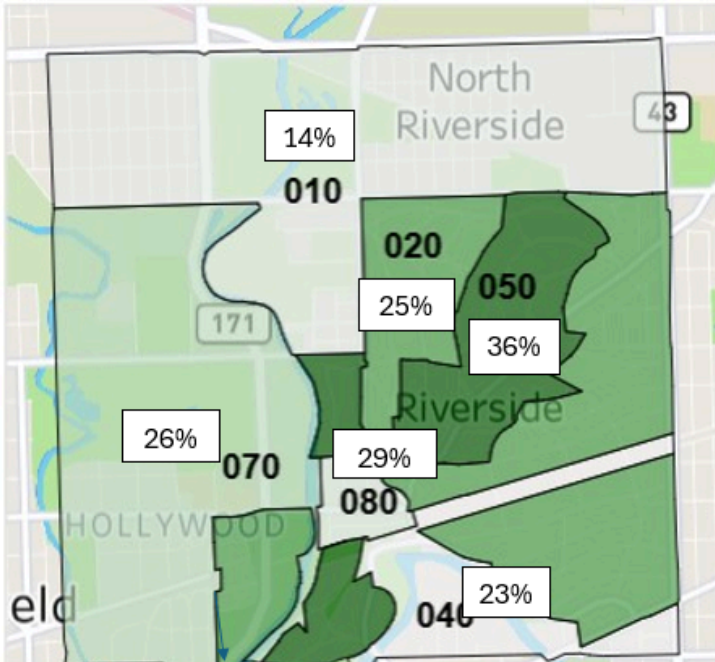
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2026 Riverside Residential Assessments



In April 2026, Riverside Township taxpayers received their new assessments. According to Cook County Assessor’s Office data, on average, residential taxpayers received moderate assessment increases of approximately 22%. However, changes in assessments differ by Assessor’s neighborhood code. In the northern part of Riverside (Neighborhood Code 10), residential values increased 14%, while in the eastern part of Riverside (Neighborhood Code 50), residential values increased 36%.

In addition to assessments differing by neighborhood code, assessment increases also differ within specific blocks. For example, the 300 block of Downing Rd. has value increases that range from a few homes just over 10% to some homes more than 50%. In another example, the 200 block of Olmsted Rd. has value increases of approximately 11% to a few homes at more than 60%. As valuations should be uniform, taxpayers who believe their new valuations have until June 8th, 2026 to appeal to the Cook County Assessor’s Office.



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