

Appraisals, Assessments, Taxes and Exemptions for 34 years for 24 D Street, Chicago

year	all tax paid	school tax percent	general tax paid	schools tax paid	Chicago school finance	Chicago Board of Education	Chicago school building	full tax	total exemptions	home-owner exempt	long-time owner	senior home-stead	independent appraiser (IA)	Cook County Assessor (CCA) description	CCA interval (years)	IA Market Value \$	CCA Market Value \$	% CCA MV change	CCA % IA MV	CC multiplier	CC AV \$	Illinois multiplier	IL EAV \$	IL EAV % CC MV
1976	548							unknown		yes	na	yes	buyer			31,000	unknown							
1977	685	41%	403	282		282		unknown		yes	na	no			4		33,719	unknown		16%	5,395		7,636	23%
1978	688	41%	409	280		280		unknown		yes	na	no					33,719			16%	5,395		7,636	23%
1979	750	37%	473	277		277		848	99	yes	na	no	insure replace house only			58,000	33,719			16%	5,395	1.6016	7,636	23%
1980	748	42%	430	318	43	275	(a)	921	173	yes	na	no					33,719			16%	5,395	1.7432	7,636	23%
1981	846	41%	495	350	45	305		1,132	286	yes	na	no			4		39,988	19%		16%	6,398	1.8548	8,867	22%
1982	939	42%	547	392	35	357		1,241	302	yes	na	no					39,988			16%	6,398	1.9288	9,340	23%
1983	877	42%	509	368	39	330		1,229	351	yes	na	no					39,988			16%	6,398	1.9122	8,734	22%
1984	843	41%	494	350	41	309		1,199	356	yes	na	no					39,988			16%	6,398	1.8445	8,301	21%
1985	841	43%	478	363	41	322		1,181	340	yes	na	no			4		42,000	5%		16%	6,720	1.8085	8,653	21%
1986	924	40%	551	373	36	337		1,286	362	yes	na	no					42,000			16%	6,720	1.8486	8,923	21%
1987	890	42%	513	376	28	348		1,228	338	yes	na	no					42,000			16%	6,720	1.8916	9,212	22%
1988	1,305	41%	774	531	35	496		1,652	347	yes	na	no	cragin bank		3	77,500	54,000	29%	70%	16%	8,640	1.9266	13,146	24%
1988	1,305	41%	774	531	35	496		1,652	347	yes	na	no	seller; no buyer			101,500	54,000			16%	8,640	1.9266	13,146	24%
1989	1,344	42%	779	566	33	533		1,706	361	yes	na	no					54,000			16%	8,640	1.9133	13,031	24%
1990	1,384	44%	768	616	33	583		1,737	353	yes	na	no	nw home equity insurance			105,000	54,000		51%	16%	8,640	1.9946	13,733	25%
1991	1,698	47%	899	799	37	762		2,121	423	yes	na	no			3 (g)		68,668	27%		16%	10,987	2.0523	18,049	26%
1992	1,763	47%	940	823	35	788		2,192	430	yes	na	no	realtor market analysis			115,000	68,669		60%	16%	10,987	2.0897	18,460	27%
1993	1,803	47%	952	851	29	822		2,230	427	yes	na	no	insure replace house only			138,100	68,669			16%	10,987	2.1407	19,020	28%
1994	1,761	48%	923	839	50	789		2,180	419	yes	na	no	insure replace house only	1 story, 73 years	3	144,900	69,269	1%		16%	11,083	2.1135	18,924	27%
1995	1,788	48%	922	866	56	810		2,210	422	yes	na	no					69,269			16%	11,083	2.1243	19,044	27%
1996	1,837	49%	943	893	56	837		2,264	427	yes	na	no	insure replace house only			152,700	69,269			16%	11,083	2.1517	19,347	28%
1997	1,900	49%	967	932	58	875		2,299	399	yes	na	no	insure replace house only	1 story, 76 years	3	159,300	75,375	9%		16%	12,060	2.1489	21,416	28%
1998	1,937	50%	970	967	58	909		2,337	400	yes	na	no	lasalle bank/ insurance			162,500	75,375		46%	16%	12,060	2.1799	26,290	35%
1999	1,936	51%	950	987	58	929		2,321	385	yes	na	no	insure replace house only			166,900	75,375			16%	12,060	2.2505	27,141	36%
2000	2,447	50%	1,213	1,235	70	1,165		2,892	445	yes	yes	no	insure replace house only	1 or 1.5-1.9, 79 years (h)	3	172,100	104,181	38%		16%	16,669	2.2235	37,064	36%
2001	2,415	52%	1,171	1,244	70	1,174		2,964	549	4500 (d)	2637 (d)	no	insure replace house only			174,600	104,181			16%	16,669	2.3098	38,502	37%
2002	2,285	51%	1,112	1,173	56	1,117		2,998	713	yes	yes	no	insure replace house only			184,000	104,181			16%	16,669	2.4689	41,154	40%
2003	2,401	51%	1,173	1,228	56	1,172	(b)	3,636	1,235	yes	na	no	insure replace house only	1 or 1.5-1.9, 82 years (h)	3	197,100	143,469	38%		16%	22,955	2.4598	56,465	39%
2004	2,507	52%	1,198	1,309	71	1,238		3,716	1,209	yes	na	no	nw home equity insurance (e)			264,000	143,469		54%	16%	22,955	2.5757	59,125	41%
2005	2,557	53%	1,210	1,347	54	1,293		3,754	1,197	yes	na	no	insure replace house only			220,400	143,469			16%	22,955	2.7320	62,713	44%
2006	2,877	53%	1,351	1,526	64	1,462		5,000	2,122	yes	na	no	insure replace house only (f)	1 or 1.5-1.9, 85 years (h)	3 (i)	249,000	217,500	52%		16%	34,800	2.7076	94,224	43%
2007	2,443	54%	1,136	1,307	44	1,262	(c) (2008)	4,946	2,504	yes	na	no	insure replace house only			247,800	217,500			16%	34,800	2.8439	98,968	46%
2008	2,521	53%	1,175	1,346	0	1,293	53	4,996	2,476	yes	na	no	insure replace house only			205,300	217,500			16%	34,800	2.9786	103,655	48%
2009	2,591	54%	1,205	1,387	0	1,324	63	5,095	2,504	yes	na	no	insure replace house only	1 or 1.5-1.9, 88 years (h)	3 (10-12)	216,000	326,460	50%	151%	10%	32,646	3.3701	110,020	34%
2010													reverse mortgage lender			150,000	326,460		218%					
	(a) total school tax is unclear because tax bill lists two related line items separately.											(g) \$1 difference in tax bill and reassessment notice.												
	(b) total school tax is somewhat clear because tax bill lists two related line items together.											(h) discrepancy in property class (1 story) and building type (1.5-1.9 stories).												
	(c) 2008 total school tax is unclear because tax bill lists three line items in two different categories.											(i) 2006 notice mailed July instead of November to value properties ahead of deflation.												
	(d) tax bill lists exemption calculated											(j) market value omitted;												
	(e) 1.5 story, 81 years											(k) 6% decrease in Cook Co. multiplier hides alleged market value increase when selling prices have actually deflated since prior reassessment (and houses deteriorate with age).												
	(f) 1.5 story											(l) variability of Cook Co. multiplier combined with variable and rising EAV can lead to unconscionable inflation of property tax in violation of intent of tax cap provision in 1970												