



www.lemonttownship.org/departments/assessors-office

(630) 257-2522

COOK COUNTY BOARD OF REVIEW ACCEPTING NEW APPEALS FOR TEN DAYS

For the second time this year, the Cook County Board of Review (CCBOR) is accepting 2025 appeals from Lemont Township residential properties. Filing dates for the new appeal period are from **December 3 to December 12, 2025**. During the CCBOR's presentation at Lemont Township on September 30, 2025, they advised residential property owners that they do NOT need to submit comps to file an appeal, as the CCBOR will conduct their own research for the property owners. However, if a residential property owner chooses to submit their own comps, the property owner can follow the prompts on the Lemont Township Assessor's website at www.lemonttownship.org/departments/assessors-office under the *Find Comparable Properties* tab to locate comps.

Property owners have several options available to file an appeal:

- Online: Visit the Lemont Township Assessor's Office website at www.lemonttownship.org/departments/assessors-office. Scroll and select the *Cook County Board of Review* tab. Property owners can visit the CCBOR website at <https://appeals.cookcountyboardofreview.com/Account/LoginPage>. The property owner will need their own email address to file an appeal, as the CCBOR will send the results to the email address. Because the property owner needs their own email address, the Lemont Township Assessor's Office will not be able to file an online appeal on the property owner's behalf.
- Paper Form: Visit Lemont Township at 16300 Alba Street, Lemont, Monday through Friday, from 9:00 a.m. to 4:00 p.m. to complete the paper form, which will be at the front desk. **No appointment is necessary.** We will mail the completed form, on behalf of the property owner, to the Board of Review, **by 4:00 p.m. on Monday, December 8, 2025**. Lemont Township will have the paper forms after December 8; however, property owners will be responsible for sending the paper form to the Board of Review by the December 12 deadline.
- Smart Phone: Text EZ JOIN to 872-345-4747, and the property owner will receive a welcome text message. Upon receiving the welcome text message, respond by texting the word FILE. The property owner will then receive another text message which contains a link to the CCBOR website.



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But not all taxpayers can file in this new appeal period. Residents who already appealed their property values during 2025's first CCBOR appeal period will not be able to appeal in the second period. In addition, taxpayers should remember that the impact of successful 2025 appeals will not appear on tax bills until the second half of 2026.

This year, Lemont Township's first CCBOR appeal period closed on November 21; however, second installment tax bills were not mailed until November 14. In the second CCBOR appeal period, residents will have a chance to prevent assessment problems noticed on this year's second installment tax bills from recurring next year.

Question 1: *I'm not sure if I filed an appeal in the CCBOR's first round of 2025 appeals. How do I find out if I have already filed?* Follow these steps to see if you have already filed a 2025 appeal with the Board of Review:

- 1) Go to the CCBOR's website, www.cookcountyboardofreview.com.
- 2) Scroll down and click on the blue bar that says "Search Decisions."
- 3) On the next screen, enter your property's PIN number.

After following the above steps, you will see a 'Board of Review Decision Search' screen. If the screen says 'Current Year 2025' with a complaint number below it, you have already filed a 2025 appeal and cannot file during the second 2025 appeal period.

But if the screen says "There is no complaint on file with our office" under "Current Year," then you have not yet filed a 2025 Board of Review appeal. In this circumstance, you can file an appeal between December 3 and December 12.

Question 2: *I filed an appeal in the first round of 2025 appeals from the CCBOR but I have not yet received my appeal results. When will the results be issued?* Results for all 2025 appeals for Lemont Township, whether they were filed in the first or second Board of Review appeal periods, will be issued at the same time. We do not know when results will be issued except that it will be in 2026.

Release Date: December 3, 2025