

# An Analysis of Property Taxes and Housing Costs in Cook County, Illinois

October 31<sup>st</sup>, 2024

This report presents a variety of analysis on property taxes and their estimated share of total housing costs in Cook County, Illinois. For questions or comments, please contact Professor Christopher Berry, Faculty Director Mansueto Institute for Urban Innovation at [crberry@uchicago.edu](mailto:crberry@uchicago.edu). Interactive maps accompanying this report can be found at <https://erhla.github.io/Cost%20of%20Housing%20Maps.html>.

## Methodology

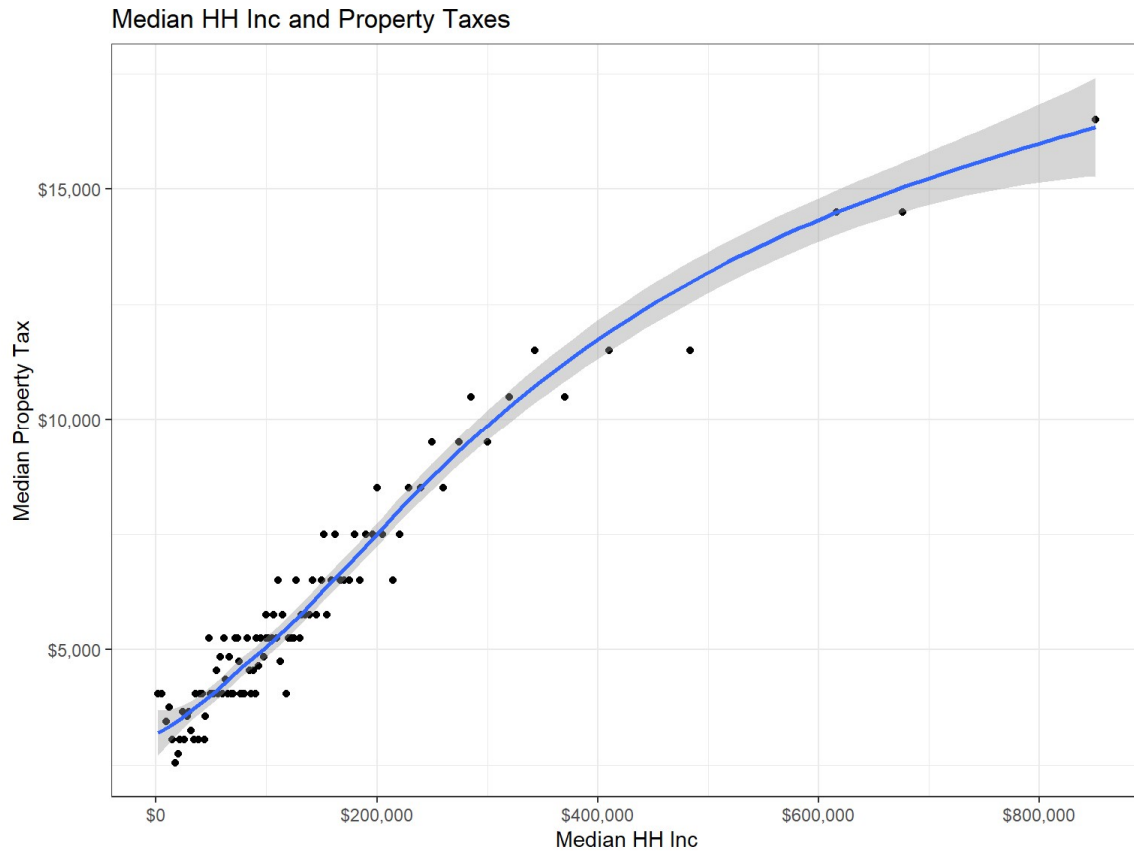
Data used in this report is gathered from the United States Census Bureau public use microdata sample (PUMS). PUMS variables are either released by household or by person. These tables are reported on the PUMA (public use microdata area) geography. There are 36 PUMAs in Cook County. The PUMS variable on property taxes paid (TAXAMT) is available only for owner occupied households and all maps/figures are limited to owner occupied households only.

The following 2022 PUMS (public use microdata sample) 1-Year tables are used in this section:

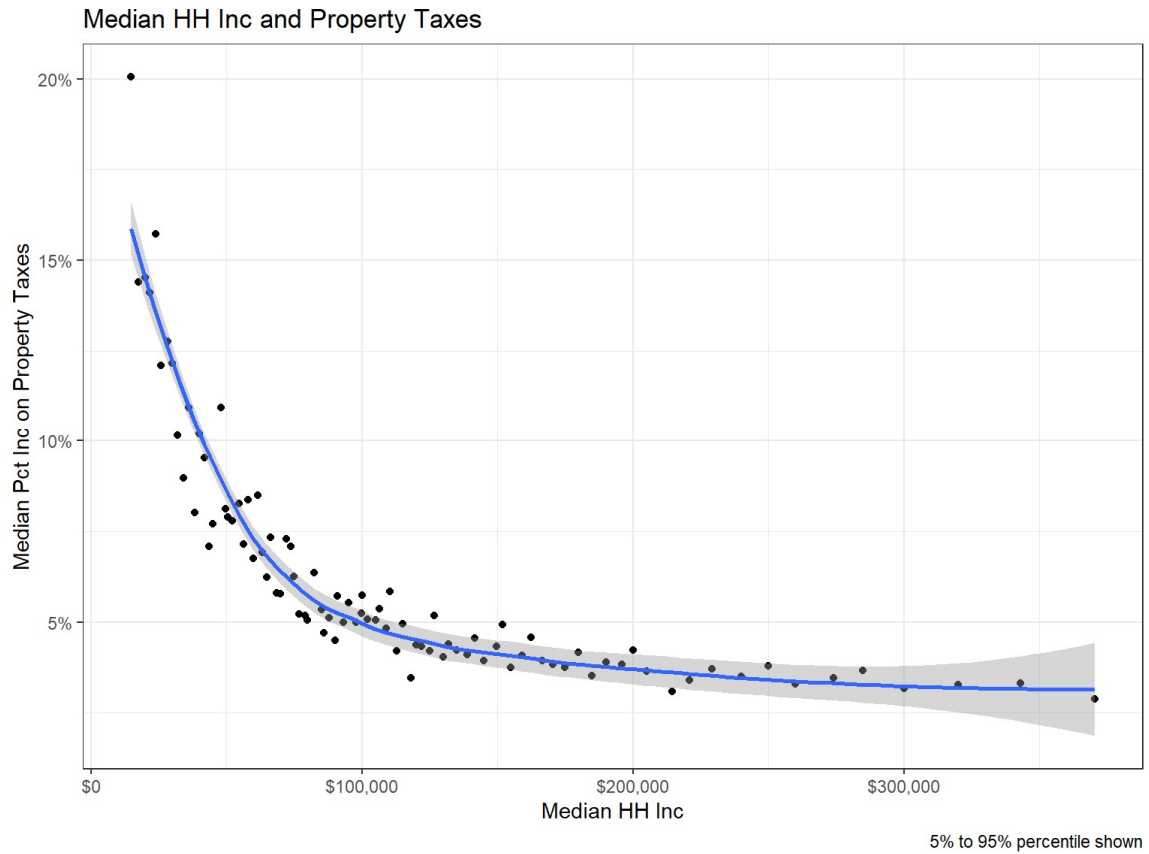
- HINCP: Household income (past 12 months, use ADJINC to adjust HINCP to constant dollars)
- HHLDRAGEP: Age of the householder
- TAXAMT: Property taxes (yearly real estate taxes)
- HHLDRHISP: Recoded detailed Hispanic origin of the householder
- HHLDRRAC1P: Recoded detailed race code of the householder

The following additional variables are also utilized in calculations:

- SERIALNO: Housing unit/GQ person serial number
- PUMA: Public use microdata area code (PUMA) based on 2020 Census definition (areas with population of 100,000 or more, use with ST for unique code)
- ST: State Code based on 2020 Census definitions
- SPORDER: Person number
- WGPT: Housing Unit Weight
- PWGTP: Person's weight



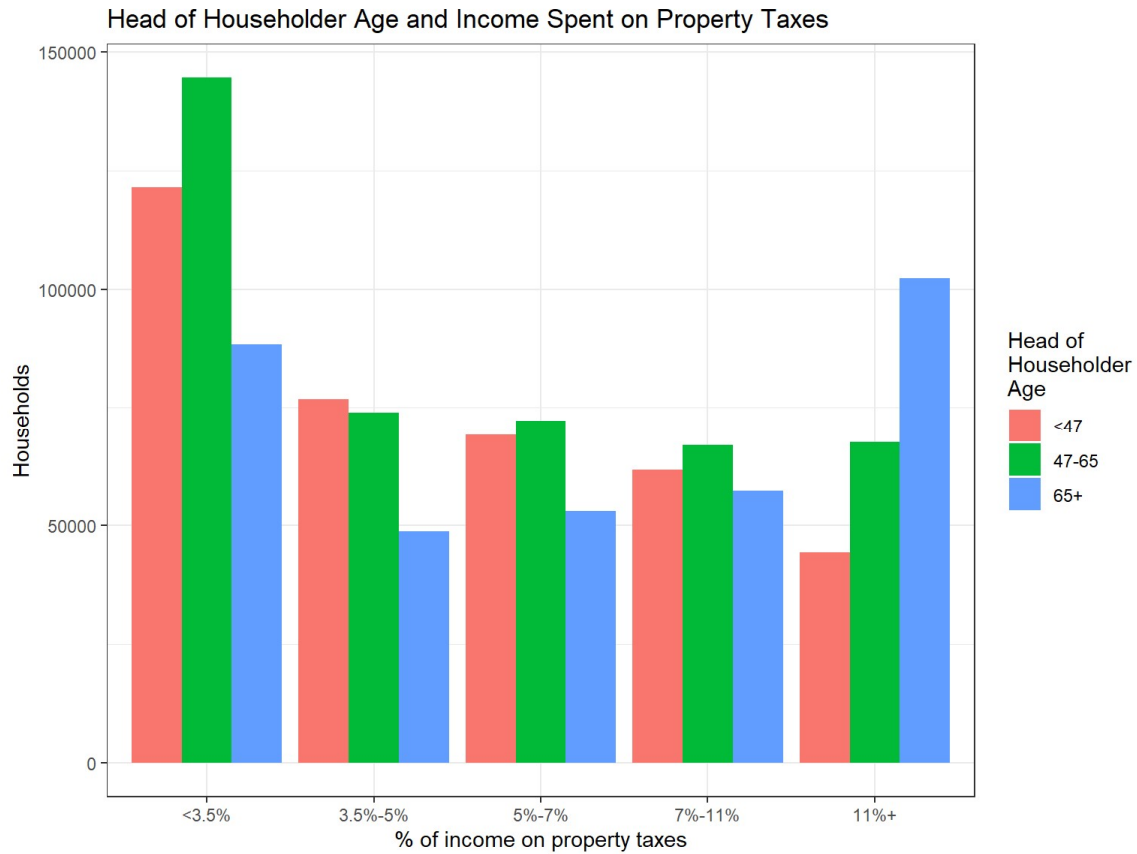
Households with greater incomes generally pay more in property taxes. The median owner occupied household has a household income of about \$100,000 and tax amount of about \$5000.



Generally, households above the median income (\$100,000) pay less than 5% of their income on property taxes and those below the median pay more than 5% in property taxes.



Households with the head of household at or below the median age (55) generally pay around 5% of their income on property taxes. Senior and older households pay a greater share of their income on property taxes.



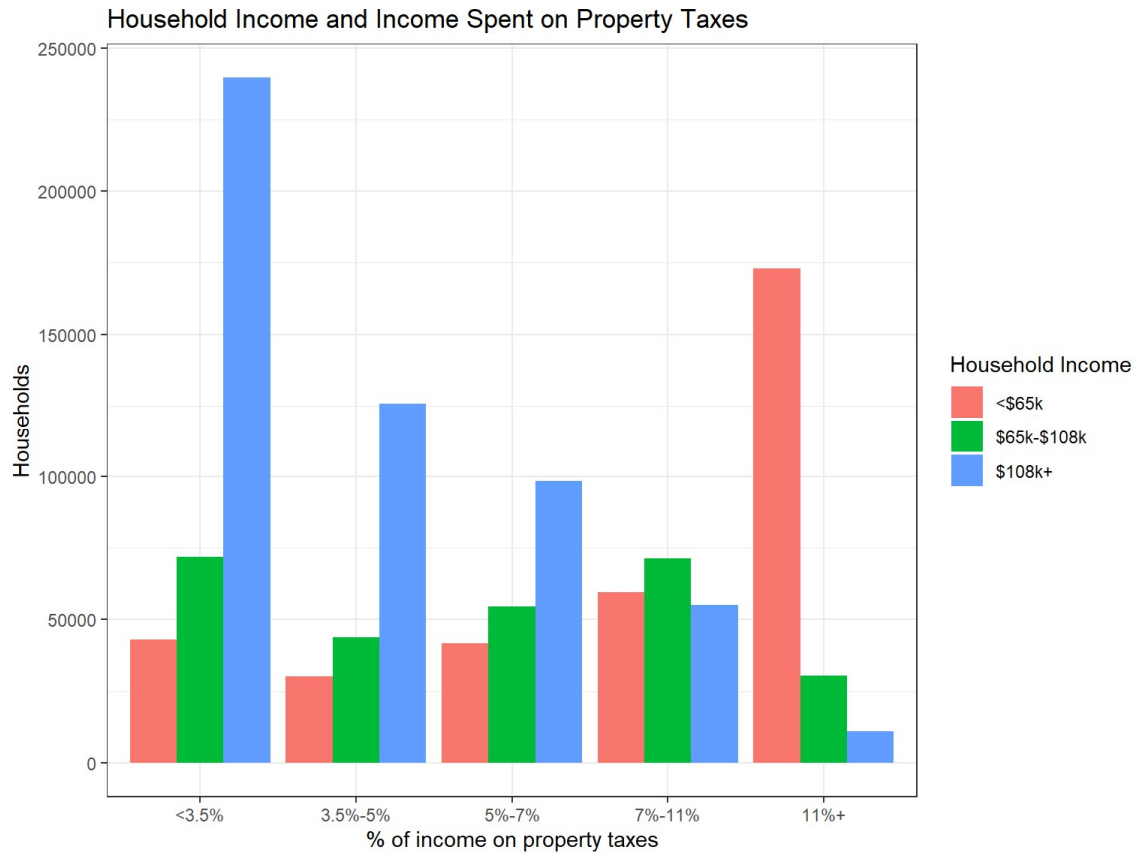
Among households with a share of 11% or more of income spent on property taxes, 48% of such households have a head of householder age of 65+.



These figures show age and race/ethnicity for % of income spent on property taxes. Generally, age is more relevant than race/ethnicity.



55% of households with an 11%+ share of income on property taxes have a head of householder with race white alone. This proportion is in line with the total share of households in Cook County with white alone head of household (55%).



This is another way to show that lower income households pay a greater share of their income in property taxes and higher income households pay a lower share.



Table shows total number of owner occupied households and counts with above 10% and 20% of income and total number of senior (65+) households and counts with above 10% and 20% of income.

PUMA	ABOVE 10%	ABOVE 20%	TOTAL	ABOVE 10% SENIOR	ABOVE 20% SENIOR	TOTAL SENIOR
<b>WEST RIDGE, LINCOLN SQUARE &amp; NORTH CENTER</b>	6071	2025	31974	2731	1357	9288
<b>ALBANY PARK, NORWOOD PARK, FOREST GLEN, NORTH PARK &amp; O'HARE</b>	6707	1841	32775	4051	1131	10254
<b>CICERO &amp; BERWYN TOWNSHIPS</b>	6396	2173	24959	2573	819	6189
<b>AUBURN GRESHAM, WASHINGTON HEIGHTS, MORGAN PARK &amp; BEVERLY</b>	5644	1256	31401	2780	888	12155
<b>LOGAN SQUARE, IRVING PARK &amp; AVONDALE</b>	7062	3341	27550	2745	1833	4922
<b>NEAR NORTH SIDE, LOOP &amp; NEAR SOUTH SIDE</b>	6183	2627	36492	3036	2041	13453
<b>SCHAUMBURG TOWNSHIP (SOUTH &amp; EAST)</b>	6607	1964	31044	3267	1106	9116
<b>WHEELING TOWNSHIP (NORTH &amp; EAST)</b>	7485	2093	33350	3302	858	9923
<b>BREMEN &amp; ORLAND (EAST) TOWNSHIPS</b>	10960	4613	44055	5028	1798	15925
<b>SOUTH LAWDALE, BRIGHTON PARK &amp; GAGE PARK</b>	3705	2035	21925	820	820	5441
<b>BLOOM &amp; RICH TOWNSHIPS</b>	8056	3055	38850	3762	1141	11607

<b>LEYDEN &amp; NORWOOD PARK TOWNSHIPS</b>	6343	1604	30009	3001	790	9814
<b>PALATINE &amp; BARRINGTON TOWNSHIPS</b>	6022	1781	34840	2847	1006	10200
<b>SOUTH SHORE, SOUTH CHICAGO, EAST SIDE &amp; SOUTH DEERING</b>	2133	798	20164	1600	532	6983
<b>WORTH &amp; CALUMET TOWNSHIPS</b>	9414	3192	45068	4347	1388	12301
<b>MAINE &amp; NILES (WEST) TOWNSHIPS</b>	10446	3830	45225	5375	2105	14534
<b>PROVISO TOWNSHIP (NORTH &amp; WEST)</b>	6660	2097	25952	2636	1134	8263
<b>PALOS, LEMONT &amp; ORLAND (NORTH &amp; WEST) TOWNSHIPS</b>	10527	3718	41032	6185	1832	14376
<b>ROSELAND, CHATHAM, WEST PULLMAN, CALUMET HEIGHTS &amp; AVALON PARK</b>	5276	2087	25629	2571	1283	10160
<b>EVANSTON &amp; NILES (EAST) TOWNSHIPS</b>	9036	2865	38544	4728	1991	13456
<b>ASHBURN, GARFIELD RIDGE, WEST LAWN, CLEARING &amp; WEST ELSDON</b>	8876	4091	43122	3588	1934	12856
<b>BELMONT CRAGIN, HUMBOLDT PARK, HERMOSA &amp; MONTCLARE</b>	4931	1853	23074	2467	1223	6187
<b>CHICAGO LAWN, GREATER GRAND CROSSING &amp; WEST ENGLEWOOD/ENGLEWOOD</b>	6029	3107	22107	2313	1434	6745
<b>AUSTIN, NORTH LAWDALE &amp; EAST/WEST GARFIELD PARK</b>	5244	2039	20204	2665	1490	6789

<b>OAK PARK, RIVERSIDE, RIVER FOREST &amp; PROVISO (SOUTHEAST) TOWNSHIPS</b>	6985	2638	32922	3831	1682	10552
<b>THORNTON TOWNSHIP</b>	9585	4158	35751	3499	1871	13014
<b>NEW CITY, LOWER WEST SIDE, BRIDGEPORT &amp; MCKINLEY PARK</b>	7606	3374	24228	3185	1684	7563
<b>UPTOWN, EDGEWATER &amp; ROGERS PARK</b>	4943	1652	25367	1956	912	6066
<b>LYONS &amp; STICKNEY TOWNSHIPS</b>	10373	3517	39139	4054	1111	12876
<b>WEST TOWN &amp; NEAR WEST SIDE</b>	3963	1566	27838	1604	678	3151
<b>HANOVER &amp; SCHAUMBURG (NORTHWEST) TOWNSHIPS</b>	6324	1873	32788	2437	1059	8451
<b>ELK GROVE &amp; WHEELING (SOUTHWEST) TOWNSHIPS</b>	6120	2376	31847	2931	1264	10578
<b>PORTAGE PARK, DUNNING &amp; JEFFERSON PARK</b>	7236	2463	32674	3249	1581	8796
<b>HYDE PARK, GRAND BOULEVARD, WOODLAWN, DOUGLAS &amp; KENWOOD</b>	3273	1562	18911	1575	828	5816
<b>NORTHFIELD &amp; NEW TRIER TOWNSHIPS</b>	10493	3205	44215	5437	1498	16754
<b>LAKE VIEW &amp; LINCOLN PARK</b>	5316	2535	33863	1778	655	5351

## Tax Bill & Census Analysis

The following 2022 ACS 5-Year Tables are used in this section:

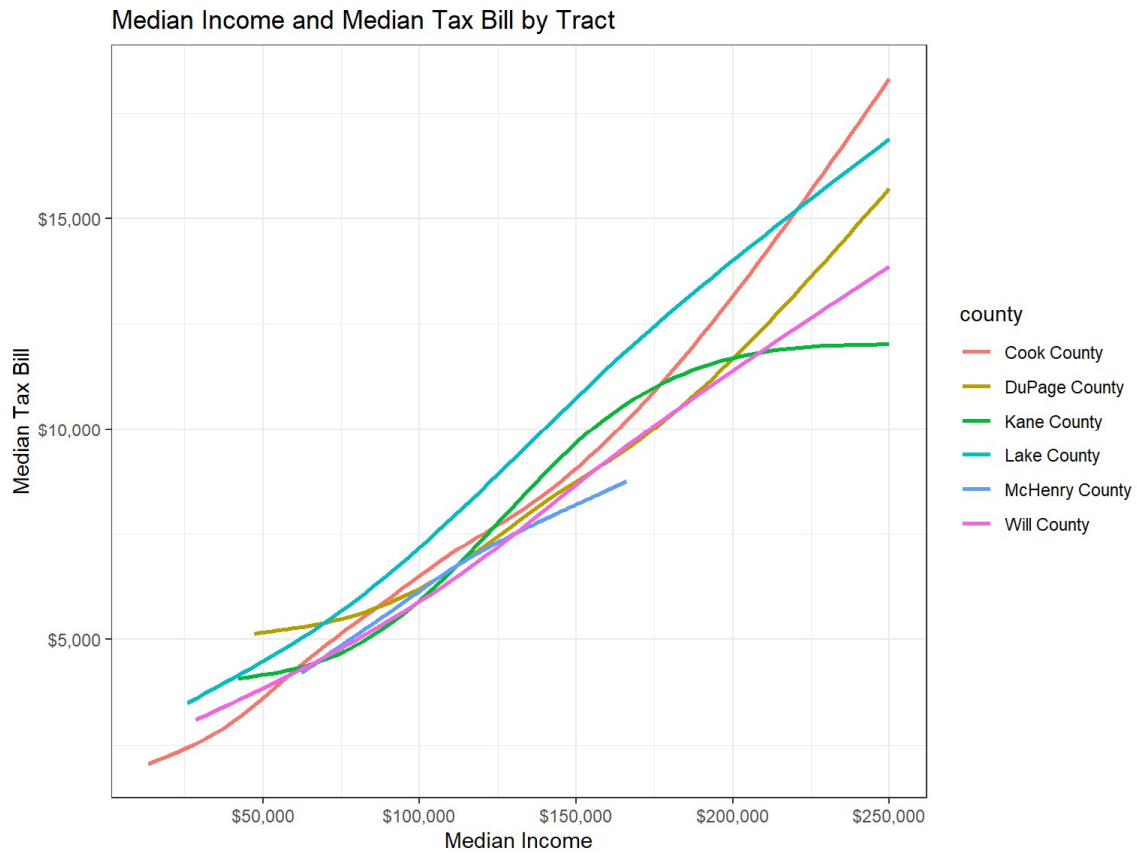
- [B25119: Median Household Income by Tenure](#)
- [B25088: Median Selected Monthly Owner Costs \(Dollars\) by Mortgage Status](#)
- [B25092: Median Selected Monthly Owner Costs as a Percentage of Household Income](#)

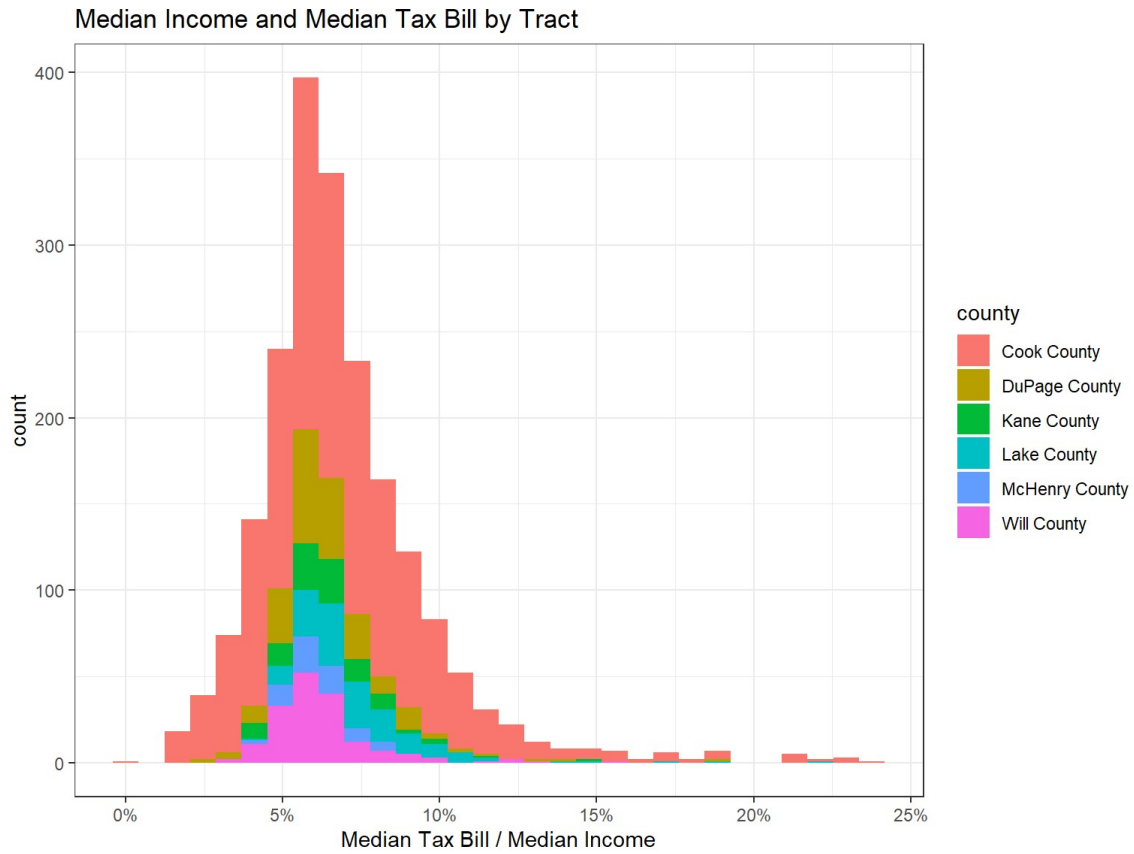
The ACS releases information on “selected monthly owner costs” (SOC). These costs include ongoing monthly costs of homeownership including real estate taxes, insurance, utilities, condominium fees, and mortgage/debt payments. Methodologically, it is possible to exclude mortgage payments from SOC but it is included presently.

These tables present more detailed information on SOC and household income for possible future analysis:

- [B25094: Selected Monthly Owner Costs](#)
- [B25095: Household Income by Selected Monthly Owner Costs as a Percentage of Household Income](#)

## Real Estate Taxes & Income





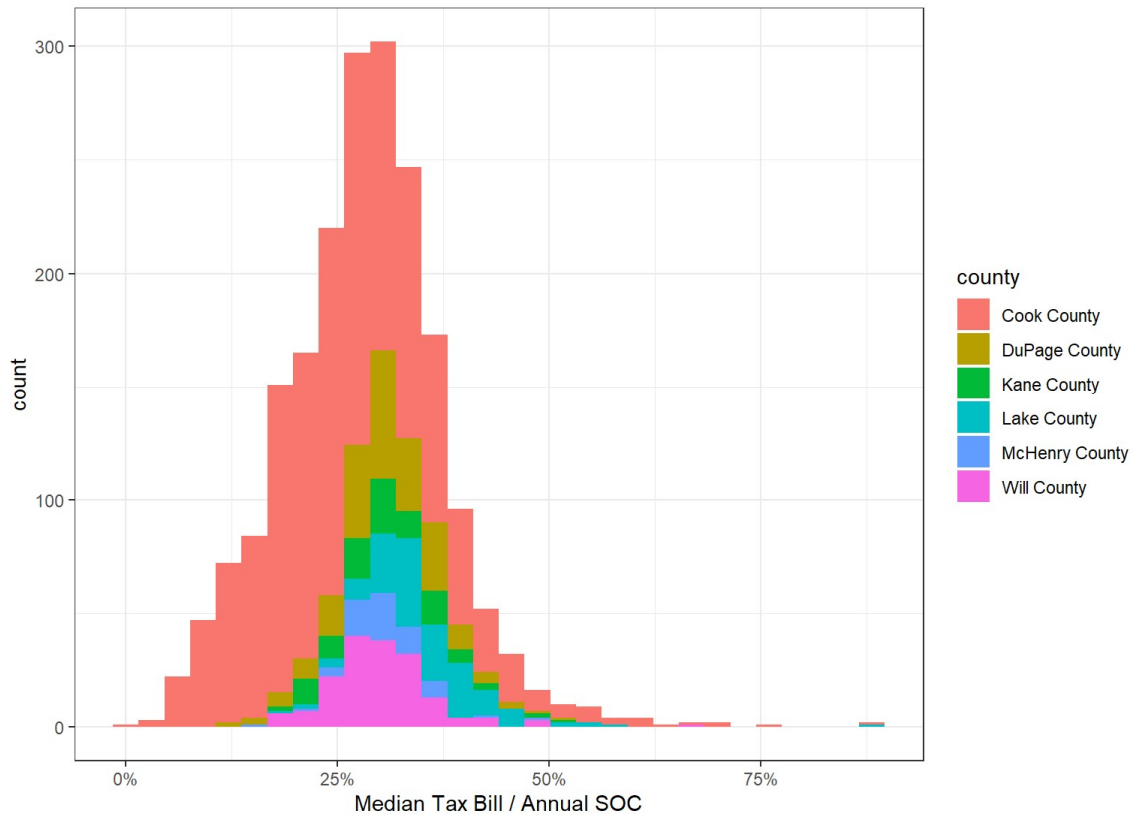
Unweighted census tract level estimates of income and tax bills

	Avg. Pct. Tax Bill of Income	Med. Pct. Tax Bill of Income	Med. Tax Bill	Med. Income
<b>Cook County</b>	7.04%	6.53%	\$5,223.42	\$74,538.50
<b>DuPage County</b>	6.40%	6.08%	\$6,787.64	\$105,902
<b>Kane County</b>	6.45%	6.24%	\$5,665.24	\$86,477.50
<b>Lake County</b>	7.54%	7.05%	\$7,543.97	\$108,730
<b>McHenry County</b>	6.09%	5.92%	\$6,124.88	\$100,098
<b>Will County</b>	6.23%	5.92%	\$5,925.20	\$102,116

Universe: occupied housing units

## Real Estate Taxes & SOC

Median Annual SOC and Median Tax Bill by Tract



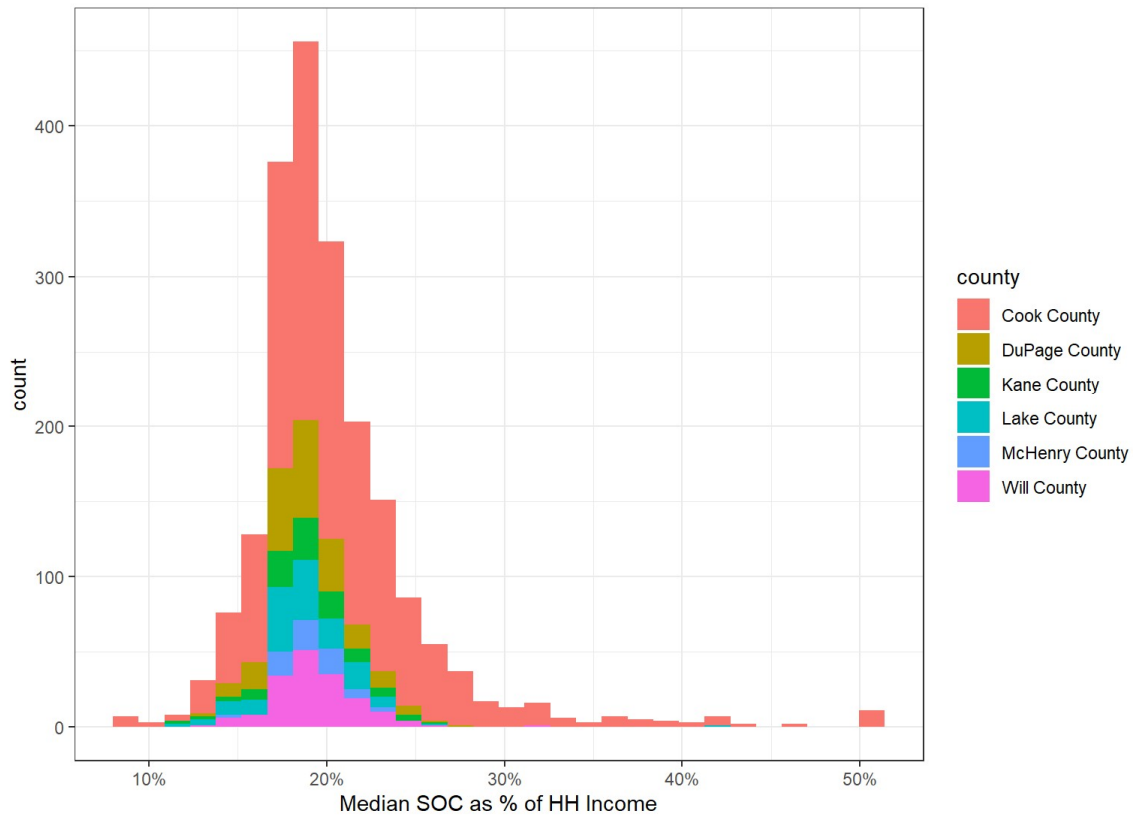
	Mean SOC	Med. SOC	Med. Tax Bill	Med. Tax Bill Share of Annual SOC
<b>Cook County</b>	\$1,776.88	\$1,625	\$5,223.42	26%
<b>DuPage County</b>	\$1,933.79	\$1,830	\$6,787.64	31%
<b>Kane County</b>	\$1,712.18	\$1,695.50	\$5,665.24	30%
<b>Lake County</b>	\$1,990.56	\$1,864	\$7,543.97	35%
<b>McHenry County</b>	\$1,723.56	\$1,733	\$6,124.88	30%
<b>Will County</b>	\$1,732.55	\$1,708.50	\$5,925.20	30%

Universe: owner-occupied housing units



## SOC & Income

Median SOC as a Pct. of HH Income by Tract



	Mean SOC Pct of HH Income	Med SOC Pct of HH Income
<b>Cook County</b>	21.03%	19.90%
<b>DuPage County</b>	18.97%	18.80%
<b>Kane County</b>	18.96%	18.70%
<b>Lake County</b>	18.70%	18.60%
<b>McHenry County</b>	19.27%	19.30%
<b>Will County</b>	19.38%	19.20%

Universe: owner-occupied housing units