

Cook County Integrated Property Tax System (IPTS) Weekly Status Report: 04/17/2026

Project Status

The Project Workstream addresses items outstanding in the project schedule upon Go-Live that are not yet live in production. This workstream tracks the status of fully unmet requirements and defects blocking new functionalities from entering production.

Agency	Functionality	Current Status	Critical	High	Medium	Low
AS	Erroneous Exemptions	<ul style="list-style-type: none"> Assessor and Tyler are working on resolving 2 defects related to data conversion. Assessor is reviewing updated mapping and export in testing environment. 2 high user acceptance testing defects blocked by completion of Erroneous Exemptions conversion. Assessor requested impact analysis on creating new records within lasWorld for Erroneous Exemptions. 	2	2	-	-
AS	Assessed by Legal (ABL)	<ul style="list-style-type: none"> Tyler provided updated conversion mapping for Assessor to review/approve on 4/15. 2 functional defects are in re-test from user acceptance testing but are blocked. 	-	1	-	1
AS	Smartfile	<ul style="list-style-type: none"> 4 defects were migrated to production environment and closed related to SmartFile Appeals filings for 2026. 3 defects related to performance/search functionality are ready for Assessor review after a SmartFile upgrade was completed on 4/17. 	-	4	4	-
TR	EWR	<ul style="list-style-type: none"> Treasurer has closed old defects and is retesting a new EWR file. Priority defects will be discussed in Project Priorities meeting. 	-	-	-	-
TR	Datalets	<ul style="list-style-type: none"> Treasurer to review and prioritize open defects. 	-	8	2	5
CL	Datalets	<ul style="list-style-type: none"> Clerk to review and prioritize open defects. 	-	3	-	-

Production Status

The Production Workstream addresses defects, scope items, and enhancements related to functionalities that are fully or partially operational in production.

Agency	Functionality	Current Status	Critical	High	Medium	Low
AS/TR	Certificate of Error (COE)	<ul style="list-style-type: none"> Treasurer is functionally able to issue singular COE refunds, but is currently excluding records with a COE from PTAB and SP refund batches due to an outstanding defect currently being actioned by Tyler and Assessor. Assessor is functionally able to use COEs, with some critical defects pertaining to the backlog of COEs to issue that need to be reviewed for confirmation of impacted set. Issuance of COE adjusted bills are blocked by penalty calculation defect on the bill. A fix is currently in Tyler development. Tyler is tasked to resolve impacted PINs for 2005-2023. 	7	4	1	1
AS/CL	PINMAP/Divisions	<ul style="list-style-type: none"> Operational in production, with defects. Changes were applied by a third party vendor for GIS and County testing is ongoing. 	1	1	-	1
TR/CL	Distributions/Finance	<ul style="list-style-type: none"> Distributions have been completed through March 31st. Treasurer and Tyler are working on a 1st Installment collection adjustment to be implemented before moving forward with distributions for April. Tyler and Treasurer continue to finalize details for external reporting on distributions. 	10	21	4	1
AS	New Property	<ul style="list-style-type: none"> Operational in production, with defects. Tyler will perform patching to production environment in effort to resolve defects on 4/17. Outstanding defect is blocking the Assessor's ability to complete the IDOR Abstract reports, so the office is using a manual workaround for 2025 calculations. 	1	1	-	-

AS	Exemptions	<ul style="list-style-type: none"> Operational in production, with defects. Critical defects are pending re-test. 	2	4	4	1
AS	Datalets	<ul style="list-style-type: none"> Operational in production, additional datalets are in progress as agreed. Agencies are prioritizing a defect for Tax Sale/PTAB notifications. Tyler provided sample notification for Tax Sale and PTAB datalet 4/15 for Assessor to review in testing environment. Treasurer COE refund status changes are pending re-test in production. 	1	6	3	1
AS	Admin	<ul style="list-style-type: none"> Operational in production, with defects. Currently deprioritized for other more critical items. 	-	-	2	1
AS	Imports/Exports	<ul style="list-style-type: none"> Operational in production, with defects. Tyler turned over defects preventing sales exports for Assessor to review and confirm functioning as expected. Assessor submitted sales report to IDOR and is awaiting further feedback. Remaining imports/exports defects are awaiting action from County vendor file for Exemptions. Anticipating testing to occur with file receipt in late April. 	-	4	1	1
AS	Omitted Assessments	<ul style="list-style-type: none"> Operational in production, with defects. Assessor has been asked to re-test the PIN with an Omitted record causing errors. One high defect has been identified related to incorrect Omitted calculation for 2025 PIN. Tyler returned the defect for re-testing 4/16. 	-	2	-	-
AS	Reports	<ul style="list-style-type: none"> Operational in production, with defects. Report-related defects are in various states of actioning, with a focus on the IDOR Abstract reports for 2026 reporting purposes (tentative & final). 	2	4	2	1

		<ul style="list-style-type: none"> AA106 New Property report is blocked from completion until New Property calculation defect is resolved. 				
AS	Sales	<ul style="list-style-type: none"> Operational in production, with defects. 	-	-	1	1
AS	Uniformity Grid	<ul style="list-style-type: none"> Operational in production, with defect. The outstanding defect is in pending retest with the Assessor. 	-	-	1	-
AS	Valuations	<ul style="list-style-type: none"> Operational in production, with defects. Tyler provided a root cause analysis of open defects for Assessor review. 	-	2	-	-
AS	Workflow	<ul style="list-style-type: none"> Operational in production, with defects. Tyler demonstrated case-based workflow to County, turned over for County re-testing. Workflow defects have been resolved and put into monitoring status, pending confirmation from the Assessor. Active defects will be reviewed and closed when workflow need meets operational schedule. 	-	1	-	1
TR	Adjustments	<ul style="list-style-type: none"> Operational in production, with defects. Treasurer to retest 3 bankruptcy related defects after Tyler made updates to the bankruptcy alert logic. 	3	6	3	-
TR	Collections/ Cashiering	<ul style="list-style-type: none"> Operational in production, with defects. Treasurer is experiencing occasional issues preventing cashiers from accepting payments and reporting to Tyler for resolution and root cause investigation. Treasurer/Tyler are prioritizing balancing issues with the TX103 that are having downstream impacts on other collections reports. 	12	15	9	1
TR	Data/IT	<ul style="list-style-type: none"> Treasurer has identified several issues with payments/refunds posting on the incorrect installment that Tyler is working to resolve. The 2023 Property Master is not yet operational in production; the Treasurer is using an export from MIS. Remaining defects are largely due to underlying data and payment posting issues. Most Payment Master defects have been resolved and are pending Treasurer retest to confirm. 	22	6	5	-

TR	Tax Bills	<ul style="list-style-type: none"> • 2025 1st Installment bills were successfully sent and Treasurer is beginning to accept payments. • Of the ~8,500 PINs that were excluded from the initial 2024 2nd Installment, ~50% have been sent out. The remainder are being addressed by Treasurer and Tyler. • Excluded specialty tax bills (Omitted, Air Pollution, Railroad) for 2024 2nd installment are being reviewed by Tyler and the Treasurer. 	46	3	7	2
TR	Refunds	<ul style="list-style-type: none"> • Operational in production, with defects. Treasurer is issuing refunds in small batches in iasWorld for most refund types. Treasurer is unable to process large batches due to the large number of underlying data issues that require them to check each refund individually before issuing. • Duplicate and Overpayment: DO refunds are functioning in small batches but larger groups are currently blocked until converted DO refund data is split into tax, penalty, and interest. Treasurer/Tyler are also resolving issues with DO refunds posting to the incorrect installment. • Property Tax Appeal Board: Refunds are being issued in small batches while Treasurer continues to resolve data issues. • Specific Objections: Refunds are being issued in small batches while Treasurer continues to resolve data issues. • Transfer: Functioning as expected. • Sale in Error: Blocked until Clerk can issue certifications in production. 	45	19	2	-
CL	Bonds	<ul style="list-style-type: none"> • Operational in production, with defects. • Clerk tested workaround for new bond assignment defect and is waiting for Tyler to push it into Production in an upcoming patch. 	-	4	1	-
CL	Referenda	<ul style="list-style-type: none"> • Operational in production. 	-	-	-	-
CL	Levy	<ul style="list-style-type: none"> • Operational in production. 	-	-	-	-
CL	Tax Rate Calculation (TRC)	<ul style="list-style-type: none"> • Operational in production, with defects. 	-	3	1	-

CL	Abatements	<ul style="list-style-type: none"> Operational in production, with defects. 	-	1	1	-
CL	TIF	<ul style="list-style-type: none"> Operational in production, with defects. Tyler and the Clerk will discuss the process for loading TIFs into the system as part of extension prep. 	-	-	1	-
CL	Agency Management	<ul style="list-style-type: none"> Operational in production, with defects. 	-	1	-	-
AS	Enhancements	<ul style="list-style-type: none"> Assessor enhancements are to be reviewed and prioritized. Tyler to research the ability to edit case numbers to improve Assessor staff efficiency. There are currently 5 appeals filings to update for 2026 in progress. 	-	6	1	-
TR	Enhancements	<ul style="list-style-type: none"> Treasurer enhancements to be reviewed and prioritized. 	7	-	29	11
CL	Enhancements	<ul style="list-style-type: none"> Extension enhancements to be reviewed and prioritized. 	-	28	16	4

Clerk Redemptions Status

The Clerk Redemptions Workstream tracks all activities required in order for redemptions functionality to go live in production. Workstream activities include validation of blackout period and converted data, redemptions artifact testing, and functionality testing for other scope areas required for go-live. Defects associated with converted data validation are captured as part of the respective functionality ex. EJR, EOR.

Sale Type	Current Status	Critical	High	Medium	Low
Annual Sale	<ul style="list-style-type: none"> Clerk is working through the validation of data that was modified during black out period and simultaneously validating data that was converted at the original cut off date. Clerk also began testing and validating the functionality of necessary redemptions artifacts including the Recommended Order Form, Certificate of Payment, Estimate of Redemption, Judgement Record Report, and Open Item Bill. Clerk also resumed Cashier I/II testing in Stage environment now that most recent patch updated the environment as needed. 	-	94	3	-
Forfeiture Sale	<ul style="list-style-type: none"> Artifact testing with Forfeiture Sale PINs is in progress. Currently working with BOT to obtain the requested data break down for forfeiture sales, the next meeting will be set for the week of 4/20. 	-	17	-	-
Scavenger Sale	<ul style="list-style-type: none"> Blocked by Annual and Forfeiture Sale testing. Tyler loaded Scavenger Sale data into iasWorld during the weekend of April 10 and is completing validation. The Clerk has begun validating an initial subset of Scavenger Sale PINs in the EJR and other artifacts. 	-	5	-	1

Functionality	Current Status	Critical	High	Medium	Low
Blackout Data Validation	<ul style="list-style-type: none"> Clerk has passed black out data validation for Extended Last Day to Redeem, Deeds, Fees, and Payout Payments. Clerk continues to work with Tyler on defects associated with Redemption Payments and Subtaxes. 	-	5	-	-

Electronic Judgement Record (EJR)	<ul style="list-style-type: none"> • Clerk continues to report and review defects associated with converted data in the EJR for General Active Sales and Forfeiture Sales. This includes Omitted and Special Assessment PINs. • Clerk and Tyler continue to work through outstanding EJR defects according to agreed priority. 	-	44	-	-
Recommended Order Form (ROF)	<ul style="list-style-type: none"> • For General Active PINs, Clerk is validating that the data appears as expected in the ROF. Clerk tested a subset of PINs and 80% have passed validation. • For Omitted and Special Assessment, Clerk has tested subset of PINs and 50% have passed validation. • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	11	-	-
Judgement Record Report (JRR)	<ul style="list-style-type: none"> • For General Active PINs, Clerk is validating that the data appears as expected in the JRR. Clerk tested a subset of PINs and 100% have passed validation. • For Omitted and Special Assessment, Clerk has tested subset of PINs and 70% have passed validation. • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	15	1	-
Estimate of Redemption (EOR)	<ul style="list-style-type: none"> • For General Active PINs, Clerk is validating that the data appears as expected in the EOR. Clerk tested a subset of PINs and 100% have passed validation. • For Omitted and Special Assessment, Clerk has tested subset of PINs and 80% have passed validation. • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	16	-	1
Certificate of Payment (COP)	<ul style="list-style-type: none"> • For General Active PINs, Clerk is validating that the data appears as expected in the COP. Clerk tested a subset of PINs and 80% have passed validation. • For Omitted and Special Assessment, Clerk has tested subset of PINs and 60% have passed validation. • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	10	1	-

Forfeiture Bill	<ul style="list-style-type: none"> Blocked by research needed in conjunction with BOT and Tyler on forfeiture sale data breakdown. 	-	8	-	-
Open Item Bill	<ul style="list-style-type: none"> For General Active PINs, Clerk is validating that the data appears as expected in the Open Item Bills. Clerk tested a subset of PINs and 100% have passed validation. For Omitted and Special Assessment, Clerk is validating that the data appears as expected in Open Item Bill and reporting any defects to Tyler. Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	5	1	-
Override	<ul style="list-style-type: none"> Clerk is approving override PINs by 4/17 and will begin testing week of 4/20. 	-	2	-	-
Cashier I/II	<ul style="list-style-type: none"> Tyler completed an update of a lower testing environment to enable Clerk testing of priority Cashier functionality. Clerk reviewed user guide and test scripts with Tyler on 4/17 and is targeting to complete testing and reporting of defects by 4/22. 	-	-	-	-

*Subsequent tax related defects are tracked across many functionality groups; there are currently 19 total active defects.

Acronyms:

ABL – Assessed by Legal
AS – Assessor
CL – Clerk
COE – Certificate of Error
COP – Certificate of Payment
DO – Duplicate & Overpayment
EAV – Equalized Assessed Value
EJR – Electronic Judgement Record
EOR – Estimate of Redemption
EWR – Electronic Warrant Record

IDOR -- Illinois Department of Revenue
HIE – Home Improvement Exempt
JRR – Judgement Record Report
PTAB – Property Tax Appeal Board
ROF – Recommended Order Form
SP – Specific Objections
SIE – Sale In Error
TR – Treasurer
TRC – Tax Rate Calculation