

Cook County Integrated Property Tax System (IPTS) Weekly Status Report: 04/24/2026

The Integrated Property Tax System workload is divided between three core workstreams:

- **Production (Assessor, Treasurer, Clerk Extensions):** The Production Workstream addresses defects, scope items, and enhancements related to functionalities that are fully or partially operational in production. “Production,” in this context, means the current, live version of the system that County employees use on a day-to-day basis, as opposed to other environments used only for testing.
- **Project (Assessor, Treasurer, Clerk Extensions):** 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.
- **Clerk Redemptions:** 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.

Status by Scope Area

Scope Area	Status	Details
Overall	R ↑	<p>Production: The majority of Assessor, Treasurer, and Clerk Extensions functionality is operational in production, though there are outstanding defects that are being actioned according to agreed priority.</p> <ul style="list-style-type: none"> • IDOR Reports: The latest report for New Property will need to be re-tested once Assessor validates data changes post CAB execution in production. All other reports were previously validated and signed off, however, when the Assessor re-ran remaining tentative reports for validation, data did not remain static as expected. Assessor is currently using a workaround for the New Property component of abstract reports. • Tax Extension: The Clerk is beginning preparations for the upcoming extension and reviewing the process with Tyler and the Treasurer. The Clerk is currently unblocked for proceeding with the necessary tax extension preparatory activities. • Tax Bills: There are lingering issues outstanding with a subset of 2024 2nd Installment tax bills that were initially excluded from mailing, details are provided below: <ul style="list-style-type: none"> ○ 8,561 Excluded PINs from 2024 2nd Installment <ul style="list-style-type: none"> ▪ 2024 2nd Installment Bills <ul style="list-style-type: none"> • Mailed: 5,719 (67%) • In Treasurer Review: 0 (0%) • With Tyler: 2,842 (33%) ▪ 2025 1st Installment Bills (dependent on 2024 2nd installment bills) <ul style="list-style-type: none"> • Mailed: 0 (0%) • In Treasurer Review: 0 (0%) • With Tyler: 8,561 (100%) ○ 1,272 Outstanding 2024 Specialty Tax Bills <ul style="list-style-type: none"> ▪ Air Pollution: 43 outstanding ▪ Omitted: 1,196 outstanding ▪ Railroad: 33 outstanding ○ 1,878 Outstanding 2025 Specialty Tax Bills <ul style="list-style-type: none"> ▪ Air Pollution: 0 outstanding ▪ Omitted: 1,845 outstanding ▪ Railroad: 33 outstanding

		<ul style="list-style-type: none"> • Distributions: Distributions have been completed through March 31, 2026. The Treasurer and Tyler are working to complete a collection adjustment before moving forward with distributing funds received in April 2026. Distributions from collections received during the blackout period (June 1, 2025 – November 13, 2025) are being addressed in accordance with Treasurer priorities. • Refunds: The process of issuing refunds via batch is still blocked due to underlying defects with impacts across multiple refund types. Tyler and the agencies continue to prioritize resolving underlying defects and increase quality of data in the system to clear the path for batch issuance of refunds. Additional details by refund type are provided in subsequent production section, but some critical details are provided below. <ul style="list-style-type: none"> ○ Certificate of Error: Currently the project team is working through a block related to the underlying information needed to complete refunds that have outstanding exemptions on them if there is a PTAB / SPO decision (the current # of these PINs is 92 but more may be entered in the future). ○ Sale in Error: Underlying concerns with the tax sale data and the agreed process are contributing to delays. Treasurer and Clerk are discussing an updated process that will streamline the issuing of Sale in Error refunds in iasWorld. ○ Outstanding Refunds: 91,587 (\$206,070,750) total refunds outstanding <ul style="list-style-type: none"> ▪ PTAB: 53,629 ▪ Duplicate and Overpayment: 6,985 ▪ Specific Objections: 9,319 ▪ COE: 18,241 ▪ SIE: 3,413 ▪ Transfer: 834
		<p>Project: Project Workstream scope items will be reviewed and prioritized in the Project Priorities meeting on April 23, 2026. Remaining priority project items include Electronic Warrant Record and Datalets.</p>
		<p>Redemptions: On April 6, 2026 the Clerk Redemptions workstream agreed to a project plan with a target Go Live Date of mid-May. Since then, the workstream has missed several key deadlines, putting the May 2026 Go-Live at significant risk. Critical blockers tie to underlying data concerns, specifically how data is broken out across penalties/fees and how subtax, scavenger sale and forfeiture data is captured in the iasWorld system.</p>
<p>Schedule</p>	<p>Y↓</p>	<p>Production: Activities in the Production Workstream are generally operating on schedule with critical blockers detailed above. Functionality related to the upcoming 2025 2nd installment process is operational in iasWorld with no critical blockers currently identified.</p>

		<p>Project: Project priorities and schedule will be addressed on an every-other week basis with the initial discussion scheduled for April 23, 2026.</p> <p>Redemptions: Clerk is targeting mid-May Go-Live but delays in defect resolution and retesting have contributed to missing initial key milestones.</p>
Scope	Y ↑	<p>Production: Production scope is agreed upon. Enhancement requests and new scope items will be prioritized in accordance with agency and Tyler agreement.</p>
		<p>Project: Project scope areas and defects will be reviewed and prioritized in the upcoming Project Priority Meeting.</p>
		<p>Redemptions: On April 6, 2026, the redemptions team agreed upon project plan for upcoming Go Live on. Enhancements and other items will be addressed according to priority after Go Live.</p>
Environments	G	<ul style="list-style-type: none"> • All environments operational and on the below listed versions. • Production is patched to 2024.1.82.1 • COUNTY_TEST patched to 2024.1.82.1 - Assessor Testing • COUNTY_STAGE patched to 2024.1.82.1 - Treasurer and Clerk Testing
Budget	G	<p>Project budget is on schedule. Tyler submitted Deliverable Acceptance documents to the County and those documents are under review.</p>
Risks and Issues	Y ↑	<p>Production: Critical outstanding Production Risks and Issues include:</p> <ul style="list-style-type: none"> • Abstract Reports to IDOR: Due to testing revisions and delays to sign-off, the Assessor will manually recalculate for 2025. An additional defect was identified which is being actioned by Tyler and the Assessor that will have potential impact on the Final IDOR report, but a manual workaround is in place in the interim. • Treasurer and Clerk ability to proceed with STEPs payments: The Treasurer is able to process STEPs payments, however the Clerk has not yet begun certifying those STEPs payments due to outstanding concerns with subsequent data. • Inability for Treasurer to process refunds in bulk: The bulk refunds process is critical for the Treasurer to process mass amounts of refunds at once. Resolving the underlying data issue and defects to enable this process is critical for the Treasurer’s ability to make measurable impact on the backlog of refunds.
		<p>Project:</p> <p>Critical Outstanding Project Risks and Issues Include:</p> <ul style="list-style-type: none"> • Upcoming Annual Tax Sale: In February, the Illinois General Assembly passed a bill delaying the upcoming Tax Sale until December 2026. However, some requirements and functionality related to the execution of the sale must be defined, developed, and tested prior to December. Given current priorities and other priorities across the program in addition to pending legislation, this timeline is at risk.

		Redemptions:
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Critical outstanding Redemptions Risks and Issues include:

- 2026 Clerk Go Live timeline concerns: There are a significant amount of outstanding defects that are contributing to the targeted Clerk Redemptions Go Live in Mid-May to be at high risk. These defects primarily relate to data and how it is broken down in the iasWorld system versus what was previously in the mainframe. Specifically, the logic related to fees, subsequent taxes, and penalties continues to be unclear, contributing to discrepancies in the data displaying versus what is expected.
- Forfeiture Sale Converted Data: Continued conversation is needed to identify the correct logic and breakdown of data related to forfeiture data. This issue spans across Forfeiture Sale, Forfeiture Bills on Annual/Omitted Sales, and Forfeiture Special Assessment data.

*Counts and details in the status report summary table are provided and/or confirmed by each agency and reflect a snapshot as of the publication date.

Production Status

Agency	Functionality	Current Status	Critical	High	Medium	Low	Completed This Week
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 92 records with a COE from PTAB and SP refund batches due to an outstanding defect currently being actioned by Tyler and Assessor. Tyler and Assessor are exploring ways to prioritize records with an outstanding refund. Assessor is functionally able to use COEs, with some critical defects pertaining to ability to print COE adjusted bills. 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. Issue logged for COE Adjusted Bills not displaying balance due; Tyler notified Assessor of ability to re-test defect on 4/21/26. 	7	4	1	1	3
AS/CL	PINMAP/Divisions	<ul style="list-style-type: none"> Operational in production 	-	-	-	-	2
TR/CL	Distributions/ Finance	<ul style="list-style-type: none"> Distributions have been completed through March 31st, 2026. 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. 	7	15	5	1	7
AS	Exemptions	<ul style="list-style-type: none"> Operational in production, with defects. Critical defects are pending re-test; no defects relate to value issues. 	2	4	4	1	1

AS	Tools	<ul style="list-style-type: none"> Operational in production, Additional datalets are in progress as agreed, focusing on Assessor views for Treasurer data 	2	7	5	4	1
AS	Reports	<ul style="list-style-type: none"> Operational in production, with defects. The Assessor recently identified an issue where Abstract reports do not remain static post-certification; Tyler reviewing for a solution. AA106 New Property report is pending Assessor review 	3	9	1	4	
AS	SmartFile	<ul style="list-style-type: none"> Operational in production, with minor defects related to performance. Additional (multiple) PIN entry issues identified for appeals filings; root cause is a bug that will require upgrade to next SmartFile release (release date: 4/24/26). Server restarts need resolved with previous SmartFile upgrade (4/17/26). Monitoring prior to closure. 	-	4	3	1	7
AS	Valuations/Legal	<ul style="list-style-type: none"> Operational in production, with defects 2 critical defects, pertaining to New Property are being validated for closure by Assessor's Office. 	2	6	2	1	2
TR	Adjustments	<ul style="list-style-type: none"> Operational in production, with defects. Treasurer continuing to work on a resolution to one outstanding bankruptcy defect. 	3	4	3	-	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. 	13	14	10	1	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 the mainframe. 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. 	23	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 and 2025 1st installment are being reviewed by Tyler and the Treasurer. 	49	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. 	41	22	2	-	9

		<ul style="list-style-type: none"> 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: The Treasurer and Clerk's Offices are preparing to begin SIE refunds when the Clerk goes live. 					
CL	Bonds	<ul style="list-style-type: none"> Operational in production, with defects. 	-	3	1	-	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. The Clerk, Tyler, and Treasurer are working together to update the 1st Installment bill amount calculation to incorporate abatements and have the correct amount for the upcoming 2nd Installment bills. 	-	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 turned over functionality for ability to edit case numbers to improve Assessor staff efficiency. 	-	3	1	-	
TR	Enhancements	<ul style="list-style-type: none"> Treasurer enhancements to be reviewed and prioritized. 	7	-	28	11	-

CL	Enhancements	<ul style="list-style-type: none">• Extension enhancements to be reviewed and prioritized.	-	30	16	4	-
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Project Status

Agency	Functionality	Current Status	Critical	High	Medium	Low	Completed This Week
AS	Erroneous Exemptions	<ul style="list-style-type: none"> Assessor and Tyler are working on resolving 2 defects related to data conversion. Tyler providing updated template for Assessor data review. 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"> Assessor actively reviewing data conversion for ABL data. 2 functional defects are in re-test from user acceptance testing but are blocked. 	-	2	-	1	
AS	Smartfile	<ul style="list-style-type: none"> All three defects in pending re-test status or to be prioritized by Assessor's Office 	-	1	2	-	
TR	EWR	<ul style="list-style-type: none"> Treasurer has closed old defects to clean up the backlog and is retesting a new EWR file. Priority defects will be logged and discussed in Project Priorities meeting on 4/23/26. 	-	-	-	-	23
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	-	-	-

Clerk Redemptions Status

Sale Type	Current Status	Critical	High	Medium	Low	Completed This Week
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. 	-	93	3	-	8
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. 	-	16	-	-	1
Scavenger Sale	<ul style="list-style-type: none"> Blocked by Annual and Forfeiture Sale testing. Tyler loaded Scavenger Sale data into Stage during the weekend of 4/10/26 for Clerk to validate. Clerk has begun validating an initial subset of Scavenger Sale PINs in the EJR and other artifacts. 	-	6	-	1	-

Functionality	Current Status	Critical	High	Medium	Low	Completed This Week
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. 	-	3	-	-	2

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. 	-	48	-	-	3
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 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. 	-	11	-	-	2
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 80% have passed validation. • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	16	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. 	-	15	-	1	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 100% have passed validation. 	-	9	1	-	1

	<ul style="list-style-type: none"> • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 					
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 has begun testing of selected PINs. 	-	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 4/17/26 and is targeting to complete testing and reporting of defects by 4/24/26. 	-	-	-	-	-

*Subsequent tax related defects are tracked across many functionality groups; there are currently 16 total active defects. 2 subtax defects closed since the last report.

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

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

EOR – Estimate of Redemption
EWR – Electronic Warrant Record

TRC – Tax Rate Calculation

Defect Status Definitions:

Critical: Critical defects are issues that are blocking agencies from completing routine or high priority tasks for which no feasible workaround exists.

High: High priority defects significantly impair key functionality or business processes but does not completely halt system operation; workarounds may exist but are not sustainable.

Medium: A defect that affects non-critical functionality or causes errors with little operational impact; acceptable workarounds are available.

Low: A minor defect that does not impact functionality or immediate business operations.