

Cook County Integrated Property Tax System (IPTS) Weekly Status Report: 05/22/2026

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.

Definitions:

Acronyms:

ABL – Assessed by Legal

AS – Assessor

ASMT – First Installment Greater Than Refund

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

Defect Status:

- 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.

Scope Area Status:

- Green: On Track
- Yellow: At Risk/Needs Attention
- Red: Off Track/Critical
- Up Arrow (↑): Trending upward or decreasing in risk level
- Down Arrow (↓): Trending downward or increasing in risk level
- No Arrow: No change since last report

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 failed its latest retest. Assessor confirmed a clearing of PINs containing incentives data. This action was executed, however, another round of clearing will need to be addressed once BOR completes its pass. This does not block abstract submittal, as New Property pertains to the tentative abstract only. 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. Tyler has applied a potential fix to one of the reports in question (AA126 Abstract Report) which was approved by the Assessor. Tyler is in progress on implementing that requirement for the remainder of the abstract reports. This change will not impact creation and delivery of Final 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"> ○ 8,560 Excluded PINs from 2024 2nd Installment <ul style="list-style-type: none"> ▪ 2024 2nd Installment Bills <ul style="list-style-type: none"> • Mailed: 6,103 (71%) • In Treasurer Review: 0 (0%) • With Tyler: 2,457 (29%) ▪ 2025 1st Installment Bills (dependent on 2024 2nd installment bills) <ul style="list-style-type: none"> • Mailed: 3,897 (46%) • In Treasurer Review: 0 (0%) • With Tyler: 4,663 (54%) ○ 1,272 Excluded 2024 Specialty Tax Bills <ul style="list-style-type: none"> ▪ Air Pollution: 43 sent/0 outstanding ▪ Omitted: 1,196 outstanding ▪ Railroad: 33 outstanding

- 1,878 Excluded 2025 Specialty Tax Bills
 - Omitted: 1,845 outstanding
 - Railroad: 33 outstanding
- Distributions: Distributions have been completed through April 1, 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 limited 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.
 - 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 / SP decision. The Assessor and Treasurer are exploring ways to manually complete these refunds while a larger fix is in progress.
 - Sale in Error: The Treasurer is testing the process to issue Sale in Error refunds with the first few sales in error that have been certified by the Clerk.
 - Total Dollar Amounts Refunded through Tyler since Go Live: \$73,749,169 (+\$3,436,068)
 - PTAB: \$23,027,828 (+\$1,367,339)
 - Duplicate and Overpayment: \$3,486,980 (+\$163,949)
 - Specific Objections: \$22,139,441 (+\$1,071,078)
 - COE: \$24,816,942 (+\$728,776)
 - ASMT: \$277,977 (+\$104,927)
 - IDOR: \$240,424 (+\$0)
 - Total Refunds Issued through Tyler since Go Live: 27,765 (+1,618)
 - PTAB: 5,347 (+1,208)
 - Duplicate and Overpayment: 1,056 (+31)
 - Specific Objections: 3,819 (+195)
 - COE: 17,508 (+168)
 - ASMT: 35 (+16)
 - IDOR: 4 (+0)

		<ul style="list-style-type: none"> *The numbers within the parentheses indicate how many more refund dollars (+\$\$) and refunds (+##) have been issued since last week's report.
		<p>Project: Project Workstream scope items were reviewed and prioritized in the Project Priorities meeting on May 7, 2026. Agencies continue to review and prioritize outstanding datalets. Tyler is planning to provide a datalets guide that provides details on all the datalets available in the system for County review. The Treasurer is also beginning to retest the EWR, prioritizing the extracts most critical for the Clerk Redemptions team.</p>
		<p>Redemptions: The Clerk team met to discuss plans for Go Live on May 11, 2026 and have pushed the target Go Live date from mid-May to mid-June. Progress has been made on locating some of the data needed for forfeiture sales and sales in error, however, there are additional manual data entry needs that need to be completed before additional blackout data files can be loaded.</p>
Schedule	R↓	<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 next discussion scheduled for May 28, 2026.</p>
		<p>Redemptions: Clerk was targeting mid-May Go Live but delays in defect resolution and retesting have contributed to missing initial key milestones. The Clerk has pushed the target date to mid-June.</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 continue to be reviewed and prioritized in the every-other-week Project Priorities Meeting.</p>
		<p>Redemptions: On May 15, 2026, the redemptions team agreed to a revised project plan for upcoming Go Live. 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	Project budget is on schedule. Tyler submitted Deliverable Acceptance documents to the County and those documents are under review.
	Y	Production: Critical outstanding Production Risks and Issues include:

Risks and Issues		<ul style="list-style-type: none"> • Abstract Reports to IDOR: Due to testing revisions and delays to sign-off, the Assessor has manually recalculated 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. This solution is being actively re-tested by the Assessor. • 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: 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. The Treasurer is beginning to test some tax sale functionality in STAGE and beginning preparations in production.
		<p>Redemptions: Critical outstanding Redemptions Risks and Issues include:</p> <ul style="list-style-type: none"> • 2026 Clerk Go Live timeline concerns: There are a significant amount of outstanding defects and tasks that are contributing to the updated target Clerk Redemptions Go Live in mid-June to be at risk. While progress has been made locating some of the data needed from the mainframe, the Clerk continues to find defects and must complete additional manual data entry with limited time and resources. • Forfeiture Sale Converted Data: BOT has provided forfeiture special assessment data and is looking to provide detailed forfeiture sale data soon. Clerk and BOT are continuing to work on next steps for outstanding VTS/SIE 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 small groups of 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. Tyler and Assessor are exploring ways to prioritize records with an outstanding refund. Assessor is functionally able to process COEs, but, is unable to print COE adjusted bills due to outstanding defects. The Treasurer re-tested the latest bills for penalty calculation, which failed. Tyler is reviewing for a solution. 	7	4	1	1	-
AS/CL	PINMAP/Divisions	<ul style="list-style-type: none"> Operational in production. The Clerk has completed testing of the second PINMAP interface and is working with BOT to transfer the updates into production. One defect pertaining to PINMAP Interface has been re-opened due to scheduler issues. One defect pertaining to updates to mailing addresses fed to PINMAP is undergoing testing with Tyler team. 	-	2	-	-	-
TR/CL	Distributions/ Finance	<ul style="list-style-type: none"> Distributions have been completed through April 1, 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. 	6	15	5	1	-
AS	Exemptions	<ul style="list-style-type: none"> Operational in production, with defects. 	1	3	3	1	-

		<ul style="list-style-type: none"> Remaining critical defects are pending re-test; no defects relate to value issues. 					
AS	Tools	<ul style="list-style-type: none"> Operational in production, with defects. Additional datalets have been reviewed and approved by Assessor, with Treasurer/Clerk review requested of agency shared datalets. 	1	9	5	1	4
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 turned over solution for one of the reports (Abstract Report -AA126) for retesting. If successful, fix will be applied to all reports. Assessor actively validating in testing environment. Will not impact creation and delivery of Final abstract reports. AA106 New Property report is blocked by PIN clearout for PINs with exemptions. 	3	8	1	2	1
AS	SmartFile	<ul style="list-style-type: none"> Operational in production, with minor defect related to user access privileges. 	-	-	1	-	1
AS	Valuations/Legal	<ul style="list-style-type: none"> Operational in production, with defects. 3 critical defects pertaining to New Property are blocked by addressing PINs with incentives needing cleared. Tyler addressed clearing, but will need to execute another round of incentives clearing when BOR pass is complete. A critical defect pertaining to partial exemptions applied to a subset of PINs was resolved for 2025 and is pending Tyler confirmation for 2024. 	4	4	3	1	2
TR	Adjustments	<ul style="list-style-type: none"> Operational in production, with defects. 	5	3	3	-	-
TR	Collections/ Cashiering	<ul style="list-style-type: none"> Operational in production, with defects. Treasurer is experiencing occasional issues preventing cashiers 	16	15	8	1	3

		<p>from accepting payments and reporting to Tyler for resolution and root cause investigation.</p> <ul style="list-style-type: none"> • Treasurer/Tyler are prioritizing balancing issues with the TX103 that are having downstream impacts on other collections reports. 					
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. The Treasurer's team has retested and logged new defects for Tyler's review. • Most Payment Master defects have been resolved; one is awaiting Treasurer retest to confirm. 	20	4	4	-	1
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, ~70% have been sent out. The Treasurer is reviewing approximately 700 more; another file was provided by Tyler but failed to load for Treasurer review. • Excluded specialty tax bills (Omitted and Railroad) for 2024 2nd installment and 2025 1st installment are being reviewed by Tyler and the Treasurer. 	26	2	7	-	20
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. 	43	11	1	-	7

		<ul style="list-style-type: none"> • 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. • 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 beginning to certify SIEs and issue refunds. 					
CL	Bonds	<ul style="list-style-type: none"> • Operational in production, with defects. 	-	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. 	-	4	1	-	-
CL	Abatements	<ul style="list-style-type: none"> • Operational in production, with defects. • The Treasurer and Tyler have determined how the 2025 1st Installment bills will be issued for PINs with abatements. The Treasurer is reviewing the bill file and preparing to send these bills out with an explanatory letter. 	-	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. 	-	5	25	12	1
CL	Enhancements	<ul style="list-style-type: none"> Extension enhancements to be reviewed and prioritized. 	-	30	16	4	-

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 and awaiting an Assessor recut file. 2 high priority defects are blocked by completion of Erroneous Exemptions conversion. 	2	2	-	-	-
AS	Assessed by Legal (ABL)	<ul style="list-style-type: none"> Tyler returned feedback on data discrepancies with ABL file. Assessor is reviewing. 2 functional defects are in re-test from user acceptance testing but are blocked by data conversion. 	-	2	-	1	-
AS	Smartfile	<ul style="list-style-type: none"> Operational in production with minor defects. One defect is pending re-test, to be prioritized accordingly by Assessor's Office. One defect logged relating to Incentives filing error; pending re-test. 	-	-	2	-	-
TR	EWR	<ul style="list-style-type: none"> The Treasurer is retesting the EWR and logging defects as identified. To support Go Live for Clerk Redemptions, Treasurer will prioritize the extracts that are highest priority for the Clerk. 	-	-	-	-	-
TR	Datalets	<ul style="list-style-type: none"> Treasurer to review and prioritize open defects. 	-	7	1	1	7
CL	Datalets	<ul style="list-style-type: none"> Clerk to review and prioritize open defects. 	-	6	-	-	-
TR	Tax Sale	<ul style="list-style-type: none"> The Treasurer and Tyler began testing activities for the Tax Sale on Tuesday 5/19. There are 9 reports that the Treasurer will test in STAGE while simultaneously working to ensure the data required for the sale is ready to go in production. 	-	-	-	-	-

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 resumed Cashier I/II testing in Stage environment and is working through business process and defects. 	-	102	3	-	9
Forfeiture Sale	<ul style="list-style-type: none"> Artifact testing for Forfeiture Sale PINs was delayed due to needing forfeiture date broken down for penalty and fees. BOT provided data for Forfeiture Special Assessment and Clerk is currently reviewing. BOT is now working on Forfeiture data files and researching the ability to obtain VTS/SIE processed during the May-November timeframe in MIS. Further discussion will be needed between Clerk and Tyler to complete the indemnity fee logic requirements. 	-	18	-	-	-
Scavenger Sale	<ul style="list-style-type: none"> Blocked until the forfeiture data can be correctly broken out. Clerk has begun validating an initial subset of Scavenger Sale PINs in the EJR and other artifacts. 	-	8	-	1	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, Payout Information and Redemption Payments. Clerk continues to work with Tyler on defects associated with Subtaxes. 	-	3	-	-	-

	<ul style="list-style-type: none"> • Clerk is also working on payment and payout files leading up to 5/15, to give to Tyler for another data load. • In order for next load of payment, payout, and deed files to go into iasWorld Clerk must manually enter and be up to date on fees, subtaxes, and extended last day to redeem. 					
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. This includes Omitted and Special Assessment PINs. • Clerk and Tyler continue to work through outstanding EJR defects according to agreed priority. 	-	54	-	-	7
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 reported defects for scavenger data not appearing correctly in ROF. • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	10	-	-	1
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	-	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. 	-	15	-	1	-

	<ul style="list-style-type: none"> • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 					
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. • Clerk and Tyler continue to work through outstanding defects according to agreed priority. 	-	9	1	-	-
Forfeiture Bill	<ul style="list-style-type: none"> • BOT is currently working on extracting breakout needed for penalty and fees, this will be needed prior to correcting the bills. • Clerk and Tyler will need to discuss next steps for indemnity fee calculation; this is the only fee that cannot be extracted from MIS. 	-	9	-	-	-
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 continuing to test selected PINs and is working with Tyler to resolve defects reported. Another override walkthrough is being scheduled the week of 5/25, to discuss questions Clerk has on the process and minimized user error when testing. 	-	2	-	-	1
Cashier I/II	<ul style="list-style-type: none"> • Clerk is completing Cashier testing and reporting defects. Immediate discussion is needed around partial payments and multiple payments being ingested into iasWorld. System Innovators is also reviewing the spec changes needed for R being sent along with the receipt number to iasWorld. Additionally, working with 	-	2	-	-	-

	System Innovators to ensure readiness in preparation for Go Live schedule.					
Delinquency Interface and Public Terminal	<ul style="list-style-type: none"> • Tyler provided Clerk with the delinquency report and steps to access it. Meeting set up on 5/26, to discuss with Clerk IT next steps. • Clerk is testing the public terminal tax sale information datalet. 	-	-	-	-	-

*Subsequent tax related defects are tracked across many functionality groups; there are currently 17 total active defects. 2 subtax defects have been closed since the last report.