Cook County Integrated Property Tax System (IPTS) Weekly Status Report: 06/26/2026

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

<table>
<tr><th>Scope Area</th><th>Status</th><th>Details</th></tr>
<tr><td>Overall</td><td>R</td><td>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.

Tax Extension: The Clerk is beginning preparations for the upcoming extension and reviewing the process with Tyler and the Treasurer. The Clerk is proceeding with preparation, but identified a few defects that Tyler is working on resolving.
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:

8,560 Excluded PINs from 2024 2nd Installment

2024 2nd Installment Bills

Mailed: 6,284 (73%)
In Treasurer Review: 501 (6%)
With Tyler: 1,775 (21%)

2025 1st Installment Bills (dependent on 2024 2nd installment bills)

Mailed: 3,897 (46%)
In Treasurer Review: 0 (0%)
With Tyler: 4,663 (54%)

1,272 Excluded 2024 Specialty Tax Bills

Air Pollution: 43 sent/0 outstanding
Omitted: 1,196 outstanding
Railroad: 33 sent/0 outstanding

1,878 Excluded 2025 Specialty Tax Bills

Omitted: 1,845 outstanding
Railroad: 33 sent/0 outstanding

Distributions: Distributions have been completed through April 7, 2026. The Treasurer and Tyler are working to resolve errors preventing external distributions reporting. Distributions from collections received during the blackout period (June 1, 2025 – November 13, 2025) will be 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
</td></tr>
</table>

		quality of data in the system to clear the path for batch issuance of refunds. Additional details by refund type are provided in the 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. ○ 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. Upon initial processing, defects were identified blocking the issuance of the sale in error refunds. ○ Total Dollar Amounts Refunded through Tyler since Go Live*: $112,328,507.88 (+$20,312,658.23) ▪ PTAB: $35,116,922.22 (+$6,215,599.57) ▪ Duplicate and Overpayment: $4,464,147.08 (+$382,521.94) ▪ Specific Objections: $40,361,379.70 (+$12,618,378.26) ▪ COE: $32,386,058.88 (+$1,096,158.46) ○ Outstanding Refunds: 72,652 total refunds outstanding (-4,569)* ▪ PTAB: 49,535 (-2,141) ▪ Duplicate and Overpayment: 5,125 (-631) ▪ Specific Objections: 8,471 (-1,797) ▪ COE: 5,531 (-0) ▪ SIE: 3,990 (-0) • **The numbers within the parentheses indicate how many more refund dollars (+$$) and how many additional (+##) or fewer (-##) refunds are outstanding for each type since last week's report.*
		Redemptions: The Clerk team conducted a Go/No Go discussion on June 5, 2026, resulting in a "No Go" due to the number of outstanding defects across various functional areas and outstanding technical and data dependencies. Critical issues and technical dependencies blocking Go Live include: • Outstanding Legacy Data that needs to be converted and validated (Forfeiture, Special Assessments, VTS/SIE) • Manual Input of Fees and STEPs Payments into iasWorld (Complete) • Upload of remaining data from the blackout period and subsequent validation • Ability to direct Cashier system to iasWorld Production

Schedule	**R↓**	**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. **Project**: Project priorities and schedule will be addressed on an every-other-week basis with the next discussion scheduled for July 2, 2026. **Redemptions**: Clerk provided a "No Go" decision at the Go/No Go discussion on June 5, 2026. A new schedule for Go Live will be established once a timeline for the completion of outstanding technical dependencies has been identified.
Scope	**Y**	**Production**: Production scope is agreed upon. Enhancement requests and new scope items will be prioritized in accordance with agency and Tyler agreement. **Project**: Project scope areas and defects will continue to be reviewed and prioritized in the every-other-week Project Priorities Meeting. **Redemptions**: On May 15, 2026, the redemptions team agreed to a revised project plan for upcoming Go Live. On June 5th, the Clerk provided a No Go decision. As a result, the team will be looking at the outstanding scope and developing mitigations for eventual Go Live. Enhancements and other items will be addressed according to priority after Go Live.
Environments	**G**	• All environments operational and on the below listed versions. • Production is patched to 2024.1.85.2 • COUNTY_TEST patched to 2024.1.85.2- Assessor Testing • COUNTY_STAGE patched to 2024.1.85.2- 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.
Risks and Issues	**Y**	**Production:** Critical outstanding Production Risks and Issues include: • New Property calculations for 2025: The Assessor's Office identified that 2025 New Property calculations are not recalculating correctly despite prior fixes and multiple executions of the calculation job (CA405). Records impacted by Board decisions continue to show incorrect values until users manually validate the record and then separately validate it in ASMT. This was previously reported as a defect and was believed to have been resolved. The team agreed this issue is now a critical priority. Tyler has identified the issue and is working with Assessor's Office on the impacted set for correction. The overarching issue that was identified with a job script will be corrected with an upcoming patch.

- Inability to report on distributions: While funds have been distributed through April 7, 2026, the Treasurer has not been able to provide expected reports to the receiving agencies. The Treasurer and Tyler are working through each of the report extracts required for this reporting and are preparing the first extract (reporting at the bond level) for upload to the Taxing Agency Extranet.
- 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 defects to enable this process will facilitate the Treasurer's ability to make measurable impact on the backlog of refunds. After the Assessor completed a review of some of the related underlying data, Treasurer and Tyler are examining the lists of excluded PINs to ensure the criteria for exclusion is functioning as expected.

Project: Critical Outstanding Project Risks and Issues Include:

- 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.

Redemptions: Critical outstanding Redemptions Risks and Issues include:

- 2026 Clerk Go Live timeline concerns: There are a significant amount of outstanding defects and tasks that contributed to the Clerk's No Go decision on June 5th. While progress has been made locating some of the data needed from the mainframe and completing manual entry of outstanding data, the Clerk continues to find defects and needs time to validate legacy data for upload to iasWorld. Additionally, outstanding defects have prevented the Clerk from completing the level of testing they would like in preparation for Go Live.
- Additional Legacy Data Identified for Conversion: The Clerk has requested additional data from the legacy system that is critical for the Clerk to perform its statutory duties pursuant to the Property Tax Code. This includes subsets of Forfeiture and Forfeiture Special Assessments that are needed to process redemptions payments in the new system. To date, BOT has provided the requested information, and the Clerk is validating before they provide to Tyler.
- Black out Data Load Impact to Go Live Readiness: Due to the gap between the 2025 Go Live and the Clerk Redemptions Go Live, there is outstanding data that needs to be loaded into iasWorld. Because of the integrated nature of the iasWorld system, this data needs to be loaded in a specific order to minimize conflicts. In order to begin this effort, the Clerk must first manually input outstanding fees and process outstanding subtax payments manually in the iasWorld system before Tyler can proceed with loading the

		remaining data. The Clerk completed this entry ahead of schedule and Tyler is now assessing next steps and timelines to resolve outstanding STEPS defects and proceed with additional data upload. • Cashier I/II - There is outstanding development work needed for the Clerk's ability to process partial payments, but full technical requirements have not been provided to Tyler for action. This is a necessary predecessor to Go Live as the Clerk needs to be able to process partial payments as part of the Bankruptcy transaction.

*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)	• 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. The Treasurer and Tyler are reviewing the criteria for COE exclusion to confirm that it matches their expectations and working to identify alternate methods to identify records in need of Assessor review. • Assessor is functionally able to process Certificates of Error, but are unable to print COE adjusted bills due to outstanding defects. The agencies Tyler met on June 3 to discuss the purpose and functionality of the "what-if bill". The Assessor and Treasurer will separately discuss next steps internally.	7	4	1	1	-
AS/CL	PINMAP/Divisions	• Operational in production. • The Clerk has completed testing of the second PINMAP interface and updates have been transferred to production. The majority of tax code changes have been completed; Tyler and the Clerk are reviewing and resolving issues with the remainder. • 2 defects pertaining to PINMAP files are dependent on mailing address updates in order to re-test.	-	2	-	-	-
TR/CL	Distributions/ Finance	• Distributions have been completed through April 7, 2026. Distributions from collections received during the blackout period (June 1, 2025 – November 13, 2025) are being addressed in accordance with Treasurer priorities.	5	10	4	-	-

		• Tyler and Treasurer have validated one of the datasets required for external reporting and will continue to review the others while preparing the first for load to the extranet.					
AS	Exemptions	• Operational in production, with defects. • Remaining critical defects are pending re-test; no defects relate to value issues.	1	4	3	1	-
AS	Tools	• Operational in production, with defects. • Additional datalets have been reviewed and approved by Assessor, with Treasurer/Clerk review requested of agency shared datalets.	2	9	5	1	1
AS	Reports	• Operational in production, with defects. • AA106 New Property report is now unblocked and will be re-tested by Assessor.	4	5	2	2	-
AS	SmartFile	• Operational in production.	-	-	-	-	-
AS	Valuations/Legal	• Operational in production, with defects. • 3 of 4 critical defects are pending re-test. • 1 critical defect pertaining to 2025 New Property calculations are not recalculating correctly despite prior fixes and multiple executions of the calculation job (CA405). Tyler and Assessor are currently working through impacted list. The overall issue identified will be corrected with a patch after completion of immediate sets.	4	3	4	1	1
TR	Adjustments	• Operational in production, with defects.	8	3	3	-	-
TR	Collections/ Cashiering	• 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.	20	11	7	1	5

		• Treasurer/Tyler are prioritizing balancing issues with the TX103 that are having downstream impacts on other collections reports.					
TR	Data/IT	• 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. • The Treasurer also continues to test the Payment Master and the Refund Extract and report defects for Tyler to resolve.	17	3	-	-	4
TR	Tax Bills	• The majority of 2025 1st Installment bills were successfully sent and Treasurer is accepting payments. • Of the ~8,500 PINs that were excluded from the initial 2024 2nd Installment, ~70% have been sent out. The Treasurer is reviewing another ~400 bills provided by Tyler last week. • Omitted Assessment Bills are being reviewed by Tyler and the Treasurer. Treasurer reported defects on Omitted Bills after continued testing.	17	1	-	-	5
TR	Refunds	• 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	89	9	1	-	12

		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. Several defects have been identified related to issues with the Mass Payment Transfer functionality; Tyler is preparing a fix. • Transfer: Functioning as expected. • Sale in Error: The Treasurer and Tyler are working on resolving errors preventing the issuance of SIE refunds.					
CL	Bonds	• Operational in production, with defects. The Clerk identified several additional issues while preparing for the upcoming extension.	-	6	1	-	1
CL	Referenda	• Operational in production.	-	-	-	-	-
CL	Levy	• Operational in production.	-	-	-	-	-
CL	Tax Rate Calculation (TRC)	• Operational in production, with defects. The Clerk is coordinating with Tyler and the Assessor to complete testing for the process for addressing new properties.	-	7	1	-	-
CL	Abatements	• Operational in production, with defects. • The Clerk and Tyler are working to resolve an error with the calculations for industrial abatements in order to prevent delays to the tax calculation.	-	-	1	1	1
CL	TIF	• Operational in production, with defects.	-	1	1	-	-
CL	Agency Management	• Operational in production, with defects.	-	-	-	-	1
AS	Enhancements	• Assessor enhancements are to be reviewed and prioritized.	-	2	1	-	-

TR	Enhancements	• Treasurer enhancements to be reviewed and prioritized.	-	5	26	12	-
CL	Enhancements	• Extension enhancements to be reviewed and prioritized.	-	31	16	4	-

Project Status

Agency	Functionality	Current Status	Critical	High	Medium	Low	Completed This Week
AS	Erroneous Exemptions	• Assessor and Tyler are working on resolving 2 defects related to data conversion. Tyler is currently reviewing converted data issues in lower environment. • 2 high priority defects are blocked by completion of Erroneous Exemptions conversion.	2	2	-	-	-
AS	Assessed by Legal (ABL)	• Assessor approved ABL data for Tyler's load into production environment. Timing of patch contigent on re-conversion. • 1 functional defect is in re-test from user acceptance testing but is blocked by data conversion.	-	1	-	1	-
AS	Smartfile	• Operational in production with minor defects. • One defect logged relating to Incentives filing error. Assessor is re-testing.	-	-	2	-	-
TR	EWR	• The Treasurer is retesting the EWR and logging defects as identified. To support Go Live for Clerk Redemptions, Treasurer is prioritizing the extracts that are highest priority for the Clerk.	1	-	-	-	-
TR	Datalets	• Treasurer to review and prioritize open defects.	-	6	1	-	-
CL	Datalets	• Clerk to review and prioritize open defects.	-	7	-	-	-
TR	Tax Sale	• The Treasurer and Tyler began testing activities for the Tax Sale on May 19th. 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. • Jobs are being run daily for continued testing. The team aims to work on the automation of transmitting the resulting file to the Treasurer's external system.	1	15	2	-	-

Clerk Redemptions Status

Sale Type	Current Status	Critical	High	Medium	Low	Completed This Week
Annual Sale	• 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 has been 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. Outstanding issues related to partial payments will require additional development.	-	130	3	-	1
Forfeiture Sale	• Artifact testing for Forfeiture Sale PINs was delayed due to needing forfeiture data broken down for penalty and fees. BOT provided data for Forfeiture Special Assessment. BOT has extracted Forfeiture data files and Clerk is reviewing before providing the data to Tyler for conversion into production. • Tyler is targeting to load VTS/SIE files into iasWorld production by 7/2. • Clerk approved the forfeiture data files and tyler is working on plan for loading data into iasWorld. • Clerk continues to review forfeiture special assessment file, once approved Tyler will need to load files into iasWorld.	-	22	-	-	-
Scavenger Sale	• 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 as the load of scavenger data into production earlier in May.	-	17	-	1	1

Functionality	Current Status	Critical	High	Medium	Low	Completed This Week
Blackout Data Validation	• 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. • Clerk provided payment and payout files for month of May. • Clerk provided deed file up to mid-June • Clerk reviewing that all forfeiture and scavenger PINs for payment and payout files during May 2025-December 2025 have been reported to Tyler to load into iasWorld. • Tyler targets to load payment and payout files by 6/27 into iasWorld production • Tyler targets to load deed file by 6/30 into iasWorld production.	-	6	-	-	-
Electronic Judgement Record (EJR)	• 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.	-	85	-	-	2
Recommended Order Form (ROF)	• 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.	-	9	-	-	-

Judgement Record Report (JRR)	• 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.	-	22	1	-	-
Estimate of Redemption (EOR)	• 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)	• 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	• BOT is validating that all values in the forfeiture files align with fields needed for forfeiture bill. • Clerk approved forfeiture data files and Tyler is working on plan for data load into iasWorld.	-	9	-	-	-
Open Item Bill	• 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.	-	6	1	-	-

	• Clerk and Tyler continue to work through outstanding defects according to agreed priority.					
Override	• Clerk is continuing to work with Tyler to resolve defects reported.	-	5	-	-	-
Cashier I/II	• Clerk met with SI and Tyler on 6/24, and approved they will manually select the payment type for partial payments/RDM. • SI is currently working on providing timeline for expected configuration and development work. • R-Number configuration has been tested and resolved.	-	1	-	-	-
Delinquency Interface and Public Terminal	• Tyler is currently updating delinquency report specs to match the original MIS report based on Clerk provided feedback. • Clerk is testing the public terminal tax sale information datalet.	-	1	-	-	-

*Subsequent tax related defects are tracked across many functionality groups; there are currently 29 total active defects. 0 subtax defects have been closed since the last report.